

Cheshire West & Chester Council

Local Plan



Annual Monitoring Report 2018

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Cheshire West
and Chester

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1 Introduction

1.1 The Annual Monitoring Report (AMR) 2018 covers the period 1 April 2017 to 31 March 2018 and has been prepared in accordance with Section 113 of the Localism Act (2011), which amends the Planning and Compulsory Purchase Act (2004) which requires local planning authorities to produce a report containing information relating to the:

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

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

- Policy implementation
- Delivery of net additional dwellings and additional (gross) affordable dwellings
- Details of neighbourhood development plans being prepared
- Details of how the authority is fulfilling its duty to co-operate⁽ⁱ⁾
- Details of the information specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010.

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 AMR (2018) is the fourth report 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

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

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 six of this document.

1.5 A monitoring framework has been prepared as part of the Publication Draft 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 of the Local Plan (Part Two) will be incorporated within the AMR (estimated to be 2018-2019) and linked to the policies and significant effects indicators of the Local Plan (Part One).

1.6 Appendix A 'Monitoring matrix' provides the results of the 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/	Indicator summary		
SE	Target	Baseline	2017-2018
	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.
- Beeston, Tiverton and Tilstone Fearnall - made 20 December 2017.
- Broxton Neighbourhood Plan - made 30 November 2016.
- Central Gowy (South) (Huxley and Foulk Stapleford) - made 6 March 2018
- Davenham and Whatcroft - made 20 December 2017
- Farndon - made 6 March 2018
- 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 four [Neighbourhood Planning and Article 4 Directions](#).

2.5 Supplementary planning documents (SPDs) have been prepared to support the Local Plan. Four SPDs were introduced in 2016-2017 and are now material considerations in the determination of relevant planning applications:

- The Parking Standards SPD (May 2017) provides recommended guidelines for parking provision for new development and changes of use. It aims to address traffic congestion and poor air quality through the appropriate control of the amount and design of car parking associated with development.
- The Oil and Gas Exploration, Production and Distribution SPD (May 2017) is intended to supplement the policies in the Local Plan (Part One) Strategic Policies and provide advice for applicants, and decision makers. Information is provided in Appendix A about licensed exploration areas in Cheshire West and Chester. Appendix B outlines the role of the four main regulatory bodies (the Oil and Gas Authority, Local Planning Authority, Environment Agency and the Health and Safety Executive) in assessing applications and monitoring development, and Appendix C provides background on hydrocarbons and their exploration.
- The Travel Planning SPD (2017) 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 Houses in Multiple Occupation and Student Accommodation SPD (April 2016) provides guidance on how Cheshire West and Chester Council will assess planning applications for houses in multiple occupation (HMOs) and purpose-built student accommodation. It aims to address, through the appropriate control of the location and design of such premises, the potential negative impacts that these types of development can have on existing residents.

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 was subject to consultation in Dec/Jan 2017-2018. The plan was submitted for examination in March 2018.

Traveller Development Plan Document (DPD)

2.7 Work has commenced on the preparation of a Traveller Development Plan Document (DPD). This document will identify new sites for Gypsies, Travellers and Travelling Showpeople in a sustainable way which balances meeting the accommodation needs of these groups and the protection of the natural and built environment, following on from the strategic framework set out in the Local Plan (Part One).

Community Infrastructure Levy (CIL)

2.8 CIL allows local authorities in England and Wales to raise funds to pay for strategic infrastructure projects, from developers who are undertaking new building projects in their area. A CIL charging schedule was adopted by Cheshire West and Chester Council on 20 July 2017 with effect from 1 September 2017. Developments within Cheshire West and Chester Council's chargeable zones that meet the conditions for CIL have been required to pay the levy on planning permissions issued from 1 September 2017.

3 Local Development Scheme

3.1 The Local Development Scheme (LDS) sets out the key documents that the Council propose to prepare as part of the statutory development plan for the borough. The LDS covering the monitoring period was approved by the Council's cabinet on 29th November 2017 and came into effect on 6 December 2017.

3.2 The timetable for the production of the Local Plan (Part Two) against the current LDS (December 2017) are shown in the tables below:

LDS 2017 - Timetable and milestones		
Preparation (Regulation 18)	Public consultation on the scope and issues and engagement of stakeholders	May 2014
	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	August 2016
Publication (Regulation 19)	Statutory public consultation (6 weeks) prior to submission of the Local Plan for examination	December 2017
Submission (Regulation 22)	Submit document to Secretary of State for examination	March/April 2018
Pre-examination meeting	To discuss the format of the examination	May/June 2018
Examination hearings (Regulation 24)	Independent examination into the soundness of the document	July/August 2018
Public consultation on main modifications	Consultation on the main modifications required by the examiner (if required)	October 2018
Inspector's report	When the Council receives the report of the examination from the Planning Inspectorate	January 2019
Adoption (Regulation 26)	Document adopted and published	February 2019

Table 3.1 Local Development Scheme monitoring (against LDS 2017)

Document title		Regulation 18 consultation	Publication (Regulation 19)	Submission (Regulation 22)	Examination hearings	Receipt of Inspector's report	Adoption
Local Plan (Part Two) Land Allocations and Detailed Policies	Timetable	May 2014 - August 2016	December 2017	March/April 2018	July/August 2018	January 2019	February 2019
	Progress	<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>	<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) took place in December/January 2017-2018.</p> <p>The plan was submitted for examination in March 2018.</p>				

3.3 The timetable for the production of the Traveller DPD against the current LDS (December 2017) is shown in the table below:

Traveller Development Plan Document (DPD) - Timetable and milestones		
SEA/SA Scoping	Consult the consultation bodies on the scope of the Strategic Environmental Assessment (SEA)/Sustainability Appraisal (SA) report	January 2018
Preparation (Regulation 18)	Evidence gathering and completion of Cheshire Gypsy and Traveller Accommodation Assessment (GTAA) 2017 update	February - June 2018
	Initial consultation on the scope and issues and engagement of stakeholders	
	Call for potential sites to meet the needs of the Gypsy and Traveller communities and Travelling Showpeople	
Publication (Regulation 19)	Statutory public consultation (6 weeks prior to submission of the DPD for examination)	October-November 2018
Submission (Regulation 22)	Submit document to Secretary of State for examination	February-March 2019
Pre-examination meeting	To discuss the format of the examination	April 2019
Examination hearings (Regulation 24)	Independent examination into the soundness of the document	June 2019
Public consultation on main modifications	Consultation on the main modifications required by the examiner (if required)	August 2019
Inspector's report	When the Council receives the report of the examination from the planning inspectorate	November 2019
Adoption (Regulation 26)	Document adopted and published	December 2019

Table 3.2 Traveller DPD monitoring (against LDS 2017)

Document title		Regulation 18 consultation	Publication (Regulation 19)	Submission (Regulation 22)	Examination hearings	Receipt of Inspector's report	Adoption
Traveller Development Plan Document (DPD)	Timetable	February 2018 - June 2018	October-November 2018	February/ March 2019	June 2019	November 2019	December 2019
	Progress	SEA scoping consultation undertaken April 2018					

4 Neighbourhood Planning and Article 4 Directions

4.1 There are sixteen made neighbourhood plans within the borough (as of May 2018) which were formally made by the Council's executive/cabinet as shown in the table below. These neighbourhood plans now form part of the statutory development plan for the area and have full development plan weight in planning decisions. In addition to the sixteen made neighbourhood plans there are a number of emerging neighbourhood plans which are at varying stages of development across the borough.

Table 4.1 Neighbourhood plans in the borough

Made neighbourhood plans (correct as at May 2018)	
Ashton Hayes and Horton-cum-Peel	Made 21 June 2017
Beeston, Tiverton and Tilstone Fearnall	Made 20 December 2017
Broxton	Made 30 November 2016
Central Gowy (South) (Huxley and Foulk Stapleford)	Made 6 March 2018
Davenham and Whatcroft	Made 20 December 2017
Farndon	Made 6 March 2018
Hartford	Made 8 June 2016
Helsby	Made 8 June 2016
Kelsall and Willington	Made 15 March 2017
Malpas and Overton	Made 8 July 2015
Neston	Made 8 June 2016
Norley	Made 3 February 2016
Tarporley	Made 8 June 2016
Tattenhall and District	Made on 4 June 2014
Whitegate and Marton	Made 3 May 2017
Winsford	Made 19 November 2014
Neighbourhood plans at earlier stages	Stage of development
Barrow	Area designated 11 September 2013

Clotton Hoofield	Area designated 14 July 2017
Coddington and District	Area designated 9 March 2016
Cuddington	Area designated 23 June 2015 Regulation 14 consultation 10 June - 21 July 2017 Publication consultation 16 April - 30 May 2018
Darnhall	Area designated 14 June 2016
Frodsham	Area designated 1 June 2015
Guilden Sutton	Area designated 25 April 2016
Kingsley	Area designated 29 March 2018
Lower Peover	Area designated 27 July 2017
Marston and Overton	Area designated 22 November 2017
Mickle Trafford and District	Area designated 17 December 2015
Moulton	Area designated 6 March 2013 Regulation 14 consultation 4 December 2017 - 11 February 2018
No Mans Heath	Area designated 6 June 2013 Regulation 14 consultation 17 September and 29 October 2015 Publication consultation 4 December - 19 January 2018 Examination March 2018 Referendum 21 June 2018
Northwich	Area designated 6 June 2013 Regulation 14 consultation 14 October and 30 November 2015 Publication consultation 23 November 2017 - 12 January 2018

	Examination March 2018 Referendum 21 June 2018
Tarvin	Area designated 19 November 2015
Upon-by-Chester and District	Area designated 16 January 2015
Utkinton and Cotebrook	Area designated 22 November 2016

4.2 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.

4.3 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.

4.4 Where a neighbourhood plan has allocated a development site, these will be monitored separately through the relevant indicators in the monitoring framework.

4.5 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

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

5 Duty to co-operate

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

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

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

5.4 The Council has carried out continuous engagement with other local planning authorities and bodies throughout the preparation of the Local Plan (Part One) and during the stages of preparation of the Local Plan (Part Two). A Duty to Cooperate Statement has been produced which has been submitted for examination alongside the Local Plan (Part Two) (March 2018) which can be viewed via the following link:

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cw_lp_part_two/sub/parttwosub

5.5 A summary of the actions taken during the period from 1 April 2015 to 31 March 2018 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 have continued to be on the subsequent Publication/Submission documents.

Local Authority / Body	Identified strategic matters	Actions taken
Cheshire East Council	<ul style="list-style-type: none"> Housing Economy Green Belt Strategy for development around Middlewich 	<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</p>

ii As inserted by s110 of the Localism Act 2011

Local Authority / Body	Identified strategic matters	Actions taken
	<ul style="list-style-type: none"> Gypsy and Traveller accommodation Minerals Waste Areas of Special County value (ASCV) 	<p>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> <p>Community Infrastructure Levy - draft charging schedule consultation - September 2017.</p> <p>Consulted on draft Local Aggregate Assessment 2016 and 2017.</p>
Wirral Borough Council	<ul style="list-style-type: none"> Housing Economy Gypsy and Traveller accommodation Minerals Waste Transport 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>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>

Local Authority / Body	Identified strategic matters	Actions taken
	<ul style="list-style-type: none"> Water supply / quality Areas of Special County value (ASCV) 	<p>Consulted on draft Local Landscape Designations: Areas of Special County Value study.</p>
Halton Borough Council	<ul style="list-style-type: none"> Housing Economy Gypsy and Traveller accommodation Green Belt Transport Habitats Regulation issues 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Involved in meeting of Gypsy and Traveller Partnership in September 2014, where it was agreed that all authorities will meet their own needs arising from the Gypsy and Traveller Accommodation Assessment and will not be requesting other authorities to meet them.</p> <p>Consulted on the Widnes and Hale Green Belt Study and Site Assessment document and Local Centres Review - February 2015.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p> <p>Consulted on draft Local Aggregate Assessment 2016 and 2017.</p> <p>Consulted on Halton BC Delivery and Allocations Local Plan - February 2018</p>
Warrington Borough Council	<ul style="list-style-type: none"> Housing Economy Gypsy and Traveller accommodation Green Belt 	<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>

Local Authority / Body	Identified strategic matters	Actions taken
	<ul style="list-style-type: none"> Minerals Waste 	<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 draft Local Aggregate Assessment 2016 and 2017.</p> <p>Duty to Cooperate liaison meeting - March 2017.</p> <p>Local Plan Preferred Option (Reg 18) consultation - July 2017</p>
Shropshire Council	<ul style="list-style-type: none"> Housing Minerals Waste Transport 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p> <p>Shropshire Local Plan Review (2016-2036) consultation - April 2018</p> <p>Consulted on draft Local Aggregate Assessment 2016 and 2017.</p>
Flintshire County Council	<ul style="list-style-type: none"> Housing Economy Green Belt Transport 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Key Stakeholders Forum - February 2015.</p> <p>Duty to Co-operate liaison meeting with CWAC, Flintshire and Wrexham - June 2015.</p>

Local Authority / Body	Identified strategic matters	Actions taken
	<ul style="list-style-type: none"> Flooding and water quality Areas of Special County value (ASCV) 	<p>Meeting to discuss transport issues held on 28 April 2016.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p> <p>Consulted on draft Local Aggregate Assessment 2016 and 2017.</p> <p>Flintshire Local Development Plan - Key Stakeholder Forum - October 2016.</p> <p>Local Development Plan Strategic Options - October 2016</p> <p>Consulted on draft Local Landscape Designations: Areas of Special County Value study.</p>
Wrexham County Borough Council	<ul style="list-style-type: none"> Housing Economy Transport Flooding and water quality Areas of Special County value (ASCV) 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Duty to Co-operate liaison meeting with CWAC, Flintshire and Wrexham - June 2015.</p> <p>Wrexham Local Development Plan (2013-2028) consultation on the Preferred Strategy - February 2016</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p> <p>Wrexham Strategic Road Network Capacity & Improvement Study - July 2016</p> <p>Consulted on draft Local Aggregate Assessment 2016 and 2017.</p> <p>Consulted on draft Local Landscape Designations: Areas of Special County Value study.</p>
Merseyside Environmental Advisory Service	<ul style="list-style-type: none"> Minerals 	<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"> Waste Habitats Regulation issues 	<p>Regular meetings held as part of the North West Waste Network and North West Aggregate Working Party.</p> <p>Consulted on draft Local Aggregate Assessment 2016 and 2017.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>
Greater Manchester Minerals and Waste Planning Unit	<ul style="list-style-type: none"> Minerals Waste 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Regular meetings held as part of the North West Waste Network and North West Aggregate Working Party.</p> <p>Consulted on draft Local Aggregate Assessment 2016 and 2017.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>
Lancashire County Council	<ul style="list-style-type: none"> Minerals Waste 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Regular meetings held as part of the North West Waste Network and North West Aggregate Working Party.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p> <p>Consulted on draft Local Aggregate Assessment 2016 and 2017.</p> <p>Lancashire LAA Consultation - June 2017</p>
Cumbria County Council	<ul style="list-style-type: none"> Minerals Waste 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>

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> <p>Consulted on draft Local Aggregate Assessment 2016 and 2017.</p> <p>DTC consultation on Local Waste Plan and waste movements between the authorities - June 2016.</p>
North Wales Minerals and Waste Shared Service	<ul style="list-style-type: none"> Minerals Waste 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p> <p>Members consulted on the draft Local Aggregate Assessment 2016 and provided a combined response. Also consulted on the draft Local Aggregate Assessment 2017 via the North West Aggregate Working Party.</p>
Norfolk County Council	<ul style="list-style-type: none"> Minerals 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>
Staffordshire County Council	<ul style="list-style-type: none"> Minerals Waste 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Consulted on draft Local Aggregate Assessment 2016 and 2017.</p> <p>Staffordshire Local Aggregate Assessment consultation - Jan 2017</p>

Local Authority / Body	Identified strategic matters	Actions taken
Environment Agency	<ul style="list-style-type: none"> Flood risk and water quality 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Liaison meetings to discuss the Local Plan (Part Two) held March 2015 and July 2016.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p> <p>Consulted on draft Local Aggregate Assessment 2016 and 2017.</p> <p>Consultation throughout the preparation of the Publication Draft policies.</p>
Historic England	<ul style="list-style-type: none"> Heritage assets Historic environment 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Liaison meeting to discuss the Local Plan (Part Two) held 28th April 2015.</p> <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> <p>Consultation throughout the preparation of the Publication Draft policies.</p>
Natural England	<ul style="list-style-type: none"> Biodiversity and geodiversity Conservation Green Infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Liaison meetings to discuss the Local Plan (Part Two) held July 2016.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>

Local Authority / Body	Identified strategic matters	Actions taken
		Local Plan policy liaison meeting - February 2017.
Civil Aviation Authority	<ul style="list-style-type: none"> Transport infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>
Homes and Communities Agency	<ul style="list-style-type: none"> Housing 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>
Health bodies	<ul style="list-style-type: none"> Health and wellbeing including healthcare provision and services 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>
Office of Rail Regulation	<ul style="list-style-type: none"> Transport infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>
Highways England	<ul style="list-style-type: none"> Transport infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Strategic Sites meeting 16 Feb 2016.</p>

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 draft Local Aggregate Assessment 2016 and 2017.</p>
Merseytravel (Integrated transport authority)	<ul style="list-style-type: none"> Transport infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>
TAITH (Integrated transport authority)	<ul style="list-style-type: none"> Transport infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p>
Marine Management Organisation	<ul style="list-style-type: none"> No issues identified 	<p>Informed about adoption of the Local Plan (Part One).</p> <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 draft Local Aggregate Assessment 2016 and 2017.</p>
Natural Resources Wales	<ul style="list-style-type: none"> Biodiversity Geological conservation Green infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>

Local Authority / Body	Identified strategic matters	Actions taken
Local Nature Partnership	<ul style="list-style-type: none"> Biodiversity Geological conservation Green infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>
Cheshire and Warrington Local Enterprise Partnership	<ul style="list-style-type: none"> Housing Economy Transport infrastructure 	<p>Informed about adoption of the Local Plan (Part One).</p> <p>Consulted on Local Plan (Part Two) Land Allocations and Detailed Policies Issues document.</p> <p>Consulted as part of the Local Plan (Part Two) Preferred Approach consultation August/September 2016.</p>

5.6 In addition to those listed above, several other local authorities were consulted specifically on draft Local Aggregate Assessments, including Denbighshire County Council, Lake District National Park Authority, North East Lincolnshire Council, Lincolnshire County Council, Calderdale Council, Doncaster Council, Barnsley Metropolitan Borough Council, Bradford Council, City of York Council, Derbyshire County Council, East Riding of Yorkshire Council, Kirklees Council, North Yorkshire County Council, Northumberland County Council, Nottinghamshire County Council, Rotherham Council, Sheffield City Council, Wakefield Council, Peak District National Park Authority, Conwy County Borough Council, Powys County 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>

Local Authority / Body	Reason for request for co-operation	Actions taken
		<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.
Cheshire East Council	Local Aggregate Assessment Minerals and Waste DPD	<p>Provided comments on draft Local Aggregates Assessment - February 2017.</p> <p>Minerals and Waste DPD comments provided June 2017.</p>
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.

Local Authority / Body	Reason for request for co-operation	Actions taken
Flintshire County Council	<p>Evidence base consultation on Housing Market Assessment</p> <p>Local Development Plan</p> <p>Draft Supplementary Planning Guidance Note on great crested newt mitigation requirements and the updated Developer Guidance Note</p>	<p>Responded online to evidence base consultation October 2014.</p> <p>Key messages: Setting the future direction for the Plan - consultation - April 2016.</p> <p>Local Development Plan Strategic Options - December 2016.</p> <p>Documents reviewed and response provided in August 2017.</p>
GMCA	Greater Manchester Spatial Framework	Consultation reviewed - Dec/Jan 2016/17
Halton Borough Council	Invitation to be involved in Mid-Mersey housing group	Agreed Cheshire West and Chester not part of the housing market area and / or functional economic area. Other authorities to take forward evidence work and determine how to proceed based on that work.
Halton Borough Council	Consultation on Widnes and Hale Green Belt Study Site Assessment and Local Centres Review.	Not considered necessary to submit any comments.
Halton Borough Council	<p>Allocations Local Plan and CIL</p> <p>Halton Borough Council Delivery and Allocations (DALP) Local Plan Consultation 2017</p>	<p>Consultation on Revised Delivery and Allocations Plan Scoping Document and CIL Scoping Document reviewed March 2016.</p> <p>Council response provided - February 2018</p>
Kent County Council	Kent Minerals and Waste Local Plan and Sites Plan	Proposed modifications consultation reviewed March 2016 and January 2017.
Knowsley Council	Draft Halshead Masterplan SPD	Consultation reviewed February 2017.

Local Authority / Body	Reason for request for co-operation	Actions taken
Lancashire County Council	Lancashire LAA	Consultation reviewed July 2017.
Liverpool City Council	Draft Local Plan consultation Liverpool City Centre Connectivity Scheme Consultation on draft policy EC7 Liverpool John Lennon Airport	Responded via portal October 2016. Council responded November 2017
Liverpool City Region	Invitation to make comments on the Liverpool City Region Housing and Employment Land Market Assessment	Submitted comments 31 May 2016.
Merseytravel	LCR Freight and Logistics Strategy Consultation Draft (June 2017)	Document reviewed July 2017.
North Yorkshire County Council, City of York Council and North York Moors National Park Authority	Consultation on Minerals and Waste Joint Plan.	Response submitted January 2015 to answer specific questions. Movements of waste between the area and Cheshire West and Chester not considered to be of strategic importance. Document reviewed December 2016 and September 2017.
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	Invitation to be involved in Mid-Mersey housing group consultation on the St. Helens Local Plan Scoping Document and Bold Forest Park Area Action Plan Publication Draft - Invitation to comment St Helens Local Plan Preferred Options 2018-2033	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.

Local Authority / Body	Reason for request for co-operation	Actions taken
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> <p>Shropshire Local Plan Review (2016-2036)</p>	<p>Consultation documents reviewed 2016/17.</p> <p>Consultation reviewed April 2018</p>
Staffordshire County Council	Staffordshire Local Aggregate Assessment	Document reviewed - January 2017
Suffolk County Council	Suffolk Minerals and Waste Local Plan	Document reviewed February 2017.
Surrey County Council	Surrey County Council Replacement Waste Local Plan 2018 cross border movements	Response made in January 2017.
Tameside Metropolitan Borough Council	<p>Tameside Local Plan - Notification under Regulation 18</p> <p>Draft Haughton Green Supplementary Planning Document</p>	Documents reviewed March and May 2017.
Trafford Borough Council	<p>Notification of approval for the adoption of the Statement of Community Involvement (SCI)</p> <p>Greater Manchester Spatial Framework - development of a draft framework and identification of development sites</p> <p>Consultation on draft Conservation Area Management Plans</p>	Documents reviewed Jan/Feb and October 2016.

Local Authority / Body	Reason for request for co-operation	Actions taken
	<p>Notification of Conservation Area Appraisal and Management Plan Adoption</p> <p>Adoption of conservation area appraisals</p>	
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	<p>Invitation to be involved in Mid-Mersey Housing Group</p> <p>Warrington Local Plan Review - scope</p> <p>Mineral safeguarding</p> <p>Local Plan Preferred Development Option Regulation 18 consultation</p>	<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.</p> <p>Attended Warrington CIL viability assessment stakeholder event - July 2015.</p> <p>Response sent December 2016.</p> <p>Document reviewed July 2017.</p>
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.

Local Authority / Body	Reason for request for co-operation	Actions taken
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> <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> <p>Change to the approval of infrastructure development consultation</p>	<p>Documents reviewed throughout 2016/17.</p> <p>Council responded - May 2018</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>Responded online to evidence base consultation October 2014.</p> <p>Document reviewed April and August 2016.</p>

Local Authority / Body	Reason for request for co-operation	Actions taken
	Wrexham Strategic Road Network Capacity & Improvement Study 2016	
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. The SA of the Local Plan (Part Two) Publication Plan was published alongside the plan at this stage and also forms part of the set of documents submitted to the planning inspectorate. 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.

6.2 A SA scoping report has also been prepared in relation to the Traveller DPD. This was published in April 2018 and statutory bodies and other key stakeholders were consulted. As part of this process the significant effects indicators were reviewed and some minor wording changes were made. An additional indicator relating to number of fly-tipping incidents has also been added.

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

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

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

Biodiversity, flora and fauna

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

Water

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

Air

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

Land and resources

SE21	Supply of primary land-won aggregate sand and gravel.
SE22	Sales of primary land-won aggregate sand and gravel.
SE23	Percentage of total aggregate sand and gravel produced that is from secondary and recycled sources (sales of secondary and recycled aggregate).
SE24	Amount of best and most versatile agricultural land.
SE25	Percentage of new and converted dwellings built on previously developed land.
SE26	Percentage of employment development completed on previously developed land in a sustainable location (ha).

Waste

SE27	Local Authority collected waste.
SE28	Kilogrammes of household waste collected per head.
SE29	Total amount of commercial and industrial waste.

SE30	Percentage of local authority collected waste landfilled.
SE31	Amount of commercial and industrial waste sent for energy recovery/landfill/treatment (estimated).
SE32	Percentage of local authority waste recycled and composted.
SE33	Percentage of local authority waste sent for energy recovery.
SE34	Capacity of waste management facilities in CWaC (existing facilities).
SE35	Waste imports to CWaC and exports from CWaC.
SE68	Number of fly-tipping incidents recorded.

Cultural heritage and landscape

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

Population and human health

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

Housing

SE46	Number of affordable housing completions in monitoring year.
SE47	Number of extra care schemes approved and number of older persons dwellings provided.
SE48	Number of vacant dwellings and unfit dwellings.
SE49	Provision of sites/pitches for Gypsies and Travellers and Travelling Showpersons accommodation.

SE50	Number of net dwelling completions each year.
SE51	Provision of mix of housing as part of developments.

Community safety

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

Economic development

SE57	Amount of employment land developed by type and location 2010-30.
SE58	Amount of employment land developed since 2010 plus amount of employment land available in the supply by type and location.
SE59	Number of businesses.
SE60	GVA by head of population (£).
SE61	Vacancy rates on primary shopping streets.
SE62	Amount of completed additional floorspace (gross and net) for town centre uses.
SE63	Unemployment rates in the borough.
SE64	Average earnings within the borough.
SE65	Number of day and overnight visitors to the borough.
SE66	Amount of new tourism related development.
SE67	Percentage of the borough covered by superfast broadband.

7 Monitoring Framework

Spatial strategy

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

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

STRAT 2 Strategic development

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

7.4 The Local Plan (Part One) sets a housing target of at least 22,000 (net) new dwellings between 2010 and 2030 which equates to an annual net requirement of at least 1,100 dwellings. A [housing trajectory](#) for the delivery of 22,000 (net) dwellings is included in the Local Plan (Part One) and is the basis upon which the following monitoring indicators have been measured. This trajectory will be monitored and updated where required through the Council's Housing Land Monitor (HLM) report or Housing and Economic Land Availability Assessment (HELAA). 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 (2017-2018)				
SE	Target	Baseline	Gross	Losses	Net
	Delivery of 1,100 net dwellings per annum (see housing trajectory)	N/A	2,569	27	2,542
	Local Plan policy ref(s): STRAT 2				
	Significant Effects ref(s): SE50				
	Source: Cheshire West and Chester Housing Land Monitor report				

Table 7.1 Annual housing completions by spatial area (2017-2018)

Spatial area	Gross completions	Loss / demolition	Net completions
Chester	647	7	640
Ellesmere Port	483		483
Northwich	474	5	469
Winsford	379		379
Rural	586	15	571
Total	2,569	27	2,542

7.5 The annual net housing completion figure in 2017-2018 is 1,442 above the annualised requirement as set in the Local Plan (Part One), and the Local Plan (Part One) [housing trajectory](#) projected completions of 2,146 (net) for the 2017-2018 monitoring period which has been exceeded by 396 dwellings.

SE	STRAT 2 (A i) Percentage of new and converted dwellings built on previously developed land		
	Target	Local Plan period	2010-2018 (average)
	56% (average across the Local Plan period 2010 - 2030)	2010-2011 = 88% 2011-2012 = 75% (further 2% on mixed pdl/gf sites) 2012-2013 = 81% (further 3% on mixed pdl/gf sites) 2013-2014 = 66% (further 9% on mixed pdl/gf sites) 2014-2015 = 56% (further 17% on mixed pdl/gf sites) 2015-2016 = 60.5% (further 10% on mixed pdl/gf sites) 2016-2017 = 49% (further 2% on mixed pdl/gf sites) 2017-2018 = 60% (further 5% on mixed pdl/gf sites)	67%
	Local Plan policy ref(s): STRAT 2		
	Significant Effects ref(s): SE25		
	Source: Cheshire West and Chester Housing Land Monitor reports		

7.6 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. 60 per cent of all new dwellings (new build, conversion and change of use) were completed on previously developed, or brownfield land, and a further five per cent of completions were achieved on sites that have been categorised as mixed 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	2013-2018
	Delivery of 5,500 net dwellings over a five year period (set out in housing trajectory)	4,664	5,779	7,000	8,869
	Local Plan policy ref(s): STRAT 2				
	Significant Effects ref(s): N/A				
	Source: Cheshire West and Chester Housing Land Monitor reports				

7.7 The Local Plan (Part One) housing requirement for a five year period (5,500 net dwellings) has been exceeded by 3,370 dwellings for the period 2013-2018.

LPP1	STRAT 2 (C) Total number of net dwelling completions since 2010		
	Target	Baseline	As at 1 April 2018
	Total (net) housing completions since 2010 set out in housing trajectory	0	10,992
	Local Plan policy ref(s): STRAT 2		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester Housing Land Monitor reports		

7.8 The Local Plan requirement for the period 2010 - 2018 (8,800 net dwellings) has been exceeded by 2,193 dwellings.

Table 7.2 Annual net and gross housing completions

Monitoring year	Gross completions	Losses/demolitions	Net completions
2010-2011	680	26	654
2011-2012	858	62	796

Monitoring year	Gross completions	Losses/demolitions	Net completions
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	2,017
2017-2018	2,569	27	2,542

LPP1	STRAT 2 (D) Deliverable five year housing supply					
	Target	Baseline	1 April 2015	1 April 2016	1 April 2017	1 April 2018
	Five year supply based on housing trajectory	8,906	10,151	9,322	8,556	7,744
	Local Plan policy ref(s): STRAT 2					
	Significant Effects ref(s): N/A					
	Source: Cheshire West and Chester housing land monitor database / HELAA 2017					

7.9 The Council's housing land monitor report sets out the annual housing completions for the period and identifies the five year deliverable housing land supply. The deliverable supply is approximately 800 dwellings lower in comparison to the supply in 2016-2017. This is due to significantly higher delivery rates within the current monitoring period than were forecast and amendments to the capacity of some sites with planning permission. The Council's cautious approach to forecasting future housing delivery means that a number of sites delivered much higher levels of housing completions than included in last year's deliverable supply.

Employment

7.10 Policy [STRAT 2](#) makes provision for the delivery of at least 365ha of employment land to meet a range of sizes and types of site across the borough throughout the plan period ⁽ⁱⁱⁱ⁾

7.11 This indicator should be read alongside the indicators for each of the spatial areas (policies STRAT 3, STRAT 4, STRAT 5, STRAT 6, STRAT 8) and on economic growth, employment land enterprise (policy ECON 1). Employment land supply comprises:

1. Employment land developed/completed since 2010

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

2. Planning commitments for new employment development (either windfall sites, or on allocated land)
3. Employment land allocations in the development plan (local and neighbourhood plans)

7.12 The Local Plan (Part One) included a list of retained policies ^(iv) to ensure an adequate policy framework was in place, pending the adoption of the Local Plan (Part Two) Land Allocations and Detailed policies. The Local Plan (Part Two) provides the opportunity to review and potentially replace the employment allocations within the district Local Plans to ensure an adequate supply of suitable land is maintained. ^(v)

7.13 The Annual Monitoring Report (2017) provided a summary of the Council's approach to the identification of employment land allocations in Local Plan (Part Two). Since the last monitoring period, the Local Plan (Part Two) has reached submission stage, and includes updated policies and employment allocations. Going forward, the Council is maintaining a flexible supply of employment land to meet the requirements of Local Plan (Part One) policy STRAT 2 through the land allocations in the Local Plan (Part Two). The indicators for the 2017-2018 monitoring period consider current and emerging employment land supply.

LPP1	STRAT 2 (E) Amount of employment land developed by type and location 2010 - 2030		
	Target	Baseline	1st April 2018
	365 hectares	2010-13: 65ha employment land developed 2013-14: 2.4ha 2014-15: 20.6ha 2015-16: 13.1ha 2016-2017: 11.9ha 2017-2018: 8.9ha Total 2010-2018: 121.9ha	2017-2018: 8.9ha
	Local Plan policy ref(s): STRAT 2, STRAT 3-6, STRAT 8, ECON 1		
	Significant Effects ref(s): SE57		
	Source: Employment monitor (2018)		

7.14 There was approximately 8.9ha of employment land completed during the monitoring period. Table 7.3 below gives further information on the breakdown of completions by type and location within the borough.

iv Chester District Local Plan, Vale Royal Borough Local Plan, Ellesmere Port and Neston Local Plan
 v Inspector's Report on the Cheshire West and Chester Local Plan (Part One) Strategic Policies (2014)

Table 7.3 Employment land completions by type and location 2017-2018 (ha/m2)

Spatial area	B1a Business	B1b	B1c	B2 General Industry	B8 Storage or Distribution	Mixed B uses	Other	Total
Chester	0	0	0	0	0	0	0	0
Ellesmere Port	0	0	0.36 (1179)	3.0 (9393)	1.17 (4158)	1.27 (430)	0	5.8 (15,160)
Northwich	0	0	0	0.81 (2694)	0	0	0	0.81 (2694)
Rural	0.25 (521)	0	0	0.7 (5628)	0.27 (1125)	0.35 (2064)	0	1.57 (9338)
Winsford	0	0	0	0	0	0.74 (1858)	0	0.74 (1858)
Total	0.25 (521)	0	0.36 (1179)	4.51 (17, 715)	1.44 (5282)	2.36 (4352)	0	8.92 29,049

7.15 Employment development equates to around 29,049 sqm floorspace across the borough, during the monitoring period. Most employment development in the 2017-2018 period has taken place in the Stanlow area of Ellesmere Port. One of the largest schemes was the construction of a biodiesel facility for Argent Energy (15/03598/FUL) on previously developed land. The facility is expected to receive approximately 75,000 tonnes per annum of preprocessed low Free Fatty Acids (FFA) oil from the pre-treatment plant. This will go to create 75,000 tonnes per annum of bio-diesel. The location of the facility is compatible with the surrounding users, such as the Essar oil refinery.

7.16 Alterations to refurbish and remodel a steel framed industrial building, including additional mezzanine space have taken place at units 1-4 Hoyer Industrial Estate. This is the proposed headquarters for EMS, following a recent announcement that the EMS group is investing £3.4m in Ellesmere Port. The site benefits from being located in the Cheshire Science Corridor Enterprise Zone. Elsewhere in Stanlow, a new storage facility was completed on Cloister Way (16/03914/FUL).

7.17 Speculative development has taken place in the Ellesmere Port area on land at New Bridge Road (Helix Business Park) for 6 industrial units by Redsun Developments (16/04028/S73). This site is also within the Cheshire Science Corridor Enterprise Zone and was supported by ERDF funding via the Cheshire and Warrington Local Enterprise Partnership. The units are suitable for small to medium enterprises looking to expand. Additional new speculative development has taken place at Poole Hall Industrial Estate for 4 industrial units by Cheshire West and Chester Council.

7.18 In Northwich, new employment development has taken place at Thor Specialities UK for general industrial (B2) use, and workshop space for Industrial Door Engineering Ltd (B2 use). Both schemes have provided expansion space for existing local employers, in established industrial locations.

7.19 In the rural area, new employment development has taken place at Urenco, Capenhurst with the construction of a cylinder storage area (E23 patio). This occupies 0.35ha of previously developed land within the operational area of the existing complex. A new warehouse facility has been built at HW Coates, Byley (15/03041/FUL) and a new production facility has been built at FP McCann, Byley (16/02475/FUL). Smaller scale office development has also taken place at Tarvin (17/00957/FUL).

7.20 Two light industrial units have been developed on land at Browning Way, on the Woodford Park Industrial Estate Winsford. This development took place on allocated employment land in the Vale Royal Borough Local Plan (policy E5.6).

7.21 The table below indicates that no employment development has been completed in Chester during the monitoring period. The change of use of the former Odeon Cinema has taken place and opened in May 2017, which included some ancillary office space.

SE	STRAT 2 (E i) Percentage of employment development completed on previously developed land in a sustainable location (ha)		
	Target	Baseline	Gross
	Local Plan (Part One) encourages the use of previously developed land in sustainable locations. No specific target.	N/A	Employment land completions (2018) by land type: 8.92ha Previously developed land: 7.21ha Greenfield land: 1.71ha Employment development on previously developed land = 81%
	Local Plan policy ref(s): STRAT 1, STRAT 2		
	Significant Effects ref(s): SE26		
	Source: Employment monitor 2018		

7.22 The majority of employment development during 2017-2018 has taken place on previously developed land, mostly in the Ellesmere Port area.

LPP1	STRAT 2 (F) Amount of employment land developed since 2010 plus amount of employment land available in supply		
	Target	Baseline	2017/2018
	At least 365 hectares	Employment land completions: 2010-2013: 65ha 2013-2014: 2.4ha 2014-2015: 20.6ha 2015-2016: 13.1ha 2016-2017: 11.9ha 2017-2018: 8.92ha Cumulative total 2010-2018: 122ha Realistic employment land supply: 1st April 2013: 315.7ha	Cumulative total 2010-2018: 122ha Employment land supply (retained policies) 2018: 326ha Employment land supply (Local Plan Part Two) 2018: 299ha Total with retained local plan policies: 448ha Total with submission Local Plan (Part Two): 421ha
	Local Plan policy ref(s): STRAT 2, STRAT 3-6, STRAT 8, ECON 1		
	Significant Effects ref(s): SE58		
	Source: Employment monitor 2018		

7.23 The indicator above monitors the overall levels of employment provision in the borough (2010-2018), through the completion of new employment development and the remaining employment land within the supply. The indicators for the 2017-2018 monitoring period consider retained and emerging employment land allocations, alongside planning commitments and neighbourhood plan allocations;

A. Retained policies

7.24 Current employment land provision, taking account of retained development plan policies, exceeds the Local Plan (Part One) STRAT2 requirement of 365ha. The suitability, availability and achievability of these undeveloped employment allocations has been reviewed in the preparation of the Local Plan (Part Two), ^(vi) taking account the need to 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. ^(vii)

B. Local Plan (Part Two)

7.25 The Local Plan (Part Two) seeks to ensure an adequate employment land supply is maintained in the Local Plan period. Taking account of the proposed Local Plan (Part Two) allocations, employment provision exceeds the Local Plan (Part One) STRAT 2 requirement of 365ha. It is anticipated that

vi see Housing and Economic Land Availability Assessment (HELAA) 2017) and Land Allocations Background Paper (2017) . The recommendations for each site are set out in Table 2.10.

vii NPPF, paragraph 22

additional development could come forward through regeneration schemes, the redevelopment of vacant/previously developed land, through appropriate rural conversions and/or diversification schemes, or where supported by local communities through neighbourhood plans.

7.26 In line with the Local Plan (Part One) requirements, the Council is maintaining a flexible supply of employment land to provide for a range of sizes and types of site, to meet future business needs. Table 7.4 below provides a breakdown of employment land supply, when considered against current and emerging development plan policies. Further information is contained in Appendix C C 'Employment land supply' which 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 2018)

Source (as at 1st April 2018)	Employment Land (ha)
Cumulative completions 2010-2018	122
Planning commitments for employment use	121
Made neighbourhood plan employment allocations, without planning permission	34
Total	277
Local Plan (Part One) requirement 2010-2030	365
Residual requirement for Local Plan, 2017-2030	88
A. Undeveloped 'retained' employment allocations (excluding planning permission and NDP sites) to be reviewed through Local Plan (Part Two).	171
B. Local Plan (Part Two) Employment Land Allocations (excluding planning permission and NDP sites)	144
Summary of provision STRAT 2	
A. Retained Policies:	A. 448ha (+83ha, +23%)
B. Local plan (Part Two):	B. 421ha (+56ha, +15%)

7.27 Since the base date of 2010, 122ha of employment land has been developed across the borough. Planning permissions account for a further 121ha to be delivered in the short term. Neighbourhood plans have been prepared by local communities with support from the Council. Where these plans include employment land allocations, these will contribute towards the Local Plan (Part One) requirements. The made Winsford neighbourhood plan includes land at Winsford Industrial Estate and adjacent Woodford Park. Within the monitoring period, planning permission was granted for new employment development on the employment allocation set out in neighbourhood plan policy W7 (WIW/0043b) for

the erection of a new industrial unit and associated works. The development had not commenced at 1st April 2018 and is identified as a planning commitment. This reduces the neighbourhood plan supply from the previous monitoring period (44ha in the 2017 AMR).

7.28 The Neston neighbourhood plan includes employment land allocations at Clayhill Industrial Estate that are included in the employment supply. There has been no change to the Neston sites from the previous monitoring year. In total the cumulative completions, commitments and neighbourhood plan sites make up 277ha of the 365ha borough wide requirement, the remainder being provided for through Local Plan allocations.

STRAT 3 Chester

7.29 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

7.30 The housing requirement for the Chester spatial area is 5,200 dwellings between 2010 and 2030.

LPP1	STRAT 3 (A) Total number of net dwellings completed in Chester spatial area			
	Target	Baseline (2010)	2010-2018	% of requirement achieved
	5,200 dwellings by 2030	0 dwellings	3,043 dwellings	58 %
	Local Plan policy ref(s): STRAT 3			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester Housing Land Monitor report			

LPP1	STRAT 3 (B) Number of net dwelling completions on Wrexham Road strategic site		
	Target	Baseline (2010)	As at 1 April 2018
	1,300 dwellings (1,264 by 2030)	0 dwellings	10 dwellings completed at Sherbourne Road site
	Local Plan policy ref(s): STRAT 3		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester Housing Land Monitor database		

7.31 A planning application was submitted, and approved through the appeals process for the development of three dwellings at land off Sherbourne Avenue, Chester, which is within the strategic site designation. This development is under construction and is forecast to be completed within the next 12 to 18 months. A hybrid planning application (ref 17/02453/OUT) has been submitted for the wider area of 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	2017-2018
	Development completed by 2020	Application 14/02792/FUL approved (Sept 2014) for change of use for part of development site (former cinema).	Hybrid planning permission granted September 2016 (16/02282/OUT). Compulsory purchase order (CPO) inquiry was held in February 2018 and decision expected the end of summer, contractor procurement is progressing, along with retailer announcements.
	Local Plan policy ref(s): STRAT 3, ECON 2		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester Retail monitoring and online planning application register		

7.32 Storyhouse, the new theatre opened in 2017. The cultural centre holds a theatre, one screen cinema and the relocated library.

7.33 Planning permission was granted for 20,554 sqm net of retail floor space at Chester Northgate (16/02282/OUT). Planning permission consists of three phases. The first phase, phase zero, consists of redeveloping the former library to a new restaurant, Cosy Club and recently announced Tapas Revolution. Phase one involves a new cinema, Picturehouse, movement of the existing market and Plaza hotel. Phase two of the redevelopment would predominantly provide new non-food retail floorspace to the south of Princess Street. 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 were also completed in 2017.

7.34 Since the end of the monitoring period House of Fraser has notified the Council that they no longer intend to progress a store in Chester as a result of financial difficulties in the company that includes closure of many of its existing stores across the country.

LPP1	STRAT 3 (D) Delivery of Chester Business Quarter		
	Target	Baseline	2017-2018
	Development completed by 2027	<p>Planning permission 12/04895/FUL provides for full permission for the first office building and outline permission for further mixed use development on the remainder of the Chester Business Quarter.</p> <p>The first office building, 'One City Place' completed February 2016.</p>	<p>One City Place planning permissions for changes of use:</p> <p>16/00776/COU 1st and 2nd floors to non-residential educational establishment.</p> <p>18/00336/FUL part of ground and 5th floors to non-residential educational use.</p> <p>The remaining part of the site has outline permission.</p> <p>Demolition works underway (April 2018) to Premier House - part of phase 2.</p>
	Local Plan policy ref(s): STRAT 2, STRAT 3, ECON 1		
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2018)		

7.35 One City Place, the first office building within the Chester Business Quarter was completed in 2016. This is a six storey grade A office building close to the railway station in Chester. There are two planning permissions for the change of use from office floorspace to educational use for the University of Law, Chester. There are agreements in place to ensure that only one of the permissions could be implemented. The majority of floorspace in One City Place will remain for office use in line with the Local Plan policy [STRAT 3](#). Future reports will continue to monitor the loss of floorspace at the CBQ to other uses.

7.36 Outline permission is in place for the remainder of the CBQ. Demolition works have taken place to Premier House, as enabling site works for this phase of the scheme. The development of the remainder of the site will be subject to a reserved matters planning application. Future reports will continue to monitor the delivery of the remaining phases of the CBQ.

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	2017-2018
	No loss	No loss	<p>Chester Business Park - no loss</p> <p>Chester West/Sealand Industrial Estate - loss of 0.85ha.</p> <p>17/00779/FUL Erection of a building to be used as a builders merchants (sui generis) (-0.77ha)</p> <p>16/04123/FUL Change of use from industrial/warehouse and offices to place of worship (-0.08ha)</p>
	Local Plan policy ref(s): STRAT 2, STRAT 3, ECON 1		
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2018)		

7.37 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 and relates to large sites (>0.25ha/500sqm).

7.38 During the 2017-2018 monitoring period there has been no loss of employment land at Chester Business Park. This is in accordance with the Local Plan policies that recognise that this is a key site for high quality office development.

7.39 At Chester West/Sealand Industrial Estate, this included the proposal for a builder's merchants which is sui generis but is considered to require an industrial location. It would not result in a material increase in traffic generated and as such, it was considered that the principle is acceptable in line with policy MI2 of the Chester District Local Plan. The other scheme involved the change of use for use by the Audacious Church. It was considered that whilst the proposed use is not strictly an employment use, having regard to the employee, volunteer and intern levels, along with the envisaged growth in line with the successful Manchester campus and the additional activities, on balance the proposed use would not be incompatible with existing retained employment uses in the locality.

STRAT 4 Ellesmere Port

7.40 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

7.41 The housing requirement for the Ellesmere Port spatial area is 4,800 dwellings between 2010 and 2030.

LPP1	STRAT 4 (A) Total number of net dwelling completions in Ellesmere Port spatial area			
	Target	Baseline (2010)	2010-2018	% of housing requirement achieved
	4,800 dwellings by 2030	0 dwellings	1,536 dwellings	32 %
	Local Plan policy ref(s): STRAT 2, STRAT 4			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor reports			

LPP1	STRAT 4 (B) Number of net dwelling completions on Ledsham Road site 2010-2030			
	Target	Baseline	Year	Development progress and completions
	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 (ca. 1,500 dwellings)	2014-2015	No development taken place
			2015-2016	Phase 1: 0 completions 9 units under construction
			2016-2017	Phase 1: 41 completions 49 units under construction
			2017-2018	Phase 1: 90 completions Total site completions = 131 dwellings

LPP1	STRAT 4 (B) Number of net dwelling completions on Ledsham Road site 2010-2030			
	Target	Baseline	Year	Development progress and completions
	Local Plan policy ref(s): STRAT 4			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor database			

7.42 Phase one of the Ledsham Garden Village development has been completed with the exception of two plots that are currently in use with the sales/show homes as customer car parking, and also the 39 units at the entrance to the site that are anticipated to be completed towards the end of the phased build program.

Employment development in Ellesmere Port

7.43 Local Plan (Part One) 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. Local Plan (Part One) policies STRAT 4 and ECON 1 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). During the 2017-2018 monitoring period planning permission has been granted on the former Cabot carbon site for the construction of a manufacturing facility with associated accesses, parking, landscaping and ancillary structures (in detail) and erection of a second manufacturing building (phase 2) in outline. This is an 18.4ha previously developed site and the proposed development would create 30,470sqm of manufacturing space in the first phase, with an additional facility of up to 43,500sqm in the second phase. Construction on the first phase of development has started in the monitoring period. As identified under indicator STRAT 2 (E), new employment development has completed in this location during the monitoring period.
- **Stanlow** remains important for petrochemical and related industries. Local Plan (Part One) policy STRAT 4 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). The Stanlow Special Policy Area Review (2016) provides evidence for the Local Plan (Part Two), to be read alongside other relevant studies. It notes that the enterprise zone status of specific sites are attractive to developers and occupiers. The Thornton Science Park falls within the Stanlow boundary and the study notes the alignment of the University and local businesses in relation to skills. There is the potential for vacant land to become available for further employment development within Stanlow. As identified under policy STRAT 2 (E), employment development has been completed during the 2017/18 period by Argent Energy for the construction of a biodiesel facility.

Future development within the area will need to take account of the HSE restrictions/advice, depending on the nature of specific proposals.

- **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 ENV 8 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 2017-2018 monitoring period, the phase 1 infrastructure works are complete and development on Plot 4 was completed for a 21.5MW Ince Bio Power biomass facility, owned by the Bioenergy Infrastructure Group. This is a key milestone in the development of the site, with the first plot to become occupied and operational. Protos (Peel Environmental) are continuing to invest in the remainder of the site and this will continue to be monitored in future years.
- **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, 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 the 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. In the 2017-2018 monitoring period, the first application under the LDO has been made to the Council and is pending determination and will continue to be monitored.

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

7.46 The Local Plan (Part One) housing requirement for the Northwich spatial area is 4,300 dwellings between 2010 and 2030.

LPP1	STRAT 5 (A) Total number of net dwelling completions in Northwich spatial area			
	Target	Baseline (2010)	2010-2018	% of housing requirement achieved
	4,300 dwellings by 2030	0 dwellings	2,185 dwellings	51 %
	Local Plan policy ref(s): STRAT 2, STRAT 5			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor reports			

LPP1	STRAT 5 (B) Delivery of Winnington Urban Village scheme including up to 1,200 dwellings							
	Target	Baseline (2010)	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
	1,200 net dwellings completed by 2030	0	86	159	144	176	162	727 dwellings
	Local Plan policy ref(s): STRAT 5							
	Significant Effects ref(s): N/A							
	Source: Cheshire West and Chester 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 2017-2018 monitoring period was between 21 and 53 dwellings per house builder. This variation in rates was dependent on the level of units remaining on each phase/area of the site.

LPP1	STRAT 5 (C) Delivery of Wincham Urban Village scheme including up to 950 dwellings					
	Target	Baseline	2015-2016	2016-2017	2017-2018	Total
	Development completed by 2030	Resolution approve permission subject to s106 legal agreement	0 dwellings completed	0 dwellings completed	0 dwellings completed	0 dwellings
	Local Plan policy ref(s): STRAT 5					
	Significant Effects ref(s): N/A					
	Source: Cheshire West and Chester 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. To date, no development has taken place and the wider site has been re-considered in the Council's HELAA (2017) and the Local Plan (Part Two) Land Allocations Background Paper due to the dynamic nature of land ownership across the site.

Employment development

LPP1	STRAT 5 (D) Amount of additional employment land provided 2010-2030 (Northwich)		
	Target	Baseline	2017-2018
	30 hectares by 2030	Additional employment land will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies	The Local Plan (Part Two) Land Allocations and Detailed Policies was submitted for examination 12th March 2018. Policy N 4 makes employment land allocations in Northwich to meet the Local Plan (Part One) requirements.
	Local Plan policy ref(s): STRAT 2, STRAT 5, ECON 1		
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2018), Local Plan (Part Two) - Submission (2018)		

7.49 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 to 2030. Following site assessments and consultation, employment land allocations in Northwich have been identified through the Local Plan (Part Two) Land Allocations and Detailed Policies plan. Future monitoring reports will review the take up of employment land for Northwich.

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

LPP1	STRAT 5 (E) Delivery of Northwich Riverside projects including Barons Quay		
	Target	Baseline 2010	2017-2018
	Development completed by 2017	12/05368/FUL - planning permission granted. Work due to commence Autumn 2014	Development complete.
	Local Plan policy ref(s): STRAT 5		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester monitoring database		

7.51 Both phases of Barons Quay were completed in 2017 and therefore met the indicator target. The scheme consists of Asda supermarket, along with Odeon cinema, Costa Coffee and Wildwood. Since the monitoring period, the Council has announced that a major fashion retailer has committed to Barons Quay and is expected to be open later this year.

LPP1	STRAT 5 (F) Amount of employment land and premises lost to other uses at Gadbrook Park		
	Target	Baseline	2017-2018
	No loss	No loss	Employment land (ha): No loss Employment floorspace (m ²): No loss
	Local Plan policy ref(s): STRAT 5, STRAT 2, ECON 1		
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2018)		

7.52 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

7.53 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

7.54 The housing requirement for the Winsford spatial area is 3,500 dwellings between 2010 and 2030

LPP1	STRAT 6 (A) Total number of net dwelling completions in Winsford spatial area			
	Target	Baseline (2010)	2010-2018	% of housing requirement achieved
	3,500 dwellings by 2030	0 dwellings	973 dwellings	28 %
	Local Plan policy ref(s): STRAT 6			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor reports			

7.55 The Winsford Neighbourhood Plan identifies the land allocations to deliver the Local Plan housing requirement in this spatial area. Table B.4 in Appendix B sets out the planning status and progress of these sites.

LPP1	STRAT 6 (B) Number of net dwelling completions at Station Quarter site						
	Target	Baseline	2014-2015	2015-2016	2016-2017	2017-2018	Total
	1,000 dwellings (775 by 2030)	Planning application submitted for development of part of strategic site. Site allocated in Winsford Neighbourhood Plan	0	0	0	0	0 dwellings
	Local Plan policy ref(s): STRAT 6						
	Significant Effects ref(s): N/A						
	Source: Cheshire West and Chester housing land monitor database						

7.56 The Station Quarter is identified in the Winsford Neighbourhood Plan as a key opportunity to improve the quality of Winsford through the development of a significant urban extension. A reserved matters application (ref 17/04426/REM) on part of the Station Quarter strategic site for the development of 215 homes was approved in January 2018. Delivery of this phase is anticipated to start in 2018, with the first dwellings completing in 2019. Future annual monitoring reports will continue to monitor progress of 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	2017-2018
	at least 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. 17/03818/FUL - erection of a class B2/B8 unit with ancillary B1 office granted permission 10th November 2017 (NDP policy W7)
	Local Plan policy ref(s): STRAT 2, STRAT 6, ECON 1		

LPP1	STRAT 6 (C) Amount of additional employment land provided 2010-2030		
	Target	Baseline	2017-2018
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2018)		

7.57 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 W6: South Bostock Road
- Site W7: Extension to Winsford 1-5 Industrial Estate, east of Road One
- Site O5: Land to the west of Oakmere Road and north of the existing employment land

7.58 During the monitoring period, planning permission was granted for the extension to Winsford Industrial Estate (policy W7) for further employment development. The scheme will provide for the expansion of Tiger Trailers and will provide up to 22,503sqm of office and industrial floor space, taking place over two phases. Once built this will create approximately 300 additional jobs.

LPP1	STRAT6 (D) Amount of employment land and premises lost to other uses at Winsford Industrial Estate and Woodford Park		
	Target	Baseline	2017-18
	No loss	No loss	Winsford Industrial Estate 17/03809/FUL Retention of a warehouse and change of use of the site from storage/distribution to van showroom (-1094sqm / -0.23ha)
			Woodford Park No loss of employment land (ha) or premises (m ²) during the monitoring period
	Local Plan policy ref(s): STRAT 2, STRAT 6, ECON 1		
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2018)		

7.59 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. Within the monitoring period, a change of use took place at Iveco

Ltd, Road One from storage/distribution to a commercial vehicle sales and repair depot (used by Sherwood Truck and Van, Winsford). The proposed use is similar in nature to the to former use of the site. It continues to be compatible with the wider employment area and the scheme created eight jobs. Whilst this is a technical loss of employment land falling within the B class uses, the proposal continues to safeguard Winsford Industrial Estate for business development and supporting local employment opportunities in line with Local Plan (Part One) policy STRAT6.

LPP1	STRAT 6 (E) Delivery of new food store in town centre		
	Target	Baseline (2010)	2017-2018
	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		

7.60 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. A Masterplan for the town centre is being prepared to ensure a cohesive scheme.

STRAT 8 Rural area

7.61 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 development

7.62 The 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.

LPP1	STRAT 8 (A) Total number of net dwelling completions in rural area			
	Target	Baseline (2010)	2010-2018	% of housing requirement achieved
	At least 4,200 dwellings by 2030	0 dwellings	3,255 dwellings	77 %

LPP1	STRAT 8 (A) Total number of net dwelling completions in rural area			
	Target	Baseline (2010)	2010-2018	% of housing requirement achieved
	Local Plan (Part One) policy ref(s): STRAT 2, STRAT 8			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor reports			

7.63 The level of housing anticipated to be delivered in the rural area in locations outside of the key service centres, to achieve the housing requirement in this spatial area is 1,900 dwellings. The 2017-2018 housing land monitor recorded an additional 279 net homes completed, which results in a total of 1,496 dwellings (79% of the requirement) since 2010. The distribution of housing 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)	2010-2018	% of housing requirement achieved
Cuddington & Sandiway	200 dwellings	0	176	88 %
Farndon	200 dwellings	0	198	99 %
Frodsham	250 dwellings	0	148	59 %
Helsby	300 dwellings	0	182	61 %
Kelsall	200 dwellings	0	168	84 %
Malpas	200 dwellings	0	160	80 %
Neston & Parkgate	200 dwellings	0	206	103 %
Tarporley	300 dwellings	0	208	69 %
Tarvin	200 dwellings	0	184	92 %
Tattenhall	250 dwellings	0	129	52 %
Local Plan (Part One) policy ref(s): STRAT 2, STRAT 8				
Significant Effects ref(s): N/A				
Source: Cheshire West and Chester housing land monitor reports				

7.64 Housing completions in each of the key service centres have continued to increase over the monitoring period. Development in Farndon has increased due to the progress of development at Wellington Green off Townfield Lane, and completions across Helsby, Neston & Parkgate, Tarporley, Cuddington & Sandiway, and Malpas ranged from 38 to 24 units in the monitoring period.

Employment

LPP1	STRAT 8 (C) Amount of additional employment land provided 2010-2030 (rural area)		
	Target	Baseline	2017-2018
	10 hectares by 2030	Additional employment land will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies	The Local Plan (Part Two) was submitted for examination 12th March 2018. Policy R3 makes employment allocations in the rural area to meet the Local Plan (Part One) requirements.
	Local Plan (Part One) policy ref(s): STRAT 2, STRAT 8, ECON 1		
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2018), Local Plan (Part Two) Submission (2018)		

7.65 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 have been identified through the Local Plan (Part Two) Land Allocations and Detailed Policies. 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.

STRAT 9 Green Belt and countryside

7.66 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	2017-2018
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	The Local Plan (Part Two) Land Allocations and Detailed Policies was submitted for examination on 12th March 2018. This includes a Monitoring Framework with specific indicators relating to new development in the green belt.

7.67 Monitoring indicators for Green Belt and countryside are proposed in the Local Plan (Part Two) Monitoring Framework. 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.

7.68 During the 2017-2018 monitoring period an appeal was allowed for new tourism/visitor development in the Green Belt at Delamere Forest (16/03550/FUL, Appeal decision: APP/A0665/W/17/3185481). Further information is provided under indicator ECON 3 (A). The Planning Inspector concluded that very special circumstances exist and the harm to the Green Belt by reason of inappropriateness, and any other harm, was clearly outweighed by other considerations. There was no conflict with NPPF or Local Plan (Part One) policy STRAT 9.

Commercial and employment sites in the Green Belt

7.69 The Submission Local Plan (Part Two) policy GBC 1 identifies large scale commercial sites in the Green Belt, where there is the potential for limited infilling or redevelopment of previously developed land over the plan period.

GBC1.A Chester Zoo

7.70 Planning permission was originally granted in 2010 for the Natural Vision (09/12057/FUL) Masterplan to 2024 for the redevelopment and expansion of Chester Zoo. This included 'the Islands' project which has now opened. It included the 'Heart of Africa biodome' that was never developed. The 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. 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.

7.71 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)).

7.72 In 2017, as part of the ongoing developments, 3 new animal exhibits were opened within 'the Islands' at Chester Zoo and the Penguin Island re-opened in February 2018, following work to improve the habitat. The Zoo has prepared a draft development framework to set out the future aspirations for the site, which will be a non-statutory plan and will be a material consideration in determining planning applications.

7.73 The following applications were approved 2017-2018:

Table 7.5

Application Number	Decision Date	Proposed Development
17/04157/FUL	02/11/2017	Single phase development for new tree kangaroo and pademelon exhibits, within the existing islands development, including a visitor experience and viewing areas
17/03921/FUL	13/11/2017	Visitor walk through lemur exhibit based on a Madagascan theme
17/05335/FUL	01/02/2018	Single storey staff canteen
17/05333/FUL	02/02/2018	2 Polytunnels to overwinter propagate native species plants
17/00552/FUL	26/04/2017	Alterations to the existing staff car park including additional car parking, lighting and new signage.

GBC1.B Countess of Chester Health Park

7.74 Building work has started on a 2 storey extension to the existing Bowmere Hospital (16/04477/FUL) during the monitoring period. The development is in line with NPPF paragraph 89, that allows for the extension or alternation of a building in the Green Belt providing it does not result in disproportionate additions over and above the size of the original building.

7.75 Planning permission was granted 21st November 2017 for the retention of existing temporary theatre modular block, adjoining the main hospital theatre suite to the North, at first floor level for a period of five years (17/04021/FUL). Policy ENV68 of the Chester District Local Plan is generally supportive of extensions for medical purposes in the form of infilling or redevelopment subject to being within the area defined on the proposals map and not having an adverse effect on the openness of the Green Belt.

GBC1.C Dale Barracks, Chester

7.76 There have been no planning applications within the monitoring period. The submission Local Plan (Part Two) requires any future development to be comprehensively planned through an agreed development brief for the site.

GBC1.D Chester Business Park

7.77 This is an established business park within the Green Belt. Development is monitored under Local Plan (Part One) 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. Planning permission was granted in September 2017 for 10,350sqm B1a office use on the last remaining plot on the business park. The report notes that the site lies within the North

Cheshire Green Belt but it is considered that very special circumstances exist. The proposal will also maintain the parkland setting of the business park in line with development plan policies.

GBC1.E Urenco, Capenhurst

7.78 The Urenco Capenhurst complex is a nuclear licensed site. There are various planning permissions in place for new development as part of the overall site reconfiguration and a continuation of existing employment uses. The following developments have been completed in the monitoring period: 13/00458/FUL Extension To Concrete Storage Rafts; 17/00721/FUL Construction of a cylinder storage area. These are monitored under the employment land indicators for STRAT 2 and contribute towards the borough wide employment land requirement established in the Local Plan (Part One).

STRAT 10 Transport and accessibility

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

LPP1	STRAT 10 (A) Carbon emissions from transport ⁽¹⁾		
	Target	Baseline	2017-2018
	Reduce from 2010 baseline	952.9kt CO ₂ in 2010 ⁽²⁾	No updated information.
		941.2 kt CO ₂ in 2011	
		916.8 kt CO ₂ in 2012	
		911.8 kt CO ₂ in 2013	
		928.2 kt CO ₂ in 2014	
		952.8 kt CO ₂ in 2015	
	Local Plan policy ref(s): STRAT 10		
	Significant Effects ref(s): SE1		
	Source: UK local authority and regional carbon dioxide emissions national statistics		

1. Data taken from: 'Local Authority CO₂ emissions estimates 2005 - 2015 (kt CO₂)', (Department of Energy & Climate Change, 29 June 2017)
2. (note that in the production of the 2014 estimates, new data was introduced, together with some improvements to the underlying methodology, which has resulted in a reduction to the previously published 2010 baseline figure of 972.9kt CO₂)

7

Monitoring Framework

SE	STRAT10 (A i) CO ₂ emissions per capita arising from domestic, transport and industry and commerce ⁽¹⁾		
	Target	Baseline	2017-2018
	Reduce from 2010 baseline	16.6kt CO ₂ in 2010 16.0 kt CO ₂ in 2011 17.0 kt CO ₂ in 2012 14.3 kt CO ₂ in 2013 12.2 kt CO ₂ in 2014 11.6 kt CO ₂ in 2015	No updated information.
	Local Plan policy ref(s): STRAT 10		
	Significant Effects ref(s): SE2		
	Source: UK local authority and regional carbon dioxide emissions national statistics		

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

7.80 Local Plan (Part One) policy [STRAT 10](#) aims to reduce carbon emissions from transport and take steps to adapt transport networks to the effects of climate change. Since 2010 CO₂ emissions from transport sources have reduced by 0.1 kt. The trend shows a reduction in CO₂ until 2013, with the lowest measurement of 911.8 kt, this has increased year on year to the baseline. However, emissions per capita has reduced by 5 kt since 2010, the lowest recording in the plan period. The data indicates that although the amount of CO₂ has increased from transport, the overall emissions from industry, commercial and domestic has been declining. This could be due to a number of reasons, such as the increase in population, employment uses and additional dwellings in the borough. This could also show that although initiatives to reduce CO₂, such as alternative energy and efficiencies in industry has made progress, this is not the case for use of transport.

SE	STRAT10 (A ii) Number of tonnes of NOx emitted annually from road transport		
	Target	Baseline	2017/18
	Reduce from 2012 baseline	2012: 2996.67 t 2014: 2662.28 t 2015: 2898.27 t	No updated information.
	Local Plan policy ref(s): STRAT 10		
	Significant Effects ref(s): SE19		
	Source: http://naei.defra.gov.uk/data/gis-mapping		

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

7.82 There has been a reduction in NO₂ emitted from road transport by 98.4 t since the baseline. However, this has increased by 235.99 t since the previous monitoring period. Many factors will combine to affect NO₂ levels in a particular area; the topography, weather patterns, numbers and types of vehicles and congestion patterns. The other main factor is the distance you live from the source (the road). Different vehicles give off different amounts of NOx. Larger vehicles, older vehicles and diesel vehicles produce more NOx than modern vehicles. New vehicles are 'cleaner' due to new technology such as catalytic converters and particulate filters.

SE	STRAT10 (A iii) Number of tonnes of PM ₁₀ emitted annually from road transport		
	Target	Baseline	2017/18
	Reduce from 2010 baseline	2012: 189.09 t 2014: 179.91 t 2015: 170.39 t	No updated information.
	Local Plan policy ref(s): STRAT10		
	Significant Effects ref(s): SE20		
	Source: http://naei.defra.gov.uk/data/gis-mapping		

7.83 Concentrations of NO₂, and in some cases PM₁₀, are often higher where traffic is slow moving, with stop/start driving, and where buildings on either side reduce dispersion. Episodes of particulate pollution can occur on regional scales. PM₁₀ (particulate matter smaller than 10 microns) is easily inhaled and is associated with a range of health effects including lung function, asthma symptoms and cardiovascular diseases. Particulate matter does not exhibit a no-effects threshold so reductions in ambient levels are associated with improvements in health outcomes. Since the baseline, there has been a reduction of 18.7 t emitted from road transport and a reduction of 9.52 t since the previous monitoring period.

SE	STRAT 10 (A iv) Mode of transport used by residents to travel to work in CWaC (% of employed residents)		
	Target	Baseline	2017/18
	Increase in the number of residents using modes of transport other than the private car/van.	2008: Car and Van: 78% Bus: 2% Train: 2% Motorcycle: 0% Bicycle: 3% Foot: 13% Other: 0%	2011: Car 73.9% Public Transport 5.7% Bicycle or Foot 12.7%
	Local Plan policy ref(s): STRAT 10		
	Significant Effects ref(s): SE8		
	Source: ONS 2011 Census: Inside Cheshire website		

7.84 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%.

7.85 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	2017/18
	Development completed by June 2016	Funding for scheme awarded Planning application ref: 14/04539/FUL	Complete.
	Local Plan policy ref(s): STRAT 10		
	Significant Effects ref(s): N/A		
	Source: CWaC online planning register		

7.86 Construction of the Chester bus interchange commenced in September 2015. Planning permission for the scheme was granted on 17 December 2014 ([14/04539/FUL](#)). Construction of Chester bus interchange has completed and is fully operational.

LPP1	STRAT 10 (C) Delivery of New Bridge Road/A5117 link road		
	Target	Baseline	2017/18
	Development completed by 2030	Feasibility study completed Stanlow Special Policy Area Review (2016)	No further progress
	Local Plan policy ref(s): STRAT 10		
	Significant Effects ref(s): N/A		
	Source: N/A		

7.87 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, funded through the Regional Growth Fund (RGF) to support continued investment. The Stanlow Special Policy Area Review (Aecom, 2016) forms part of the evidence base for the Local Plan (Part Two). It 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. 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.

LPP1	STRAT 10 (D) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2017/18
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.88 It has not been possible to monitor indicator STRAT 10 (D) during the 2017/18 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

7.89 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	2015-2016	2016-2017	2017-2018
	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	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.				

7.90 Indicator STRAT 11 (A) is currently monitored through the tracking of Section 73 applications for the removal or variation of a condition attached to a planning permission. During the 2017-2018 period no Section 73 applications were received relating to infrastructure, therefore indicating that schemes provided the necessary infrastructure and applicants did not attempt to change infrastructure provision.

Community Infrastructure Levy (CIL)

7.91 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. Once money is received by the Council through CIL, an annual report will be prepared setting out details of this and how it has been spent. Future iterations of the annual monitoring report will provide information from this report and will review the operation of the CIL Charging Schedule.

SE	STRAT 11 (A i) Percentage of the borough covered by Superfast Broadband				
	Target	Baseline	2015-2016	2016-2017	2017-2018
	100 per cent	January 2014 (when Connecting Cheshire project started) 68.1%	89.5% (March 2016)	91.7% (March 2017)	93.9% (March 2018)
	Local Plan policy ref(s): STRAT 11				
	Significant Effects ref(s): SE67				

SE	STRAT 11 (A i) Percentage of the borough covered by Superfast Broadband				
	Target	Baseline	2015-2016	2016-2017	2017-2018
	Source: Connecting Cheshire				

7.92 The Connecting Cheshire project, which started in January 2014, aims to increase the percentage of the borough covered by Superfast Broadband. At January 2014 coverage was 68.1 per cent and at March 2018 it was 93.9 per cent. All of the figures are based on the EU definition of superfast broadband, which is greater than 30 Mbps.

Economic

7.93 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

7.94 Local Plan (Part One) 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.

7.95 Indicators ECON 1(A) - (C) monitor employment levels and economic activity across the borough during the 2017-2018 monitoring period. The indicators provide a broad contextual overview of the borough's economic activity, and further up to date information since the Cheshire West and Chester Local Economic Assessment: The Story of Place (February 2011). It is important to note that employment and business activity levels will be affected by a range of other factors outside the influence of the Local Plan.

LPP1	ECON 1 (A) Number of borough residents in employment ⁽¹⁾		
	Target	Baseline	2017-2018
	Increase from 2010 baseline	72.4 % in employment 2010 74.0 % in employment 2014 73.6 % in employment in 2015 (December)	73.6 % (December 2017)

LPP1	ECON 1 (A) Number of borough residents in employment ⁽¹⁾		
	Target	Baseline	2017-2018
		72.7 % 2016 (December)	
	Local Plan policy ref(s): ECON 1		
	Significant Effects ref(s): SE45		
	Source: ONS Crown Copyright Reserved [from Nomis on 2 May 2018], JSNA data		

1. Data taken from ONS Office for National Statistics Employment Rate (numbers) of resident 16 to 64 year olds

7.96 The total number of borough residents in employment has fluctuated since 2010. It is below the England average (75.1 per cent) and also below the employment rates for neighbouring authorities of Cheshire East (75.9 per cent) and Warrington (77.4 per cent).

LPP1	ECON 1 (B) Unemployment rate ⁽¹⁾		
	Target	Baseline	2017-2018
	Reduce from 2010 baseline	6.7 % unemployment 2010 5.0 % unemployment 2014 4.0 % unemployment 2015 (December) 4.0 % unemployment 2016 (December) (Model Based)	3.8 % (December 2017)
	Local Plan policy ref(s): ECON 1		
	Significant Effects ref(s): SE63		
	Source: ONS Crown Copyright Reserved [from Nomis on 2 May 2018], JSNA data		

1. Data taken from ONS Model based estimates of unemployment

7.97 Indicator ECON 1 (B) relates to the percentage of borough residents who are unemployed. Unemployment has continued to decrease since 2010, with the levels of unemployment in Cheshire West and Chester being lower than the national figure for England (41.4 per cent).

SE	ECON1 (B i) GVA per head of population (£)		
	Target	Baseline	2017-2018
	None identified	2010 - 24,556 2011 - 24,306 2012 - 25,181 2013 - 25,282 2014 - 26,771 2015 – 27,011 2016 - 27,900 (provisional)	Data updated with the latest release and ONS revisions available in June 2018.
	Local Plan policy ref(s): STRAT 2, ECON 1		
	Significant Effects ref(s): SE60		
	Source: Office for National Statistics licensed under the Open Government Licence v.3.0		

7.98 Gross Value Added (GVA) is a measure of the increase in the value of the economy due to the production of goods and services. These are estimates of workplace based GVA which allocate incomes to the region in which economic activity takes place. For 2016 provisional data, the GVA per head for Cheshire West and Chester is above the national (26,584) and north west levels (22,899).

SE	ECON1 (B ii) Earnings within the borough (£)		
	Target	Baseline	2017-2018
	N/a	Local Economic Assessment (2011) summarises the economic data for Borough. Gross weekly pay (resident based) 525.5 (2015) Gross weekly pay (workplace based) 482.0 (2015) Gross weekly pay (resident based) 547.0 (2016)	Gross weekly pay (resident based) 555.5 (2017) Gross weekly pay (workplace based) 514.9 (2017)

SE	ECON1 (B ii) Earnings within the borough (£)		
	Target	Baseline	2017-2018
		Gross weekly pay (workplace based) 505.1 (2016)	
	Local Plan policy ref(s): STRAT 2, STRAT 3-9, ECON 1		
	Significant Effects ref(s): SE64		
	Source: ONS, Annual survey of hours and earnings (median gross weekly pay)		

7.99 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. Table 7.6 below provides further comparison of average earnings in the borough compared to the north west and regional averages.

Table 7.6 Earnings by residence and workplace (2017)

	Cheshire West and Chester (£)	North West (£)	Great Britain (£)
Earnings by residence (2017) gross weekly pay, all workers	555.5	514.5	552.7
Earnings by workplace (2017) gross weekly pay, all workers	514.9	514	552.3

7.100 The borough's earning's 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.

LPP1	ECON 1 (C) Number of businesses ⁽¹⁾		
	Target	Baseline	2017-2018
	Increase from 2010 baseline	11,285 businesses 2010	14,025 businesses 2017
		11,165 businesses 2011	
		11,540 businesses 2012	
		11,630 businesses 2013	
		12,195 businesses 2014	

LPP1	ECON 1 (C) Number of businesses ⁽¹⁾		
	Target	Baseline	2017-2018
		13,175 businesses 2015 13,615 businesses 2016	
	Local Plan policy ref(s): ECON 1		
	Significant Effects ref(s): SE59		
	Source: Nomis official labour market statistics 2016		

1. ONS data on Total Enterprises

7.101 The total number of enterprises in the borough are gradually increasing which is positive for borough's economy. This reflects the north west regional and national trends. 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	2017-2018
	Increase in business births from 2010 baseline (net gain)	Business births: 2010 - 1160 2011 - 1350 2012 - 1425 2013 - 1800 2014 - 1715 2015 - 1810 2016 - 1935 Business deaths: 2010 - 1,205 2011 - 1,185 2012 - 1,325	Data updated with the latest release and ONS revisions available in June 2018. Note ONS states in order to provide an early estimate of deaths, an adjustment has been made to the latest two years deaths to allow for reactivations. These 2015-2016 figures are provisional and subject to revision.

SE	ECON1 (C i) Enterprise births and deaths		
	Target	Baseline	2017-2018
		2013 - 1,225	
		2014 - 1,205	
		2015 - 1,380	
		2016 - 1,540	
	Local Plan policy ref(s): ECON 1		
	Significant Effects ref(s): SE59		
	Source: Office for National Statistics licensed under the Open Government Licence v. 3.0		

7.102 This indicator shows the number of enterprise births (new enterprises created in the reference year) and deaths (enterprises that have ceased trading in the reference year). There was a net loss of businesses in the borough in 2010 and 2011 (-320 and -90 respectively). Since 2012, business births have exceeded deaths. The general trend of increasing net gain of businesses is consistent with a strengthening local economy.

LPP1	ECON 1 (D) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2017-2018
	100 per cent	N/a	Key sites - see indicators STRAT 2(D) and STRAT 2(E) for Chester. Indicators for key sites in Ellesmere Port will be considered in Local Plan (Part Two). Indicator ECON 1(Di) relates to the loss of employment land. Broadband infrastructure see STRAT 11 (Ai)/SE67.
	Local Plan policy ref(s): ECON 1		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester Employment land monitor (2018)		

7.103 Local Plan (Part One) 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 in this policy:

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

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

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

LPP1	ECON 1 (D i) Loss of existing or allocated employment land to other uses 2017-2018		
	Spatial area	Redevelopment of employment land/buildings to other uses (ha)	Amount of floorspace developed for alternative uses (m ²)
	Chester	2.67	-3230
	Ellesmere Port	2.74	-2420
	Northwich	10.45	0
	Rural	11.38	-16572
	Winsford	2.3	-1094
	Total	29.54	-23316
	Local Plan policy ref(s): ECON 1		

LPP1	ECON 1 (D i) Loss of existing or allocated employment land to other uses 2017-2018		
	Spatial area	Redevelopment of employment land/buildings to other uses (ha)	Amount of floorspace developed for alternative uses (m ²)
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester employment land monitor (2018)		

7.106 During the monitoring period 29.54ha of employment land (either allocated or in existing use) has been lost to other non-employment uses which equates to over 23316sqm. Losses of employment land are recorded on completion of the proposed alternative development. These schemes do not affect the borough wide requirement established through the Local Plan (Part One), as this was based on the 'realistic' employment land supply (excluding losses). The identification of employment allocations in the Local Plan (Part Two) has considered extant planning permissions for other uses and these have been factored into the site assessment process for the plan. The majority of sites lost from employment use have been redeveloped for residential use, particularly in Northwich, Winsford and the rural area where the losses have increased since the 2016-2017 monitoring period. This includes employment allocations from the Vale Royal Local Plan at Lostock Triangle, part of the mixed use development at Winnington urban village in Northwich and land at church Street/Overway in Winsford. In the rural area, the losses are mainly due to the redevelopment for former dairy/factory sites in Stretton and Cuddington.

7.107 The loss of employment land/premises has declined for Chester and Ellesmere Port during 2017-2018. In Chester the largest scheme was for the erection of a 350 bedroom student accommodation development on land that was previously allocated for employment, including tourism or cultural use at Tower Wharf, Chester. Other losses included a change of use from industrial/warehouse to a place of worship for the Audacious church at Sovereign Way, Chester. On Winsford Way, Chester new development took place for a builders merchants (MK building supplies) which is classed as a sui generis use. Both these schemes are in the Chester West/Sealand Industrial Estate area and monitored under indicator STRAT 3(E).

7.108 In Ellesmere Port, mixed use development has taken place at Rossmore Road east for a petrol filling station (Sui Generis) including local convenience store (use class A1), drive through cafe/restaurant (use class A3/A5). Land at portside north has also been used for caravan storage.

7.109 Policy ECON 1 supports the delivery of high speed broadband infrastructure and adequate telecommunications. This is covered under indicator STRAT 11 (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 ECON 1.

ECON 2 Town centres

7.110 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.

7.111 Policy [ECON 2](#) relates to main town centre uses including retail and leisure with a centre hierarchy consisting of Chester as a sub-regional centre, Northwich as a strategic centre and Ellesmere Port, Winsford, Frodsham and Neston as town centres. The Local Plan (Part Two) has been submitted for examination. Policy DM 14 defines primary shopping frontages and primary shopping areas and DM 15 designates local retail centres. Until the Local Plan (Part Two) is adopted the following local retail centre designations apply within the retained policies of [SHOP2](#) and [SHOP3](#) of the Ellesmere Port and Neston Borough Local Plan, [STC1](#) of the Vale Royal Borough Local Plan and [RET 2](#) and [RET 3](#) of the Chester District Local Plan.

LPP1	ECON 2 (A) Delivery of Northgate leisure and retail scheme and new theatre in Chester ⁽¹⁾		
	Target	Baseline	2017-2018
	Development completed by 2017	Application 14/02792/FUL approved (Sept 2014) for change of use for part of development site (former cinema)	Storyhouse theatre completed 2017.
	Local Plan policy ref(s): STRAT 2, STRAT 3, ECON 2		
	Significant Effects ref(s): N/A		
	Source: www.chesternorthgate.com and www.chester.westcheshiregrowth.co.uk		

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

7.112 Storyhouse, the new cultural centre opened in 2017. The 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 ([16/02282/OUT](#)) and will be monitored through indicator STRAT 3 (C) of this report.

LPP1	ECON 2 (B) Delivery of Barons Quay scheme, Northwich		
	Target	Baseline	2017-2018
	Development completed by 2017	12/05368/FUL - planning permission granted. Work due to commence Autumn 2014	Development complete.

LPP1	ECON 2 (B) Delivery of Barons Quay scheme, Northwich		
	Target	Baseline	2017-2018
	Local Plan policy ref(s): STRAT 2, STRAT 5, ECON 2		
	Significant Effects ref(s): N/A		
	Source: www.baronsquay.co.uk		

7.113 Both phases of Barons Quay were completed in 2017 and therefore met the indicator target. The scheme consists of Asda supermarket, along with Odeon cinema, Costa Coffee and Wildwood. Since the end of the monitoring period the Council has announced that a major fashion retailer has committed to Barons Quay and is expected to open later this year.

LPP1	ECON 2 (C) Vacancy rates on primary shopping streets		
	Target	Baseline	2017-2018
	Reduce from baseline	2010 (can be viewed in table 7.7 below)	Please see table 7.7
	Local Plan policy ref(s): ECON 2		
	Significant Effects ref(s): SE61		
	Source: Cheshire West and Chester officer site visits		

7.114 The vacancy rate for the individual centres is set out in table 7.7. The baseline for each centre is 2010, the start of the plan period. Each centre has its own unique function which is supported by the hierarchy established in [ECON 2](#), therefore the centres cannot be compared against each other.

7.115 Although policy [ECON 2](#) defines the hierarchy of centres, the boundaries are yet to be defined. The Publication Draft Local Plan (Part Two) Land Allocations and Detailed Policies proposes that Chester and Northwich include primary and secondary shopping frontages, and all other identified centres will have a primary shopping area. Boughton in Chester is a proposed district centre and the plan also identifies local retail centres. Until such a time that the Local Plan (Part Two) is adopted, the retained policies from the former district plans still apply for the town centres. 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 7.7 Percentage vacancy rates in the primary shopping area within town centres

Location	2010	2011	2012	2013	2014	2015	2016	2017	2018
Chester (primary and secondary shopping streets)	9.9	10.6	12.2	13.2	13.7	12.9	11.4	9.6	12.9
Northwich (primary shopping area)	14.4	17.1	18.4	21.6	19.4	20.2	30.2	32.4	44.4
Winsford (town centre)	22.8	15.9	15.8	19.0	15.3	19.4	19.8	6.4	12.7
Ellesmere Port (town centre)	17.6	14.4	17.8	16.6	14.4	13.3	14.6	14.8	16.9
Frodsham (town centre)	4.1	2.6	2.6	3.9	3.8	5.9	4.4	2.9	3.7
Neston (town centre) ⁽¹⁾	-	-	-	10.9	10.3	15.6	14.0	11.3	8.6

1. Data only available from 2013 monitoring period onwards

7.116 The figures in table 7.7 show the vacancy rates for the town centres identified in policy [ECON 2](#) as at April 2018. Most centres have experienced an increase in vacancy rates apart from Neston, which has experienced a 2.7 per cent reduction compared with last year. The occupation of units on Brook Street, Neston has contributed to this decrease.

7.117 It is well documented that the retail sector is experiencing difficulties, with many national chains rationalising their presence on UK high streets or even going into administration. Toys R Us and Maplin are examples of this, although located out of centre in Chester. The closure of Grainger Games, that had a strong presence in Cheshire West and Chester town centres, has resulted in several vacant units. Marks and Spencer have announced store closures across the country along with other big names such as Mothercare and Carpetright. It is not only retailers that are under pressure, with restaurant chains Prezzo announcing store closures, including all 33 Chimichanga restaurants, one of which was located in Chester city centre.

7.118 Chester is a sub-regional centre defined in the Local Plan (Part One) policy ECON 2. The city centre has a mix of independent retailers, along with national chains. Store closures by national chains have impacted the city, such as the former BHS store that has yet to be occupied, along with other big names such as the Disney Store and HMV (although the latter two have moved into vacant units in the Grosvenor Shopping Centre). Other retailers located on Foregate Street have also rationalised their stores including New Look, leaving one store in the city and Argos relocating to Sainsburys out of the city centre.

7.119 Watergate Street has also had a number of new vacant shops this monitoring period, most notably the independent retailer, Toycraft. Other uses have also left vacant stores in this street including, Hobs (printers) and Saks (hairdresser), although the latter has relocated to an edge of centre location. Since the end of the monitoring period, another independent retailer, Lowe and Son (jewellers) closed their store on Bridge Street Row East after 248 years trading. McDonalds has also closed its restaurant at the Forum shopping centre, leaving one restaurant in the city centre.

7.120 Northwich is defined as a strategic centre in the Local Plan (Part One) Policy ECON 2. There has been lots of change in Northwich in the past few years, including construction of the new leisure centre, Memorial Court and development edge of centre at Hayhurst Quay. In more recent times, Barons Quay has been under construction and has resulted in changes to the town including the road network around the town centre. Barons Quay is now complete, with occupiers such as Asda, Odeon and Wildwood. Further occupation of the scheme has been slow, although since the monitoring period, a major retailer has signed up for one of the units. Most of the vacancies in Northwich are located within the newly built Barons Quay and Weaver Square Shopping Centre. The council has launched a consultation regarding a masterplan for Weaver Square, potentially going beyond retail to complement the rest of the town centre.

7.121 Ellesmere Port has, in recent years, had an improvement in vacancy rates in the town centre, although this year has seen an increase. National retailers either going into administration or rationalising their stores has impacted Ellesmere Port, such as Grainger Games, Greenwoods, Timpson and Thomas Cook. Other large stores have been vacated by value retailers such as B&M (moved out of centre to a former B&Q) and Poundstretcher.

7.122 Vacancy rates in Winsford have fluctuated as a result of the demolition ([16/04911/DEM](#)) of part of the shopping precinct, which included vacant units. Whilst initially this did improve vacancy rates in the centre, there has been an increase in vacancy rates, which have almost doubled since last year. It should however be noted that Winsford town centre is small and only a few additional vacant units can significantly impact the vacancy rate. Retailers such as Grainger Games and Store Twentyone have become vacant along with estate agents Your Move and there are some long term vacant units. Key anchors to the centre are Aldi and Asda, along with the towns market. Winsford town centre is vulnerable with a rising vacancy rate and national retailers looking to rationalise their stores that could significantly harm the town centre. The increase in vacancy rate will be monitored, although the health of the town centre should improve with a masterplan that is being prepared to regenerate the town centre following the Winsford Strategic Framework and Winsford Neighbourhood Plan.

7.123 Neston is the only centre to contradict the trend of increased vacancy rates. 45 per cent of vacant units recorded last year are now occupied and are all occupied by A1 shops. Most of the vacancies are long term vacant units, with some of the units being former banks. Some of the long term vacant units on Brook Street have been occupied, which has contributed to the reduction of vacant units, this area is identified as a development opportunity in the Neston Neighbourhood Plan.

7.124 Frodsham vacancy rates are low, even with an increase from the previous year. The increase is mainly due to banks closing in the town, with Natwest and Barclays closing over the past year and HSBC the year before. Many factors contribute to the squeeze on retail, including the evolving retail

market that requires brands to evolve, including improving their online presence and facilities such as free click and collect or next day delivery.

7.125 Many of the large retailers can find this change of business model difficult, especially with existing debts. Retail destinations are evolving into leisure designations, with an increase of new restaurants and cafes along with new types of leisure such as escape rooms or virtual reality games.

7.126 In summary, positive aspects of the retail offer in Cheshire West and Chester include, Chester Northgate proceeding with the compulsory purchase order examination which is ongoing this year; and announcements of Cosy Club, Picture House Cinemas and Tapas Revolution being signed for the Chester Northgate development. Barons Quay development is complete and the Council has started a consultation on the future Weaver Square shopping centre. Winsford Strategic Framework has completed and work is beginning on a masterplan for the town centre to avoid piecemeal development. Work is also taking place to prepare a masterplan for Ellesmere Port town centre.

LPP1	ECON 2 (D) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2017-2018
	100 per cent	<p>(2014/2015) 32.4 % of approved applications for retail in town centres</p> <p>(2015/16) 14.9 % A1 retail approved A1 retail floorspace in centre</p> <p>25.7 % of approved applications for retail in centre</p> <p>(2016/17) 46.3 % of approved A1 retail floorspace was located in centre</p> <p>44 % of approved applications for A1 retail in centre</p>	<p>31 % of approved A1 retail floorspace is located in a town centre.</p> <p>41.7 % of approved planning application for A1 retail is located in a town centre.</p>
	Local Plan policy ref(s): ECON 2		
	Significant Effects ref(s): SE62		
	Source: Cheshire West and Chester planning application monitoring		

7.127 The number of permitted planning applications for A1 retail development in centre has remained fairly consistent with the previous monitoring period, although the amount of floorspace has decreased. This is likely due to Northgate development being included in last years figures. Although the percentage

of in centre applications compared with out of centre has remained fairly similar, it is noted that the amount of retail applications has decreased across the borough.

7.128 The previous monitoring period reported the net amount of A1 retail floorspace across the borough as 19,139 sqm and for main town centre uses 69,098 sqm. The 2017-18 monitoring period reports a net loss of A1 retail in centre and across the borough. The amount of main town centre use floorspace has resulted in a net loss this monitoring period and a reduction of 66,145 sqm across the borough.

Table 7.8 Approved retail planning applications and floorspace (m2) 2017-2018

-	In centre loss	In centre gain	Net in centre floorspace	Edge/out of centre (gain)	Across the borough
A1	14 (-8,641 sqm)	5 (2,140 sqm)	19 (-6,501 sqm)	7 (4,758 sqm)	34 (-3,769 sqm)
A1-A5, D2	24 (-11,274 sqm)	22 (7,915 sqm)	46 (-3,359 sqm)	19 (9,454 sqm)	84 (2,953 sqm)

7.129 There has been a notable decrease in the amount of permitted retail floorspace in centre and main town centre use floorspace out of centre compared with last year. The amount of applications has remained stable, apart from applications for main town centre uses out of centre, which has nearly halved.

7.130 In centre applications for A1 retail consists mainly of extensions or change of use of existing units in local retail centres, such as a small extension to Morrison's in Upton ([17/02049/FUL](#)), a small extension in Tarporley High Street ([17/02393/FUL](#)) a change of use of a unit from sui generis to A1 in Saltney, Chester ([17/04075/FUL](#)) and change of use to a record store in Winsford ([17/01618/FUL](#)).

7.131 Whilst the amount of floorspace lost in the town centres has increased, many have changed into other main town centre uses. The most common change is from A1 shop to A3 cafe or restaurant, such as in Neston ([17/02507/COU](#)), Northwich ([17/04013/FUL](#)) and Chester ([17/02376/FUL](#)). Planning permission for demolition of some units in Weaver Square has been granted this monitoring period ([18/00436/FUL](#)) and result in loss of A1 retail in the town centre. The Council has launched a consultation on a master plan for the area, considering other options than retail.

7.132 The amount of main town centre uses created in edge or out of centre locations has decreased in the past year, with more than half the amount of floorspace created compared to last year. This could be a result of the Local Plan (Part One) policy and Local Plan (Part Two) Submission policies; however there has been a significant decrease in main town centre uses in centre as well (87 per cent). It should be noted that the last monitoring period included planning permission for Chester Northgate, therefore the reduction is mostly likely to be a result of the difficulties that the retail sector is experiencing nationally.

7.133 Out of centre retail development includes a new neighbourhood centre for Winnington urban village and is supported in the Local Plan (Part One) policies [STRAT 5](#) and [STRAT 11](#) and the Northwich Neighbourhood Plan. There have been a few larger retail developments on the edge and out of centre, such as a new Aldi on the former Mercedes Benz site in Chester ([16/05265/FUL](#)) and demolition and erection of an A1 retail store on London Road, Northwich ([16/05628/FUL](#)). Change of use from a A4 pub to A1 convenience store has also been granted planning permission in Kingsley, Frodsham ([17/03217/FUL](#)).

Table 7.9 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
2011-2012	Gross	56	81	199	0	0	30	0	366
	Net	-271	81	143	-258	0	30	-258	-533
2012-2013	Gross	4,670	0	246	0	103	0	0	5,019
	Net	4,183	-210	246	0	103	0	0	4,322
2013-2014	Gross	114	121	69	0	0	0	0	304
	Net	-211	-164	69	0	0	0	0	-306
2014-2015	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
2015-2016	Gross	5,749	416	4,940	318	320	0	918	12,661
	Net	-4,134	346	4,750	238	50	-2144	-482	-1376
2016-2017	Gross	14,721	64	3436	489	395	0	2621	21,726
	Net	10,956	-561	3355	-212	395	-2113	2488	14,308
2017-2018	Gross	4,604	79	3,465	547	866	0	194	14,301 ⁽¹⁾
	Net	-30	-180	3,279	109	866	0	-5.7	8,584

1. Flexible permission granted for A1, A3, A4, D1 and D2 in Barons Quay, with the use yet to be established

7.134 Flexible permission has been granted at Barons Quay, falling into various use classes, such as A1, A3, A4, D1 and D2, with a total floorspace of 4,547 sqm. As these units have yet to be occupied, the use has not been established and therefore is not included in the total of each use class.

7.135 The total amount of gross completed floorspace, whilst lower than last year, is comparable to the past few years. The net total completed floorspace is positive for the borough, with over 10,000 sqm of additional floorspace in the town centre. It is noted that the net increase in floorspace is due to the increase of leisure activities such as café, restaurants (A3) and D2 leisure uses. This is a trend that has been ongoing for the past few years, both across the borough and nationally, such as at the Chester

Grosvenor and Spa, which changed from A1 retail to A3 restaurant ([17/04117/FUL](#)) and 104 Witton Street, Northwich ([16/00255/FUL](#)). Whilst the aim of policy [ECON 2](#) is to promote the town centre first approach, there is a danger of surplus floorspace of main town centre uses remaining vacant as new space is created elsewhere in the town centre. This can be further monitored through the vacancy rate monitoring in Table 7.7 'Percentage vacancy rates in the primary shopping area within town centres'.

7.136 Completed leisure uses within the town centre have significantly reduced this year, with a small net loss of floorspace. New D2 floorspace includes a virtual reality experience in an edge of centre location ([17/00976/PDJ](#)), which is becoming common in Chester. Storyhouse was completed this monitoring period in Chester and consists of Chester library, theatre, cinema and associated bar/restaurant ([14/02792/FUL](#)). Due to the existing use of the building as a cinema, the change in floorspace equates to a net loss. Storyhouse brings a much needed cultural contribution to the city's economy and has been well received. The development of the new bus station at Gorse Stacks to facilitate Chester Northgate scheme completed at the beginning of the monitoring period ([14/04539/FUL](#)) and consists of a new café and newsagents.

7.137 The loss of A1 retail in the town centres can be contributed in part to demolition of some units in Winsford Cross Shopping Centre ([16/04911/DEM](#)), which was under construction last monitoring period. The site has been landscaped and a master plan for the town centre is being prepared.

Table 7.10 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
2011-2012	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
2012-2013	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
2013-2014	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
2014-2015	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
2015-2016	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
2016-2017	Gross	18,681	631	6,455	903	542	642	39,640	67,494
	Net	11,723	-863	4,740	-98	513	-2620	34,837	48,232
2017-2018	Gross	15,492	79	4,605	2,984	909	703	6,065	35,833 ⁽¹⁾

Year		A1	A2	A3	A4	A5	B1 (a)	D2	Total
	Net	7,640	-417	3,912	1,948	879	-1,061	3,149	20,596

1. Flexible permission granted for A1, A3, A4, D1 and D2 in Barons Quay, with the use yet to be established

7.138 The total amount of floorspace completed has reduced compared with the last few years across the borough. Some of this can be attributed to a tough time in the retail sector, although, this could indicate that more floorspace is being completed in the town centres. Some of this will be down to schemes such as Barons Quay in Northwich and Storyhouse and the bus station in Chester.

7.139 Change of use of A2 uses have reduced the amount of new completed floorspace in recent years. This will include banks, which are noticeably closing in smaller town centres and local retail centres and could explain the net loss of floorspace.

7.140 Hot food takeaways (use class A5) have increased in floorspace compared to previous years and could be a consequence of the increased popularity in food home delivery companies. However, it should be noted that most of the completed floorspace is within town centres or local retail centres, with only one application in a small parade of shops out of centre.

7.141 The same trend of increased leisure floorspace also continues in out of centre locations. Completed floorspace in D2 use class includes an increase in fitness facilities out of centre, including a performance centre at Chester rugby club ([14/05366/FUL](#)), renovation of Neston recreation centre ([17/01765/FUL](#)) and a rock climbing wall in Ellesmere Port ([17/01702/FUL](#)).

7.142 A lot of the increase in A1 retail floorspace has been in the form of extensions in existing units. This is especially the case in the out of centre location of Northwich retail park, where Unit 1 ([13/00568/FUL](#)) and Unit 4A ([16/04890/FUL](#)) have created a mezzanine level. Adjacent to the retail park, on Manchester Road, McDonald's restaurant has opened ([16/05221/FUL](#)). There has also been an increase in retail pods across the borough. The Greyhound retail park now has a Starbucks and Greggs pod in the car park ([16/01966/FUL](#)). Two drive through Costa Coffee have been completed in the borough, one outside Cheshire Oaks in Ellesmere Port ([15/04333/FUL](#)) and a drive through Costa Coffee kiosk at Hapsford service station ([16/05126/FUL](#)).

7.143 The challenges the retail sector is facing has been well documented and has resulted in national chains reducing their presence across the country or filing for administration. Independent retailers are also closing shops that have been occupied for many years. All town centres have increased their vacancy rates, apart from Neston that has seen an improvement. The amount of new completed floorspace has decreased both in centre and out of centre and the amount of applications is slowing, although with the number of new houses being built, a few new neighbourhood centres are being created. Leisure developments have increased floorspace in recent years, although this is now starting to slow in the town centres. With this reduction in the amount of retail space needed, it is even more important to ensure the town centre first approach clusters main town centre uses together, ensuring the health and viability of the borough's town centres.

ECON 3 Visitor economy

7.144 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	2017-2018
	100 per cent	N/a	<p>The following applications relate to new tourist attractions/facilities.</p> <p>Planning permissions 2017-18:</p> <p>Delamere Forest 16/03550/FUL (Appeal decision: APP/A0665/W/17/3185481) Appeal allowed 26 Feb 2018.</p> <p>Reorganisation of existing visitor hub facility to provide replacement visitor centre; new car and coach parking; change of use of existing café and bike hire building to offices; change of use of existing workshop to bike hire building; hard and soft 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.</p> <p>Chester Zoo - see STRAT 9 (Local Plan (Part Two) policy GBC1)</p> <p>Chester Racecourse 17/00358/FUL and 17/03275/FUL siting of marquees and hospitality chalets for use during the race season. Change of use of former racecourse office accommodation to ticket office and hospitality bar with associated facilities. Demolition of entrance building to County stand and erection of new entry gates.</p> <p>Moss Wood, Bickley 16/04759/FUL Erection of structures, buildings and walkways in connection with use as children's outdoor adventure attraction and educational use (granted 15/06/2017). Conditions being discharged during the 2017/18 period. No commencement on site.</p> <p>Visitor accommodation schemes</p> <p>- Chalet/log cabins (1 approval - above)</p>

LPP1	ECON 3 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2017-2018
			<ul style="list-style-type: none"> - Camping Pods (4 applications approved) - Holiday lets (9 applications approved) - Hotels (8 applications approved) - B&B (2 applications approved) - Touring facilities (2 applications approved) <p>Extant undeveloped planning permissions for tourist facilities; 15/01803/FUL Fourways Quarry - conditions being discharged during the 2017/18 period. No commencement on site.</p>
	Local Plan policy ref(s): ECON 3		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning applications determined 1st April 2017-31st March 2018, extant planning permissions for large scale tourism facilities April 2018		

7.145 Local Plan (Part One) 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.

7.146 In the previous monitoring period (2016-2017) a planning application was refused for new visitor facilities at Delamere Forest as inappropriate development in the Green Belt. This has subsequently been allowed on appeal during the 2017-2018 monitoring period. The main components of the scheme include (i) visitor hub (ii) upgrades to the Whitefield Trails and (iii) the siting of 67 holiday log cabins. The Planning Inspector found that the harm resulting from the proposal would clearly be outweighed by the benefits when taken as a whole. The very special circumstances required to justify the development were demonstrated in line with NPPF. In light of these conclusions it was considered the proposal complies with Local Plan (Part One) policy STRAT 9. The proposal derives positive support from policies ECON 1 and ECON 3 which support economic growth and the enhancement of the tourist sector. The Kingswood component (log cabins) of the proposal would provide a new and distinctive form of accommodation within the short-term holiday market and contribute to meeting the need for additional and better quality accommodation in the region. It is estimated that this could generate some £2.4m of additional leisure, tourism expenditure within Cheshire West and Chester.

7.147 Land at Moss Wood, Bickley, Malpas was granted planning permission for a children's outdoor adventure attraction and educational use (BeWILDerwood, 16/04759/FUL) during the monitoring period. There is an extant planning permission at Fourways Quarry (15/01803/FUL) for the siting of 143 holiday lodges and a new sailing facility as identified in the 2016-2017 report. These developments are yet to take place.

7.148 During the monitoring period new development took place at Chester Racecourse which included a new public entrance, ticket office and hospitality facilities for use during the race season. Chester Race company are also consulting on a wider masterplan for the site.

7.149 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.

7.150 The planning applications listed in Table 7.11 were approved for new visitor accommodation within the monitoring period.

Table 7.11 Planning applications approved for new visitor accommodation within 2017-2018 period

Planning application	Location	Proposed development / comments	Type of visitor accommodation
17/01751/FUL	Countryside	Change of use from dwelling house to bed and breakfast	B&B
17/02209/FUL	Chester	Change of use of ground floor from tea rooms to 4 bed and breakfast rooms	B&B
17/03717/FUL	Countryside	Change of use of agricultural land to the siting of 6 pods for tourism	Camping pods
17/05180/FUL	Countryside	Material change of use of land to site 7 camping pods and associated work (partly retrospect)	Camping pods
17/01138/FUL	Countryside	Change of use of piggery to washrooms, siting of 5 camping pods and landscaping	Camping pods
17/02361/FUL	Countryside	Demolition of existing building and erection of 12 camping pods	Camping pods
17/04525/FUL	Countryside	Change of use of outbuilding to 5 holiday lets	Holiday let
17/00714/FUL	Countryside	Extension and conversion of garage to tourist accommodation	Holiday let
17/00823/FUL	Chester	Conversion of Folliot House from office to form letting rooms (11) and ancillary accommodation	Holiday let
17/03762/FUL	Countryside	Conversion of barn/stables to holiday let	Holiday let
18/00261/FUL	Rural (Helsby)	Conversion of garage to holiday let	Holiday let

Planning application	Location	Proposed development / comments	Type of visitor accommodation
17/04309/FUL	Countryside	Conversion of brick barns to form 4 holiday lets, replacement stables in courtyard, conversion of agricultural building to stables (3 for personal use) and riding arena	Holiday let
17/01836/FUL	Countryside	Subdivision of farmhouse to create single holiday let	Holiday let
17/02456/FUL	Countryside	Change of use and conversion of camping barn to holiday cottage	Holiday let
17/04454/COU	Countryside	Change of use from ancillary accommodation to self catering studio	Holiday let
17/01744/COU	Countryside	Construction of a single storey annexe building to accommodate a relocated function suite together with associated works to convert an outbuilding to form an entrance lobby (Grosvenor Pulford)	Hotel
17/02779/FUL	Countryside	Erection of new spa building together with alterations to adjacent car park (Carden Park)	Hotel
17/00487/FUL	Chester	Change of use and associated external works to B1a office building, including rooftop extension, to provide a 112 bedroom hotel with ancillary bar and restaurant	Hotel
17/04464/FUL	Chester	Change of use to a hotel (19 bedrooms) with retention of solicitors offices (amendment to 16/05687/FUL)	Hotel
18/00022/S73	Chester	Variation of conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of permission 07/00812/FUL (Demolition of vacant office building and construction of new hotel) (in accordance with condition tracker schedule)	Hotel
17/01491/FUL	Chester	Erection of 87 bedroom hotel	Hotel
17/04794/FUL	Chester	Change of use of existing retail store to hotel use (55 bedrooms)	Hotel
17/01826/FUL	Chester	Erection of a 73 bedroom hotel	Hotel
17/04245/FUL	Countryside	Extension of caravan park to provide for 22 touring caravans	Touring Caravan/camping

Planning application	Location	Proposed development / comments	Type of visitor accommodation
17/03169/FUL	Countryside	Use of existing 42 tent pitches to accommodate 28 camper vans	Touring Caravan/camping (camper vans)

7.151 New hotel developments have been permitted in Chester city centre during the monitoring period. Cumulatively, these would create over 400 new bedroom spaces in the city if implemented. These schemes are in accordance with Local Plan (Part One) policy ECON 3, which supports proposals that enhance the role of Chester as an international tourist and visitor destination. It also requires major proposals for visitor accommodation to be located within urban areas. In addition in Chester, the delivery of the Northgate scheme is monitored under STRAT3 Chester. Part of the scheme granted permission in September 2016 ([16/02282/OUT](#)) includes the relocation of the Crown Plaza hotel to a new 168-bedroom, 4-star hotel on Princess Street.

7.152 Within the countryside, various smaller scale schemes for visitor accommodation were permitted. This is in accordance with Local Plan (Part One) policy ECON 3 which supports agricultural diversification that is of an appropriate scale and type in rural areas, and would support rural businesses.

7.153 The Local Plan (Part Two) monitoring framework includes policies relating to the visitor economy. The expansion or creation of new tourism attractions, or the provision of new visitor accommodation will be continue to be monitored in future reports. 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	2017-2018
	N/a	2010 Staying visitor numbers: 1,234,980	The most recent information is from 2015. This data indicates: 2015 Staying visitor numbers: 1,435,410 2015 Day visitor numbers: 31,060,000
		2010 Day visitor numbers: 21,800,000	
		2014 Staying visitor numbers: 1,445,620	
		2014 Day visitor numbers: 29,610,000	
Local Plan policy ref(s): ECON 3			
Significant Effects ref(s): SE65			

SE	ECON 3 (A i) Number of day and overnight visitors to the borough		
	Target	Baseline	2017-2018
	Source: Cheshire West and Chester JSNA statistics (STEAM Draft Trend report for 2009-2015, Global Tourism Solutions UK)		

7.154 This information has not been updated in the 2017-2018 monitoring period. The latest data identifies that overall, visitor numbers to the borough have increased from 2010-2015. In 2015, overnight/staying visitors accounted for around 4.4 per cent of all visitor numbers, compared to around 5.4 per cent 2010, an increase 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.

7.155 Table 7.12 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 7.12 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

7.156 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

7.157 Local Plan (Part One) policies [SOC 1](#) and [SOC 2](#) make provision for the delivery of affordable housing required in the borough. Policy SOC 1 seeks to achieve up to 30 per cent affordable dwellings on new developments and also allows the delivery of small sites of 100 per cent affordable housing

(exception sites) which would not otherwise be considered appropriate for development on land adjacent to settlements. The following indicators provide the mechanism to monitor the application of these policies and their success in meeting the borough's affordable housing needs.

LPP1 SE	SOC 1-2 (A) Number of affordable housing completions in monitoring year			
	Target	Baseline (2010)	Completions 2017-2018	Total completions 2010-2018
	6,600 affordable homes by 2030 (based upon up to 30 per cent of 22,000 net additional dwellings)	0	630	3,139
	100 per cent affordable housing on relevant rural exception schemes	0	Three rural exception schemes were completed within the monitoring period	See Table 7.13
	Local Plan (Part One) policy ref(s): SOC 1, SOC 2			
	Significant Effects ref(s): SE46			
	Source: Cheshire West and Chester housing land monitor database			

7.158 The Council's Strategic Housing Market Assessment (SHMA) 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. 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.

7.159 The level of affordable homes completed has increased from delivery in previous years. This partially reflects the overall increase in the level of new homes completed in 2017-2018, and also successful delivery of sites that have been promoted and supported by the Council. Table 7.13 demonstrates that since 2010 an average of 28 per cent of new dwellings completed have been affordable units. Since the start of the plan period a total 3,139 affordable dwellings have been completed. The annual breakdown of affordable housing completions including the percentage of total completions is set out in table 7.13 below.

Table 7.13 Annual gross affordable completions as proportion of total gross dwelling completions

	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total
Affordable housing	263	390	184	161	572	478	461	630	3,139
Total	680	861	698	1,032	1,613	1,816	2,041	2,569	11,310
% affordable completions	39 %	45 %	26 %	16 %	35 %	26 %	23 %	25 %	28 %

7.160 This table sets out the level of affordable housing that has been delivered rather than the level of affordable housing that has been consented, therefore the figures do 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

7.161 Since the base date of the Local Plan (Part One) a number of rural exception sites have been granted planning permission. Table 7.14 lists these sites and those in the planning process including details of location, number of dwellings, and site status.

Table 7.14 Rural exception sites

Address / location	RP / developer	Location	Application ref	No. of units	Site Status (1 April 2018)
Knutsford Road, Antrobus	Affordable Homes & Hearle Homes	Antrobus	17/01666/FUL	15	Application pending decision
Land at Ashton Lane, Ashton Hayes	Equity Housing Group Ltd	Ashton Hayes	14/01865/FUL (02/01/2015)	15	Complete
Adj Cheshire Cat (1), Whitchurch Road, Christleton	Plus Dane Group Ltd	Christleton	12/00960/FUL (25/06/2012)	13	Complete
Adj. Cheshire Cat (2), Whitchurch Road, Christleton		Christleton	17/00201/FUL (06/04/2017)	10	Approved. Development not started
Troopers Field (1), Whitchurch Road, Chester	Edward Homes	Christleton	13/04277/FUL (20/05/2014)	17	Complete

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Address / location	RP / developer	Location	Application ref	No. of units	Site Status (1 April 2018)
Troopers Field (2) , Whitchurch Road, Chester	Edward Homes	Christleton	16/05567/FUL (27/07/2017)	10	Complete
Smiths Honda, Whitchurch Road, Christleton		Christleton	14/01072/FUL (30/06/2014)	4	Permission expired
Station Road, Elton	Chester & District Housing Trust	Elton	12/02910/FUL (26/03/2013)	20	Complete
Treetops, School Lane, Guilden Sutton	Plus Dane Group Ltd	Guilden Sutton	13/05410/FUL (06/06/2014)	17	Complete
Proffits Lane, Helsby	Equity Housing Group Ltd	Helsby	17/02372/FUL (22/11/2017)	23	Approved Development under construction
Pike Lane, Kingsley	McInerney Homes & Plus Dane Group Ltd	Kingsley	09/02370/FUL (15/07/2010)	13	Complete
Higher Heyes Drive, Kingsley		Kingsley	17/02356/FUL (15/03/2018)	15	Approved Development not started
Littleton Hall Farm, Littleton Lane, Littleton	Your Housing Group Ltd	Littleton	13/05143/FUL (06/02/2014)	9	Complete
Brakeley Lane, Little Leigh	Muir Group Housing	Little Leigh	14/00335/FUL (04/04/2014)	8	Complete
Witney Lane, Edge, Malpas	Chester & District Housing Trust	Malpas	12/01942/FUL (20/08/2012)	18	Complete
School Lane, Mickle Trafford	Equity Housing Group	Mickle Trafford	13/04150/FUL (21/010/2014)	16	Complete
Redcot, School Bank, Norley	Equity Housing Group	Norley	14/03127/FUL (28/01/2015)	14	Complete
Lodge Lane, Saughall	Chester & District Housing Trust	Saughall	11/03300/FUL (19/01/2012)	18	Complete

7.162 30 affordable dwellings were completed on rural exception sites within the current monitoring period as follows:

- The Troopers Field (#1), Christleton Road (scheme comprising 17 affordable dwellings)

- The Troopers Field (#2), Christleton Road (scheme comprising 10 affordable dwellings)
- Land at Ashton Lane, Ashton Hayes (scheme comprising 15 affordable dwellings)

7.163 The Council notes that recent applications for rural exception sites do not involve a Registered Provider (RP) but seek 100 per cent discount market for sale. The Council is aware that on one scheme a property bought with a market discount was immediately sub-let at market rates and will continue to monitor and enforce where necessary.

Allocation of affordable units provided through exception schemes

7.164 There are a relatively high level of rural exception schemes coming forward in the borough particularly adjacent to Green Belt settlements and some settlements also have several schemes (see Table 7.14). Whilst the delivery of affordable housing is welcome the intention of Local Plan (Part One) policy SOC 2 is 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 has collected data from the Housing Strategy team on the allocation of the units in accordance with the local need policy. For the sites where information was available (set out in table 7.15) less than 40 per cent of the units delivered on these sites have been taken up by residents of the relevant parish. For example 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.

Table 7.15

Address/site	Location	Allocation of units
Treetops, School Lane, Guilden Sutton	Guilden Sutton	17 units (11 affordable rent, 6 shared ownership) Tier 1 (local connection to parish) = 9 Tier 2 (local connection to adjoining parish) = 5 Tier 3 (local connection to ward) = 0 Tier 4 (local connection to borough) = 3 53 % first occupation with local connection to parish 47 % first occupation without local connection to parish
School Lane, Mickle Trafford	Mickle Trafford	16 units (6 affordable rent, 10 shared ownership) Tier 1 = 4 Tier 2 = 4 Tier 3 = 0 Tier 4 = 8 25 % first occupation with local connection to parish 75 % first occupation without local connection to parish

Address/site	Location	Allocation of units
Redcot School, School Bank, Norley	Norley	14 units (8 affordable rent, 6 shared ownership) Tier 1 = 4 Tier 2 = 5 Tier 3 = 0 Tier 4 = 5 29 % first occupation with local connection to parish 71 % first occupation without local connection to parish
Adj Cheshire Cat (1), Whitchurch Road, Christleton	Christleton	13 units (7 affordable rent, 6 shared ownership) Tier 1 = 6 Tier 2 = 5 Tier 3 = 0 Tier 4 = 2 46 % first occupation with local connection to parish 54 % first occupation without local connection to parish
Brakeley Lane, Little Leigh	Little Leigh	8 units (4 shared ownership) ^{no data available on affordable rent units} Tier 1 = 2 Tier 2 = 2 Tier 3 = 0 Tier 4 = 0 50 % first occupation with local connection to parish 50 % first occupation without local connection to parish
Troopers Field (sites 1 and 2), Whitchurch Road, Chester	Christleton	27 discount market for sale units. Tier 1 =4 Tier 2 =9 Tier 3 =2 Tier 4 =12 15 % first occupation with local connection to parish 85 % first occupation without local connection to parish

SOC 3 Housing mix and type

7.165 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)	2017-2018
	100 per cent of relevant schemes	0 dwellings	See tables 7.16 and 7.17

LPP1	SOC 3 (A) Provision of mix of housing as part of developments		
SE	Target	Baseline (2010)	2017-2018
	Local Plan policy ref(s): SOC 3		
	Significant Effects ref(s): SE51, SE46		
	Source: Cheshire West and Chester housing land monitor database		

7.166 Tables 7.15 and 7.16 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 in these two tables include self contained older persons' dwellings and self contained student accommodation.

Table 7.16 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
2010-2011	0	32	187	99	data not available			21	78	0	0
2011-2012	2	21	183	115	data not available			46	99	4	0
2012-2013	9	35	173	103	2	4	4	19	165	0	0
2013-2014	1	58	305	353	0	5	1	58	87	0	5
2014-2015	4	42	428	379	2	5	5	58	148	0	0
2015-2016	4	32	336	484	4	14	11	203	173	1	76
2016-2017	2	49	381	754	1	21	11	212	134	14	1
2017-2018	1	82	659	722	0	14	6	398	55	2	0
TOTAL	23	351	2,652	3,009	9	63	38	1,015	939	21	82

Table 7.17 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
2010-2011	0	80	29	0	data not available			50	104	0	0
2011-2012	0	115	56	0	data not available			32	187	0	0
2012-2013	0	41	48	11	0	0	0	24	39	20	0

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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
2013-2014	0	59	80	2	0	0	7	6	1	4	0
2014-2015	2	122	197	0	0	0	0	87	129	5	0
2015-2016	0	112	104	13	0	0	0	125	124	0	0
2016-2017	0	148	179	0	0	20	2	89	23	0	0
2017-2018	4	292	187	2	0	0	0	113	32	0	0
TOTAL	6	969	880	28	0	20	9	526	639	29	0

7.167 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 cluster flats, are included in the housing completions and supply data in the Council's HLM reports. Communal accommodation which includes care homes and student halls of residence (multiple bedrooms sharing cooking and communal facilities) are not included in the supply of new housing.

Table 7.18 Annual student housing completions 2010-2018

Monitoring period	Completed self-contained student units	Completed communal student bedspaces
2010-2011	0	0
2011-2012	2	0
2012-2013	0	0
2013-2014	18	179
2014-2015	0	0
2015-2016	137	25
2016-2017	143	0
2017-2018	350	0

7.168 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 as established through the Local Plan (Part Two) monitoring framework.

SE	SOC 3 (A i) Number of extra care schemes approved and number of older persons dwellings provided in monitoring period (gross)		
	Target	Baseline (2010)	2017-2018
	N/A	0 schemes permitted	<p>Two new schemes granted planning permission within monitoring period:</p> <p>58 bed care home (Chester Road, Huntington)</p> <p>72 bed care home and 23 self-contained apartments (City Road, Chester)</p> <p>Consented schemes outstanding as at 1 April 2018:</p> <p>5 extra care bedspaces (Malpas)</p> <p>71 bedspaces: 36 care bedrooms, 21 close care units, and 14 linked assisted living units (Tattenhall)</p> <p>15 assisted living apartments (Northwich)</p> <p>16 one bed supported living apartments (Winsford)</p>
	N/A	0 schemes completed	<p>Two schemes completed within the monitoring period:</p> <p>81 bed care home (Heath Lane, Chester)</p> <p>17 one and 18 two bed self contained retirement flats (Bradburns Lane, Hartford)</p>
	Local Plan policy ref(s): SOC 3		
	Significant Effects ref(s): SE47		
	Source: Cheshire West and Chester housing land monitor database		

7.169 The two schemes that were completed within the the 2017-2018 monitoring period have provided a range of self-contained age restricted apartments, and a new communal care home.

Table 7.19 Annual age-restricted/extra-care accommodation completions 2010-2018

Monitoring period	Completed self-contained age-restricted/extra-care units	Completed communal age-restricted/extra-care bedspaces
2010-2011	47	0
2011-2012	0	8
2012-2013	22	0
2013-2014	54	0
2014-2015	206	0

Monitoring period	Completed self-contained age-restricted/extra-care units	Completed communal age-restricted/extra-care bedspaces
2015-2016	279	13
2016-2017	125	66
2017-2018	35	81

7.170 The current consented schemes set out in the table above, will provide a further 54 self-contained units in the form of one and two bed age restricted apartments/flats, and 206 bedspaces in communal care homes. All extra care and age-related schemes i.e. both communal and self-contained units. This information is required by MHCLG to complete the housing flow reconciliation data forms and the housing delivery test.

SE	SOC 3 (A ii) Number of vacant and unfit dwellings		
	Target	Baseline	2017-2018
	Vacant	N/A	No updated data available 2015/16: 2,246 long term empty homes
	Unfit	N/A	No updated data available 2015/16: 4,335 dwellings (32 per cent of the total housing stock) experienced Category 1 Hazard (explained below) 2,484 dwellings (30per cent of the total housing stock) failing Decent Homes thermal comfort 425 reported cases of unfit properties
	Local Plan policy ref(s):		
	Significant Effects ref(s): SE48		
	Source: Cheshire West and Chester Council Housing Strategy / Regulatory Services.		

7.171 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 mold 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'.

7.172 No updated data was available for the 2017-2018 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.

7.173 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%).

7.174 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

7.175 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.

7.176 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. The target requirement for pitches shown below is derived from the 2014 Gypsy and Traveller Accommodation Assessment (GTAA).

LPP1 SE	SOC 4 (A) Provision of sites for Gypsy and Traveller and Travelling Showpersons accommodation	
	Target	Baseline
	Gypsy and Traveller pitches: 15 pitches 2013-2018 15 pitches 2018-2023 16 pitches 2023-2028 Travelling Showpersons plots: 11 plots 2013-2018 1 plot 2018-2023 1 plot 2023-2028 Transit site: 5-10 pitches by 2030	30 Gypsy and Traveller pitches granted permission 0 Travelling Showpersons plots 0 Transit site pitches
	Monitoring outcome	

LPP1 SE	SOC 4 (A) Provision of sites for Gypsy and Traveller and Travelling Showpersons accommodation	
	Target	Baseline
	2014-2015	Two permanent sites completed during the monitoring period ^(viii) : 12/03158/FUL 18 permanent pitches - land off Barlow Drive, Winsford, Cheshire). 11/05215/OUT 12 permanent pitches - Municipal depot, Rossfield Road, Ellesmere Port, Cheshire).
	2015-2016	Additional pitches provided at existing site: 14/02835/S73 and 15/00689/FUL -4 permanent pitches - Oakland Park, Davenham
	2016-2017	No pitches/plots approved
	2017-2018	No pitches/plots approved, appeal for 3 pitches pending
	Local Plan policy ref(s): SOC 4	
	Significant Effects ref(s): SE49	
	Source: Cheshire West and Chester Housing Land Monitor report, GTAA (2014)	

7.177 Although two permanent Traveller sites, which make provision for a total of 30 pitches, were completed during the 2014-2015 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.

7.178 There have been no additional pitches/plots granted planning permission during the 2016-2017 or 2017-2018 monitoring period. However, in May 2018 permission was granted on appeal for three pitches at Gethsemane Caravan Park, Dunham-on-the-Hill.

7.179 The Gypsy and Traveller Accommodation Assessment (GTAA) (2014) identified the need for additional pitches and plots over the plan period, as shown in the SOC4 (A) target above. To address this need, the Council consulted on potential sites as part of the Local Plan (Part Two) Preferred Approach consultation. This exercise did not result in the identification of any additional sites, although it has since been agreed to make land available for a new transit site in Ellesmere Port. Recognising that further work needs to be done on site identification, the Council has decided to produce a separate Traveller Development Plan Document (DPD).

7.180 To inform the Traveller DPD and to reflect changes in national planning guidance, the GTAA (2014) is currently being updated. This document, which has been commissioned by Cheshire West and Chester, Cheshire East, Warrington and Halton councils, will provide an updated assessment of

viii 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.

the need for pitches and plots for gypsies and travellers and travelling showpeople over the plan period. Future monitoring reports will assess provision against the updated GTAA.

LPP1	SOC 4 (B) Supply of deliverable sites for the provision of gypsy, traveller and travelling show persons			
	Target	Baseline	2016-2017	2017-2018
	Five year supply based on needs set out in indicator SOC 4 (A)	Baseline to be established in 2018-2019 Annual Monitoring Report	0	0
	Local Plan policy ref(s): SOC 4			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing monitor database			

7.181 The identification and supply of deliverable sites will be addressed through the forthcoming Traveller DPD. Current permanent pitch provision in the borough is shown in tables 7.20 and 7.21.

Table 7.20 Local Authority Gypsy and Traveller pitches with permanent permission

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

Table 7.21 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

Private sites with permanent planning permission	
Location	Number of pitches
Land at junction of Davenham Bypass and London Road, Northwich (Oaklands Caravan Park)	8
Total	71

SOC 5 Health and well-being

7.182 Local Plan (Part One) 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.

7.183 The Local Plan (Part Two) Submission includes a section on health and well-being and includes policies such as health impacts of new developments, air quality, noise, land instability and hazardous installations. The monitoring framework proposed in the Local Plan (Part Two) Submission includes indicators specific to these new policies and will be included within the Annual Monitoring Report once adopted.

LPP1	SOC 5 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2017-2018
	100 per cent Baseline to be identified through the Local Plan (Part Two) monitoring framework	Baseline to be identified through the Local Plan (Part Two) monitoring framework	The Local Plan (Part Two) Land Allocations and Detailed Policies was submitted for examination on 12th March 2018. This includes a monitoring framework with specific indicators relating to health and well-being.

7.184 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 have been developed as part of the Local Plan (Part Two) monitoring framework which has been submitted for examination.

SE	SOC5 (A i) Number and extent of Air Quality Management Areas (AQMA)s		
	Target	Baseline	2017-2018
	To meet national air quality objectives - ultimately to enable existing AQMA)s to be revoked.	<p>(2014-2015) Two AQMA)s:</p> <ul style="list-style-type: none"> - A5032 Whitby Road/Station Road in central - Ellesmere Port and Boughton gyratory in Chester city centre <p>(2015-2016) Three AQMA)s:</p> <ul style="list-style-type: none"> - A5032 Whitby Road/ Station Road in central Ellesmere Port - Boughton gyratory in Chester city centre - Frodsham - junction at Fluin Lane with the A56 High Street <p>(2016/17) Four AQMA)s:</p> <ul style="list-style-type: none"> - A5032 Whitby Road/ Station Road in central Ellesmere Port - Boughton gyratory in Chester⁽¹⁾ - Frodsham - junction at Fluin Lane with the A56 High Street - Thornton-Le-Moors⁽²⁾ 	<p>Four AQMA)s:</p> <ul style="list-style-type: none"> - A5032 Whitby Road/Station Road in central Ellesmere Port - Chester city (May 2017) - Frodsham: junction at Fluin Lane with the A56 High Street - Thornton-Le-Moors⁽³⁾
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE18		
	Source: Air Quality Annual Status Report 2017		

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

7.185 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.

7.186 To date, the Council has declared four AQMAs: three in response to exceedances of the annual mean objective for NO₂ due to road traffic emissions and one for exceedances of the 15-minute objective for SO₂ the cause of which is industrial emissions.

SE	SOC5 (A ii) Annual average nitrogen dioxide concentration in AQMAs (ug/m ³)		
	Target	Baseline	2017-2018
	Annual mean not to exceed 40 ug/m ³	<ul style="list-style-type: none"> - Whitby Road/Station Road (declared 2005) 44.5 - Fluin Lane, Frodsham (declared 2015) 42.6 - Chester city centre (declared 2017) 49.1 	<ul style="list-style-type: none"> - Whitby Road/Station Road AQMA 40ug/m³ (2016) - Fluin Lane, Frodsham AQMA 44.2ug/m³ (2016) - Chester AQMA 50.3ug/m³ (2016) (1)
		SO ₂ 15-minute mean	SO ₂ 15-minute mean
		- Thornton-le-Moors (2016) 56 exceedances (15-minute)	- Thornton-le-Moors 70 exceedances (15-minute)
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE17		
	Source: Air Quality Annual Status Report 2017		

1. (includes Boughton AQMA)

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

7.188 The air quality objective for NO₂ is 40 ug/m³ annually. Three of the existing AQMAs exceed this figure. Ellesmere Port has made improvements since it was declared in 2005 and some of this benefit could be attributed to the action plan that was created in 2007. Frodsham has only recently been declared as an AQMA and has slightly reduced since it was declared. An air quality action plan (AQAP) has been created for this area. Chester city centre is the newest declared AQMA, although this includes the existing Boughton AQMA. Since it was declared, the pollution levels have increased, a AQAP is being prepared with an expected completion in 2018. Development within this area needs to be carefully considered to ensure no further pollution is contributing to the AQMA. The Local Plan (Part Two)

Submission policy [DM 31](#) seeks to reduce the impact of development on air quality within the borough. Work has also progressed on preparation of the borough-wide low emissions strategy, which is currently out for both internal and external consultation.

7.189 A further AQMA was declared in Thornton-le-Moor in September 2016 due to the 15-min average objective for sulphur (SO₂) being exceeded. In contrast to the other AQMAs, this relates to industrial emissions rather than roads and therefore is not directly related to the SOC5 (Aii) criterion. However, it is important to understand the current situation of all AQMAs in the borough and therefore has been included as a separate result. A draft AQAP has been prepared and consulted on at the beginning of 2018.

7.190 Diffusion tube MCC on the A41 near the village of Christleton returned an annual mean of 43.4ug/m³ above the objective level in 2014 and was within 10 per cent in 2015. Additional monitoring has commenced around this location in 2017 to assess whether it is necessary to proceed to an AQMA declaration in this area.

SE	SOC5 (A iii) Number and type of new health facilities		
	Target	Baseline	2017-2018
	Increase from baseline	(2015-2016) - 5 new and loss of 4 health facilities. (2016-2017) - 10 new and loss of 1 health facility.	7 new and loss of 1 health facilities.
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE44		
	Source: Cheshire West and Chester planning application monitoring		

7.191 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.

7.192 There has been a decrease in the number of approved health related applications in this monitoring period. Most of the planning applications for new facilities concentrate on medical type uses. Applications include the Countess of Chester Hospital extending the permission for a temporary theatre for an additional five years ([17/04021/FUL](#)) and change of use to a plastic surgery practice in Hoole, Chester ([17/01588/FUL](#)). Other medical uses include physiotherapy and dental surgery use in Chester ([17/01902/FUL](#)), an acupuncture clinic in Hoole ([17/04399/FUL](#)), chiropractic clinic at Dunkirk Trading Estate, Chester Gates ([18/00545/FUL](#)) and a rehabilitation room in Ellesmere Port ([17/04021/FUL](#)).

7.193 Delamere Forest was granted planning permission on appeal for 67 timber holiday cabins ([16/03550/FUL](#)) and part of the scheme includes a new health and wellbeing fitness play and interpretation trail.

7.194 The loss of facilities includes change of use from a former chiropodist to residential accommodation in Ellesmere Port ([17/02229/FUL](#)) on the first and second floor. An application has been received for the neighbourhood centre at the strategic housing site, Wrexham Road, Chester which is currently pending and includes a health centre.

SE	SOC5 (A iv) Domestic burglaries		
	Target	Baseline	2017-2018
	Reduction from baseline	(2013-2014): 83 (2015-2016): 585 (2016-2017): 602	852 ⁽¹⁾
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE52		
	Source: Recorded crime data at Community Safety Partnership / Local Authority level		

1. 12 months ending 31/12/2017

7.195 Due to the release of data, the figure for this monitoring period for domestic burglaries is 12 months prior to 31 December 2017 and will overlap with data collected from the 2016-2017 monitoring period and therefore does not give a complete picture of the situation.

7.196 The number of domestic burglaries in Cheshire West and Chester indicates there has been a significant increase since the previous monitoring year, which could increase above the baseline established in 2013-2014. Nationally, there has been a nine percent increase in domestic burglaries, although the current figures would indicate a higher increase in Cheshire West and Chester. ^(ix) Whilst recording process improvements may have increased the number of incidents, it is likely that the increases reflect a genuine rise in this type of crime.

ix <https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/bulletins/crimeinenglandandwales/yearendingdecember2017>

SE	SOC5 (A v) Violent crime per year in the local authority area		
	Target	Baseline	2017-2018
	None identified	2013/14: 1800 ⁽¹⁾ (2015-2016): 2,311 (2016-2017): 2,770	3,076 ⁽²⁾
	3Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE53		
	Source: Recorded crime data at Community Safety Partnership / Local Authority level		

1. assault with injury - SA Scoping Report Update December 2015
2. 12 months ending 31/12/2017

7.197 Due to the release of data, the figure for this monitoring period for domestic burglaries is 12 months prior to 31 December 2017 and will overlap with data collected from the 2016-2017 monitoring period and therefore, does not give a complete picture of the situation.

7.198 The number of violent crimes reported nationally result in no change from estimates, although there has been an increase in knife crime and fire offences, which is disproportionately concentrated in London and other metropolitan areas. ^(x)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.

SE	SOC5 (A vi) Fear of crime (Community Survey)		
	Target	Baseline	2017-2018
	Reduction over time	2011 Perceive a high level of anti-social behavior: 11.4 % Agree that crime issues are successfully dealt with in their local area: 31.6 %	No updated information
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE54		
	Source: Our Community Survey		

x <https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/bulletins/crimeinenglandandwales/yearendingdecember2017>

7.199 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	2017-2018
	None identified	2013: 136 2014: 191 2016: 135	No updated information
	Local Plan policy ref(s): SOC 5 & STRAT 10		
	Significant Effects ref(s): SE55		
	Source: Table RAS30058 - Reported casualties by county, lower tier local authority, severity, child KSI and all ages, England, latest available years		

7.200 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	2017-2018
	None identified	2013: 15 2014: 9 2016: 8	No updated information
	Local Plan policy ref(s): SOC 5 & STRAT 10		
	Significant Effects ref(s): SE56		
	Source: Table RAS30058 - Reported casualties by county, lower tier local authority, severity, child KSI and all ages, England, latest available years		

7.201 Of the 135 KSI in Cheshire West and Chester (2016), eight 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	2017-2018
	Reduce the number of areas in the worst 5 per cent nationally for deprivation, by 2009	2010 - 30 (15.6 %) 2015-2016: 36 (17.0 %)	No updated information
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE41		
	Source: Cheshire West and Chester Health and Wellbeing Statistics Compendium 2015-16 and Indices of Multiple Deprivation 2015 tables - Cheshire West and Chester Lower Super Output Areas		

7.202 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.

7.203 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	2017-2018
	No-one should be living in fuel poverty by 2016-2018, with no vulnerable households by 2010.	2013: 12,823 (8.9 %) 2014: 14,461 (10.0 %) 2015: 14,627 (10.1 %)	No updated information
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE42		
	Source: Sub-regional fuel poverty data 2017 and Fuel poverty detailed tables 2017		

7.204 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. 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 B and C by 2030.

7.205 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 of fuel poor households in B and E or below.

7.206 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	2017-2018
	None identified	<p>Average household size (2011 census): 2.23 (2015-2016): (2014) Projected average household size: 2.30 ⁽¹⁾</p> <p>(2014) Projected household composition:</p> <p>One person: 43,000 Couple and no other adult: 41,000 Couple with one or more adult: 11,000 Household with dependent children: 39,000 Other: 9,000</p>	<p>No updated information</p> <p>(2015) ⁽²⁾ Projected household composition:</p> <p>One person: 43,300 Couple and no other adult: 41,300 Couple with one or more adult: 11,400 Household with dependent children: 39,100 Other: 9,000</p>
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE43		
	<p>2015-2016 Source: https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections</p> <p>2016-2017 Source: Cheshire West and Chester Joint Strategic Needs Assessment (JSNA) Population forecast report, June 2017.</p>		

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

7.207 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. 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.

SOC 6 Open space, sport and recreation

7.208 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.

LPP1	SOC 6 (A) Amount of open space (Ha and Ha/1000 population)		
	Target	Baseline	2017-2018
	At least maintain baseline amount	2010-2011 Parks & Gardens: 74.15ha Natural & Semi Natural Open Space: 456.73ha Amenity Green Space: 246.643ha Provision for 12 and Under: 18.64ha Provision for Young People: 7.5ha Allotments: 38.85ha Outdoor Sports Facilities: 1769.93ha Cemeteries and Churchyards: 70.96ha Green Corridors: 80.06 ha and 1287km PROW ⁽¹⁾ Civic Spaces: 2.41ha	2015-2016 Park and Recreation Ground: 169.76 ha Accessible Natural Green Space: 2550.12 ha Amenity Green Space: 169.21ha Play Space (Children): 16.2ha Play Space (Youth): 4.65ha Allotments: 36.23ha Playing pitches: See table below.
		Parks & Gardens: 0.35 ha per 1000 population Natural & Semi Natural Open Space: 1.4 ha per 1000 population Amenity Green Space: 0.81 ha per 1000 population Provision for 12 and Under: 0.06 ha per 1000 population Provision for Young People: 0.02 ha per 1000 population Allotments: 0.12 ha per 1000 population	Park and Recreation Ground: 0.52 ha per 1000 population

LPP1	SOC 6 (A) Amount of open space (Ha and Ha/1000 population)		
	Target	Baseline	2017-2018
		Cemeteries and Churchyards: 0.22 ha per 1000 population	<p>Accessible Natural Green Space: 7.74 ha per 1000 population</p> <p>Amenity Green Space: 0.51 ha per 1000 population</p> <p>Play Space (Children): 0.05 ha per 1000 population</p> <p>Play Space (Youth): 0.01 ha per 1000 population</p> <p>Allotments: 0.11 ha per 1000 population</p>
	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 7.22 Playing pitch amount and shortfall position in the borough

Sport	Amount	Shortfall position
Football (grass pitches)	396 pitches across 176 sites	<p>6.75 adult pitches</p> <p>5 youth (11v11) pitches</p> <p>4.25 youth (9v9) pitches</p>
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)

Sport	Amount	Shortfall position
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: Cheshire West and Chester Playing Pitch Strategy 2015

7.209 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 Local Plan (Part One) 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 recreation in Local Plan (Part Two).

7.210 The Open Space Study 2016-2030 provides a snapshot of open space provision within Cheshire West and Chester during the 2015-2016 monitoring period. 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 7.23 Supply (Ha) of open space by area against the CWAC Standard (Open Space Study 2016-2030)

	Allotments	Amenity Green Space	Park and Recreation Ground	Play Space (Children)	Play Space (Youth)
Chester	4.77	-23.04	-1.67	-0.41	-0.91
Ellesmere Port	-0.85	-6.52	5.06	-1.00	-0.90
Rural	-10.86	-13.87	-12.89	0.5	-2.28
Northwich	-5.28	2.18	6.85	0.29	-1.16
Winsford	-2.81	11.97	3.65	0.77	-0.17

7.211 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 7.24

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.

7.212 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. 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.

7.213 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 constant but with a slight decrease in 2015/16, while the amount of amenity green space has decreased 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 2015-2016, 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.

7.214 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 Open Space Study 2016 which can be used to update the baseline figure. A review of the Playing Pitch Strategy is being prepared and updates to pitch provision across the borough will be reported in the annual monitoring report when available.

SE	SOC 6 (A i) Number of Green Flag awarded open spaces		
	Target	Baseline	2017-2018
	None identified.	2012/13: 8 sites 2013/14: 8 sites	10 sites with Green Flag Awards
	Local Plan policy ref(s): SOC6		
	Significant Effects ref(s): SE40		
	Source: greenflagaward.org.uk		

7.215 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 are currently 10 awarded sites: eight Green Flag award sites (Stanney Fields Park, Whitby Park, Helsby Quarry Local Nature Reserve, Castle Park, Northwich Woodlands, Linnards Lane Playing Fields, Grosvenor Park, Caldby Nature Park); and two sites with Green Flag community awards (Park Fields Neston, Tarvin Community Woodland).

7.216 Awards are given annually and sites must re-apply each year to ensure standards are maintained. There is one less Green Flag Award in the borough compared to the previous monitoring period. However, there remains an overall increase in the number of open spaces awarded Green Flag status from the baseline figure which demonstrates commitment to improving the quality of the borough's parks and green spaces, in line with Local Plan (Part One) policy SOC 6.

LPP1	SOC 6 (B) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2017-2018
	100 per cent	Baseline to be identified through the Local Plan (Part Two) monitoring framework	N/A

7.217 It has not been possible to monitor indicator SOC 6 (B) during the 2017-2018 monitoring period. As set out in chapter 1 'Introduction' the Planning Policy team are 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. Monitoring indicators for open space, sport and recreation have been identified in the emerging Local Plan (Part Two) to monitor relevant planning applications.

Environmental

7.218 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

7.219 Local Plan (Part One) 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.

Flood risk

LPP1	ENV 1 (A) Relevant planning applications determined in accordance with policy and/or those granted contrary to Environment Agency (EA) advice		
	Target	Baseline	2017-2018
	100% - 0 applications granted contrary to EA advice	2010 - one permission granted contrary to the advice of the EA	<p>The EA will publish the 2017-2018 data at the end of July 2018, therefore the 2016-2017 data is used below for the purposes of this year's AMR.</p> <p>There were no applications granted contrary to EA advice on water quality or flood risk grounds in 2016-2017.</p> <p>Table 7.25 shows that Flood Risk Assessments (FRA) were submitted and assessed by the EA prior to approving the applications. 1 application was withdrawn.</p>
	Local Plan policy ref(s): ENV1		
	Significant Effects ref(s): SE3 and SE14		
	Source: Environment Agency internal monitoring records July 2017		
	https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk#history		

Table 7.25

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	Approved - The EA originally objected to the proposal, however their comments were subsequently addressed, through an adjusted site layout and a revised FRA.
16/03705/FUL	Request for Flood Risk Assessment	Approved - A Flood Risk Assessment was subsequently submitted which has been reviewed by the EA. 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 EA. The EA are satisfied that subject to implementation of conditions the scheme would appropriately manage flood risk.

7.220 Local Plan (Part One) 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 (EA) 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 7.25). Of the four applications identified by the EA, one application was withdrawn prior to determination and three applications were approved following submission of an appropriate FRA (subject to condition).

SE	ENV 1 (A i) Change in extent to flood risk area within the borough/Number of properties in Flood Zone 3.		
	Target	Baseline	2017-2018
	Overall reduction in areas at risk of flooding (ha)/number of properties in Flood Zone 2 and 3.	Area of the borough at risk of flooding (ha): Zone 2 - 607.78ha - 0.65% of the borough area Zone 3- 405.62ha - 0.43% of the borough area Zone 3 - 1,011 properties	N/A to be updated through any subsequent review of the SFRA mapping.
	Local Plan policy ref(s): ENV1		
	Significant Effects ref(s): SE13		
	Source: EA/SFRA datasets 2016 CWaC GIS		

7.221 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).

7.222 The Council continues to work closely with the EA 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.

7.223 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 (NPPF) and Planning Practice Guidance.

7.224 The SFRA update has provided the evidence base for the Local Plan (Part Two) Land Allocations and Detailed Policies and 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. 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.

7.225 The Local Plan (Part Two) Land Allocations and Detailed Policies was submitted for examination on 12th March 2018 which includes detailed policies and a monitoring framework with specific indicators relating to flood risk and water management.

Water Management

7.226 Local Plan (Part One) 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.

7.227 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	2017-2018
	100 per cent of relevant developments	2015 - following the requirement for the LLFA to implement the adoption of SUDS schemes.	N/A

7.228 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

7.229 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 (WFD) is the principal legislative driver dictating the targets for surface and groundwater quality and under which actions to achieve compliance are implemented and monitored.

7.230 Under the WFD 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 2021. 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).

Water body objectives and outcomes - 2021 and 2027

7.231 Since 2013, the EA have 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 7.26

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
Source: Environment Agency 2016			

7.232 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 have an adverse impact on local communities and users.

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

7.234 The predicted improvements by 2027 are dependent on the funding being secured and measures being implemented by a variety of different stakeholders. Further information can be found on the [Catchment Data Explorer](#) and [Weaver Gowy Catchment Partnership](#) websites.

SE	ENV 1 (A iii) Change in water quality/ecological status of rivers in the borough		
	Target	Baseline	2017-2018
	Deliver 'good' ecological status or 'good ecological potential' on all water bodies by 2027.	2016 - 2 water bodies achieving 'good ecological status'	2015 - 6* water bodies achieving 'good ecological status' or 'good ecological potential' **2016 - 2 water bodies achieving 'good ecological status'

SE	ENV 1 (A iii) Change in water quality/ecological status of rivers in the borough		
	Target	Baseline	2017-2018
	Local Plan policy ref(s): ENV1, SOC5		
	Significant Effects ref(s): SE15		
	Source: EA statistics summary (May 2018) - **the water body classification will not be updated until 2019.		

*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.

7.235 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. The 2016 data has been used for this AMR as the water body classification will not be updated until 2019.

Protected areas

7.236 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 EA and Natural England are working to understand the pressures on these water environments and the solutions that will allow these sites to fulfill their habitat potential.

ENV 2 Landscape

7.237 Local Plan (Part One) 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	2017-2018
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.238 It has not been possible to monitor indicator ENV 2 (A) during the 2017-2018 monitoring period. As set out in chapter 1 'Introduction' the Planning Policy team are currently working with Development Management colleagues to establish an effective and efficient monitoring regime to monitor the use of specific policies in the determination of planning applications. The Local Plan (Part Two) was submitted for examination in March 2018 which includes detailed policies and a Monitoring Framework with specific indicators relating to landscape.

7.239 The Council have produced a series of evidence base documents relating to landscape, including 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). The Local Landscape Policy Review reviews landscape designations from the former authority Local Plans including ASCVs and ASLEVs, and identifies Key Settlement Gaps. The Landscape Strategy (March 2016) supersedes previous landscape character assessment and guidance and provides a concise strategy for managing landscape change. Informed by this evidence base, the Local Plan (Part Two) will provide additional detailed policies for the protection of landscape.

7.240 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 2017-2018 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 2017-2018 are comparable to the baseline, with the majority of agricultural land classified as Grade 3. Relative to the previous monitoring period, there has been a slight decrease in percentage of land classified as Grade 3 (by approximately four per cent) and a slight increase in Grade 4 (by approximately one per cent), however, overall the agricultural land quality has remained fairly constant.

SE	ENV 2 (A i) Amount of best and most versatile agricultural land		
	Target	Baseline	2017-2018
	Increase from baseline	2010 Agricultural land quality in Cheshire (including Cheshire East): Grade 1+2 = 12.5% Grade 3 = 59.2%	Agricultural land quality in Cheshire West and Chester: Grade 1+2 = 10.35% Grade 3 = 75.81%

SE	ENV 2 (A i) Amount of best and most versatile agricultural land		
	Target	Baseline	2017-2018
		Grade 4 = 8.0%	Grade 4 = 3.05 %
		Grade 5 = 2.8%	Grade 5 = 2.03%
		Non agricultural land = 5.7%	Non-agricultural land = 0.98%
		Urban land = 11.5%	Urban land = 7.78%
	Local Plan policy ref(s): STRAT1, ENV2		
	Significant Effects ref(s): SE24		
	Source: Natural England via Data.gov.uk		

ENV 3 Green Infrastructure

7.241 Local Plan (Part One) 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.

LPP1	ENV 3 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2017-2018
	100 per cent	Baseline to be identified through the Local Plan (Part Two) monitoring framework	N/A

7.242 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 Development Management colleagues to establish an effective and efficient monitoring regime to monitor the use of specific policies in the determination of planning applications.

7.243 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.

7.244 The Local Plan (Part Two) was submitted for examination in March 2018 which includes detailed policies and a monitoring framework with further indicators relating to Green Infrastructure.

ENV 4 Biodiversity and geodiversity

7.245 Local Plan (Part One) 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 in protecting these important natural assets.

LPP1	ENV 4 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2017-2018
	100 per cent	Baseline to be identified through the Local Plan (Part Two) monitoring framework	N/A

7.246 It has not been possible to monitor indicator ENV 4 (A) during the 2017-2018 monitoring period. As set out in chapter 1 'Introduction' the Planning Policy team is currently working with Development Management colleagues to establish an effective and efficient monitoring regime to monitor the use of specific policies in the determination of planning applications. The Local Plan (Part Two) was submitted for examination in March 2018 which includes detailed policies and a monitoring framework with specific indicators relating to biodiversity.

LPP1/ SE	ENV 4 (B) and ENV 4 (B ii) Number and total area of new statutory and non-statutory nature conservation sites ⁽¹⁾		
	Target	Baseline	2017-2018
	At least maintain the baseline amount	<p>2014-2015</p> <p>Statutory:</p> <p>Special Protection Areas (SPA) - 2 sites (19,318.3 ha)</p> <p>Special Areas of Conservation (SAC) - 4 sites (17,329.7 ha)</p> <p>Ramsar - 4 sites (21,424.5 ha)</p> <p>Sites of Special Scientific Interest (SSSI) - 28 sites (13,940 ha)</p> <p>Local Nature Reserve - 6 sites (103.49 ha)</p> <p>National Nature Reserves - 0 sites</p> <p>Non-statutory:</p>	<p>Statutory:</p> <p>No change</p> <p>Non-statutory:</p> <p>0 new Local Wildlife Sites or Regionally Important Geological Sites identified during 2017-2018 monitoring period.</p> <p>Since 2014/15, there has been:</p> <p>34 new Local Wildlife Sites and increased area of 320.43 ha (total 477 sites covering 5720.43ha)</p>

LPP1/ SE	ENV 4 (B) and ENV 4 (B ii) Number and total area of new statutory and non-statutory nature conservation sites ⁽¹⁾		
	Target	Baseline	2017-2018
		Areas of Nature Conservation Value (ANCV) - 39 sites ⁽²⁾ Non-statutory Nature Reserves - 36 sites ^(xi) Local Wildlife Sites - 443 sites (5,400 ha) Regionally Important Geological Sites (RIGS) - 24 sites (174 ha)	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, Cheshire West and Chester GIS data, JNCC, Cheshire West and Chester 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 Networks.

7.247 Sites of nature conservation are designated at a range of levels. EU designations include the Natura 2000^(xii) 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).

7.248 There has been an increase in the number of LWS relative to the baseline. Following review, the number of LWS increased from 443 sites (5400ha) to 477 sites (5720.43ha) in the 2015-2016 monitoring period and has remained the same for the 2016-2017 and 2017-2018 monitoring periods.

7.249 The number of Regionally Important Geological Sites (RIGS) increased last 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.

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

xii Natura 2000 Networking Programme

7.250 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 ENV 4.

7.251 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 7.27

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 Mosses (SAC)
Mersey Narrow and North Wirral Foreshore (Ramsar, SPA)	Liverpool Bay (SPA)
Brown Moss (SAC)	

7.252 The most recent designation is the Liverpool Bay SPA which was re-classified with the addition of new protected features and an associated boundary amendment on 31st October 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	2017-2018
	In line with Defra 2020 target, achieve at least 50% of SSSIs in favourable condition and at least 95% in favourable or recovering condition.	2014-2015 70.6% in favourable condition. 97.3% in favourable or recovering condition.	70.09% in favourable condition. 96.75% in favourable or recovering condition.
	Local Plan policy ref(s): ENV4		
	Significant Effects ref(s): SE9		
	Source: JNCC, Designated Sites View, Natural England.		

7.253 Condition of land designated as SSSI in the borough this monitoring period is comparable to 2016-2017, with approximately 70 per cent of land in favourable condition and 96 per cent in favourable or recovering condition. This includes SSSIs that lie partly within the borough.

7.254 Relative to the baseline, the percentage of land designated as SSSI in favourable condition has remained constant but the percentage of land in favourable or recovering condition has decreased slightly, by less than one per cent. Despite this slight decrease, the position still exceeds the target to achieve at least 50 per cent of SSSIs in favourable condition and at least 95 per cent in favourable or recovering condition, by almost 20 per cent and two per cent respectively.

SE	ENV4 (B iii) Number and total area of internationally and nationally designated nature conservation sites		
	Target	Baseline	2017-2018
	Targets may have been set in relation to the conservation objectives for these sites. These will be set out in their Core Management Plans.	2014-2015 Special Protection Areas (SPA) - 2 sites covering 19,318.3ha. Special Areas of Conservation (SAC) - 4 sites covering 17,329.7ha. Ramsar - 4 sites covering 21,424.5ha. Sites of Special Scientific Interest (SSSI) - 28 sites covering 13,940ha. National Nature Reserves – 0 (Including sites partly in the borough)	No change.
	Local Plan policy ref(s): ENV4		
	Significant Effects ref(s): SE11		
	Source: JNCC, Designated Sites View Natural England.		

7.255 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	2017-2018
	None identified.	2012 24 sites covering 174ha	28 sites comprising 294ha.
	Local Plan policy ref(s): ENV4		
	Significant Effects ref(s): SE38		
	Source: Cheshire West and Chester GIS data, Cheshire West and Chester Total Environment team		

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

7.257 There has been no additional RIGS identified this monitoring period. Relative to the baseline, the number of RIGS has increased with the designation of four additional sites recorded in the previous monitoring period: 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 (Part One) policy ENV 4.

Local Green Space

7.258 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 the borough have designated Local Green Spaces as follows:

Table 7.28

Neighbourhood Plan	Number of Local Green Spaces designated
Tattenhall & District	30
Broxton	4
Farndon	3
Helsby	17

Neighbourhood Plan	Number of Local Green Spaces designated
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	2017-2018
	Increase from baseline figure.	2014-2015: 30 designated Local Green Space sites (Tattenhall & District Neighbourhood Plan)	84 Local Green Space sites Ashton Hayes: 10 sites Tattenhall and District: 30 sites Broxton: 4 sites Farndon: 3 sites Helsby: 17 sites Kelsall and Willington: 6 sites Neston: 5 sites Tarporley: 9 sites
	Local Plan policy ref(s): ENV4		
	Significant Effects ref(s): SE39		
	Source: Cheshire West and Chester made Neighbourhood Plans		

7.259 In the 2017-2018 monitoring period, the Ashton Hayes and Farndon Neighbourhood Plans were made, which designate a further 13 Local Green Space sites. To date (as at June 2018), this brings the total number of LGS in made neighbourhood plans to 84.

ENV 5 Historic environment

7.260 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	2017/18
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.261 It has not been possible to monitor indicator ENV 5 (A) during the 2017/18 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. The Local Plan (Part Two) Land Allocations and Detailed Policies was submitted for examination on 12th March 2018 which includes detailed policies and a Monitoring Framework with specific indicators relating to the historic environment.

LPP1	ENV 5 (A i) Number of Conservation Area Appraisals as a proportion of Conservation Areas		
	Target	Baseline	2017/18
	100 per cent	40% - 2014/15	41%
	Local Plan policy ref(s): ENV5		
	Significant Effects ref(s): N/A		
	Source: Cheshire Historic Environment Record		

7.262 Policy ENV 5 outlines the importance of managing development associated with 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 41per cent of the borough's Conservation Areas have a Conservation Area Appraisal. This is an increase of 1% since the baseline date and last year's AMR. Indicator ENV

5 (A i) seeks to monitor the the production of Conservation Area Appraisals in support of the implementation of policy ENV 5 with a target of achieving 100 per cent coverage. Future iterations of the Annual Monitoring Report will continue to review the production of updates to and the production of additional Conservation Area Appraisals.

7.263 On 17th January 2018, a new Conservation Area (the Chester Canal Conservation Area) was formally designated taking the total number of Conservation Areas in the borough to 97. A Conservation Area Character Appraisal has been produced alongside the designation of this Conservation Area (January 2018).

LPP1	ENV 5 (B) Number of heritage assets at risk ⁽¹⁾		
	SE	Target	Baseline
		2017/18	
		Reduce from 2010 baseline	2010 Heritage at risk register: Listed buildings - 10 Scheduled Monuments - 22 Conservation Areas - 8 Total at risk: 40
			2017/18 Heritage at Risk Register: Listed Buildings - 12 Scheduled Monuments - 11 Conservation Areas - 1 Total at risk: 24
		Local Plan policy ref(s): ENV5	
		Significant Effects ref(s): SE36	
		Source: Historic England - Heritage at Risk Register: https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/ Cheshire West and Chester Historic Environment Record April 2018	

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

7.264 Historic England monitor all registered buildings^(xiii) 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.

7.265 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 2017/18 Heritage At Risk Register identifies no new 'at risk' heritage assets since the last monitoring

xiii 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.

period and the total number of heritage assets 'at risk' has reduced from 28 to 24 between 2016/17 and 2017/18 from a baseline of 40 in 2010.

7.266 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.

7.267 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. This shows that the total number of heritage assets has increased by 35 since the last monitoring period with a significant increase from the baseline of 4395 in 2010.

SE	ENV 5 (B i) Total number of heritage assets (Listed Buildings, Scheduled Monuments, Conservation Areas)			
	Target	Baseline	2016/17	2017/18
	Increase from 2010 baseline	4395	10,773	10,808
	Local Plan policy ref(s): ENV5			
	Significant Effects ref(s): SE37			
	Source: Cheshire Historic Environment Record:			
	Sites of archaeological/historic importance recorded on the Historic Environment Record (Monument records)			

ENV 6 High quality design and sustainable construction

7.268 Local Plan (Part One) 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	2017-2018
	100 per cent	Baseline to be identified through the Local Plan (Part Two) monitoring framework	N/A

7.269 It has not been possible to monitor indicator ENV 6 (A) during the 2016/17 monitoring period. As set out in the 1 'Introduction' the Planning Policy team are currently working with colleagues within the Development Management team to establish an effective and efficient monitoring regime to monitor the use of specific policies in the determination of planning applications. It is intended that this indicator will be developed alongside the monitoring framework for the detailed policies of the Local Plan (Part Two) which relate to high quality design and sustainable construction.

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

7.271 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. The most up to date information available at the time of writing relates to 2016.

SE	ENV 6 (A i) Annual average domestic consumption of electricity (Kilowatt hours/year)		
	Target	Baseline	2017-2018
	Reduce from baseline	2010 4,199 KWh	2011 - 4,120 KWh
			2012 - 4,050
			2013 - 4,101
			2014 - 4,064
			2015 - 3,761
			2016 - 3,973
	Local Plan policy ref(s): ENV 6		
	Significant Effects ref(s): SE4		
	Source: BEIS Sub national electricity consumption statistics 2005-2016		

SE	ENV 6 (A ii) Annual average domestic consumption of gas (Kilowatt hours)		
	Target	Baseline	2017-2018
	Reduce from baseline	2010	2011 - 14,074 KWh
		15,282 KWh	2012 - 14,076
			2103 - 13,581
			2014 - 12,951
			2015 - 12,717
			2016 - 12,733
	Local Plan policy ref(s): ENV 6		
	Significant Effects ref(s): SE5		
	Source: BEIS Sub-national gas consumption statistics 2005-2016		

7.272 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 with a decrease in 2015.

7.273 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 one 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	2017-2018
	Increase SAP rating from baseline	2010: 56	2013: 63
	Local Plan policy ref(s): ENV 6		
	Significant Effects ref(s): SE6		
	Source: Cheshire West and Chester Stock Condition Survey 2013		

7.274 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

7.275 Local Plan (Part One) 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 in moving towards more renewable energy resources.

LPP1	ENV 7 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2017-2018
	100 per cent	Baseline to be identified through the Local Plan (Part Two) monitoring framework	N/A

7.276 It has not been possible to monitor indicator ENV 7 (A) during the 2017-2018 monitoring period and the data set out below identifies which year each section relates to. 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	2017-2018
	Increase from 2014 baseline	<p>Future years will be assessed against the figure for 2014</p> <p>Installed capacity (MW) in Cheshire West and Chester (as at end of 2014):</p> <p>Total: 21 MW</p> <p>This is made up of</p> <p>Photovoltaics: 12 MW</p> <p>Sewage gas: 1 MW</p> <p>Landfill gas: 7 MW</p>	<p>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>

LPP1	ENV 7 (B) Installed capacity from renewable energy sources		
	Target	Baseline	2017-2018
		<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>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>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> <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>

LPP1	ENV 7 (B) Installed capacity from renewable energy sources		
	Target	Baseline	2017-2018
			Anaerobic digestion: 1,325 MWh Sewage gas: 5,565 MWh Landfill gas: 29,094 MWh Total renewable energy generation (2016): 75,088 MWh This is derived from Photovoltaics: 18,355 MWh Onshore wind: 8,428 MWh Anaerobic digestion: 7,872 MWh Sewage gas: 6,656 MWh Landfill gas: 33,778 MWh
	Local Plan policy ref(s): ENV 7		
	Significant Effects ref(s): SE7		
	Source: Department for Business, Energy & Industrial Strategy - Renewable energy by local authority. Published September 2017 * Stats only added 1 turbine, but all 19 turbines at Frodsham Wind Farm are operational, bringing the actual total of wind turbines to 23 (as at November 2017)		

7.277 Policy ENV 7 supports renewable and low carbon energy proposals which contribute to the development of a low-carbon economy whilst tackling climate change and creating a secure and affordable energy system. The above table shows data for 2016, which is the most up to date information available at the time of writing. 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 onshore 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

7.278 Local Plan (Part One) 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 in meeting the borough's waste needs.

7.279 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 2013-2014 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.

7.280 For this 2017-2018 AMR, figures from the EA Waste Data Interrogator 2016 have been used. This is the most up to date information available at the time of writing.

7.281 The forecast of waste arisings to 2030 is set out in table 18 in the Waste Needs Assessment 2016 and is shown in the table below. The figures shown 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

7.282 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 Cheshire West and Chester		
	Target	Baseline	2018
	Sufficient capacity to meet identified needs throughout the plan period	1,316,500 tonnes per annum capacity in operational sites as at 2013 (materials transfer, recycling, composting, processing, energy from waste and hazardous waste treatment)* 4,000,000m ³ landfill (including hazardous) capacity as at 2013	1,188,993 tonnes per annum capacity in operational sites (materials transfer, recycling, composting, processing, energy from waste and hazardous waste treatment, landfill) A further 1,000,000m ³ consented capacity at Gowry landfill site

LPP1	ENV 8 (A) Capacity of waste management facilities in Cheshire West and Chester		
	Target	Baseline	2018
			See table 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, Baseline figures based on EA licence data 2016 figures based on average inputs 2012-2016 for operational sites from EA Waste Data Interrogator 2016.		

7.283 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 2012-2016 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 of the borough's overall available capacity.

7.284 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 six years to enable the existing void of approximately one million m³ to be filled as previously approved. The landfill site now has permission to operate until November 2022, with a further year for restoration work.

Table 7.30

Waste management type	Number of operational facilities (in 2016)	Average inputs 2012-2016 (tonnes per annum)
Materials Recycling Facilities (MRF)	4	125,329
Organic Waste Processing	4	55,006
Metal recycling	3	6,754
Transfer stations	12	93,316
Household waste recycling sites	7	41,640

Waste management type	Number of operational facilities (in 2016)	Average inputs 2012-2016 (tonnes per annum)
Reprocessors	2	189,510
Hazardous	2	107,224
Landfill (non hazardous merchant)	1	192,298
Landfill (hazardous restricted)	1	60,734
Landfill (hazardous merchant)	1	30,424*
Other facilities (including land spread/recovery, MBT and wastewater treatment facilities)	8	286,758
Total	43	1,188,993
*input figure for this site not provided for 2016 so average 2012-2015 figure has been used. The site operator has confirmed that the site is still operating at similar levels to previous years.		

7.285 In addition to the operational 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. It should be noted that Ince Park plot 9 - Biomass renewable energy plant - has recently become operational but due to the delay in waste input figures being released, is not included in the table above.

Table 7.31

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

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

7.286 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 2009-2010	2015- 2016	2016- 2017	2017- 2018
	Annual growth reduced to 1% by 2015	192,109 tonnes	173,207 tonnes	178,188 tonnes	169,182 tonnes
	Local Plan policy ref(s): ENV 8				
	Significant Effects ref(s): SE27				
	Source: Defra's WasteDataFlow Target: Cheshire Consolidated Joint Municipal Waste Management Strategy				

7.287 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.

7.288 As for the country as a whole, the amount of LACW in Cheshire West and Chester collected each year showed a gradual decline between 2006-013. 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. There was an increase in arisings again during 2016/17, both in the borough and nationally, the reasons for which is not fully understood but probably reflect population increases and an increase in the overall number of properties following recent housebuilding.

7.289 There has been a significant reduction in LACW waste during 2017/18. Much of this is attributed to the changes in at the Household Waste Recycling Centres. Enforcement cameras have been used to reduce commercial waste at these sites and has led to a reduction in over 6,000 tonnes waste being collected at these centres. (It should be noted that this is likely to result in a comparable increase in other waste streams, in particular commercial and industrial waste).

7.290 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 in the year 2016-2017 then another rise in 2017-18. This anomaly may result from differences in the population figures used for the calculations.

SE	ENV 8 (A ii) Kilogrammes of household waste collected per head (kg/h)								
	Target	Baseline 2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
	No specific target identified	508.63	491.41	465.65	476.06	483.42	483.92	462.02	478.25
	Local Plan policy ref(s): ENV 8								
	Significant Effects ref(s): SE28								
	Source: Cheshire West and Chester Waste Management Service						Target: n/a		

7.291 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. A 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. There was a slight increase in the level of waste being landfilled in 2017/18 compared with 2016/17. This is a result of the EfW facility being out of operation for a period, during which time the waste had to be landfilled.

SE	ENV 8 (A iii) % of local authority collected waste landfilled								
	Target	Baseline 2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
	No specific target identified	49.98%	48.21%	41.09%	39.80%	25.8%	2.93%	0.25%	1.54%
	Local Plan policy ref(s): ENV 8								
	Significant Effects ref(s): SE30								
	Source: Cheshire West and Chester Waste Management Service						Target: n/a		

SE	ENV 8 (A iv) % of local authority collected waste sent for energy recovery								
	Target	Baseline 2010- 2011	2011- 2012	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018
	No specific target identified	0%	0%	0.28%	0.25%	14.67%	39.14%	41.76%	40.13%
	Local Plan policy ref(s): ENV 8								
	Significant Effects ref(s): SE33								
	Source: Cheshire West and Chester Waste Management Service Target: n/a								

7.292 There has been a steady increase in the proportion of local authority waste being recycled and composted between 2010 and 2014/15. After a slight drop in 2015/16 the figure has risen again since. The borough has one of the highest recycling rates in the country and has met the target of 50% recycling by 2020 set in the Cheshire Joint Municipal Waste Management Strategy.

SE	ENV 8 (A v) % of local authority collected waste recycled and composted								
	Target	Baseline 2010- 2011	2011- 2012	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018
	50% recycling rate	48.09%	49.61%	56.10%	57.49%	59.11%	57.67%	57.99%	58.25%
	Local Plan policy ref(s): ENV 8								
	Significant Effects ref(s): SE32								
	Source: Cheshire West and Chester Waste Management Service Target: Cheshire Joint Municipal Waste Management Strategy								

Commercial and Industrial Waste

7.293 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

7.294 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 per cent, with an increase in the recycling/composting rate from 58 per cent to 66 per cent. 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)

7.295 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 per cent). Of this residual waste, it is estimated that 80 per cent 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	2018
	No target set	Estimated arisings in 2010 - 345,000 tonnes	Estimated arisings in 2014 - 457,300 tonnes

SE	ENV 8 (A vi) Total amount of commercial and industrial waste		
	Target	Baseline - 2010	2018
	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	2018
	No target set	Baseline established for 2014 - no previous figure available	Estimated figure for 2014 - 127,000 tonnes 28% of total estimated arisings
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): SE31		
	Source: Waste Needs Assessment 2016		

Waste Movements

7.296 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 Cheshire West and Chester. The information shown in the table below is the most up to date available at the time of writing.

7.297 Examining 2014 data for the Cheshire West and Chester 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 per cent of all waste generated in Cheshire West and Chester appears to be processed or disposed of in the borough. Around 61 per cent of this is sent to landfill (mostly C&I waste);

- Of that handled outside of Cheshire West and Chester, 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 per cent of waste inputs into Cheshire West and Chester located waste facilities comes from within the borough itself and the former Cheshire County area, mainly to non-hazardous landfills and treatment facilities. This reduces to 39 per cent 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.

SE	ENV 8 (A viii) Waste imports to Cheshire West and Chester (tonnes)		
	Target	Baseline - 2011	2017-2018
	No target set	1,137,523	2012 - 890,271 2013 - 1,083,948 2014 - 792,157 2016 - 839,049
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): SE35		
	Source: EA Waste Data Interrogator/Waste Needs Assessments 2011 and 2016		

SE	ENV 8 (A ix) Waste exports from Cheshire West and Chester (tonnes)		
	Target	Baseline - 2011	2017-2018
	No target set	685,113	2012 - 799,804 2013 - 665,046 2014 - 276,714* 2016 - 319,922*
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): SE35		

7

Monitoring Framework

SE	ENV 8 (A ix) Waste exports from Cheshire West and Chester (tonnes)		
	Target	Baseline - 2011	2017-2018
	<p>Source: - EA Waste Data Interrogator/Waste Needs Assessment 2016</p> <p>*Note the 2014 and 2016 tonnages are for those directly coded in WDI as from Cheshire West and Chester, rather than any of the waste identified as being from Cheshire, but not able to be coded to either Cheshire West and Chester or Cheshire East WPA. This is therefore an underestimate.</p>		

Local Plan (Part One) policy ENV 8 Safeguarded sites

7.298 In order to ensure that the borough has sufficient waste management capacity to meet forecast needs over the plan period, Local Plan (Part One) policy ENV 8 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	2017-2018
	No loss since baseline position	<p>The extent of land safeguarded under policy ENV 8 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: Cheshire West and Chester 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	2017-2018
	To meet borough's needs for sustainable waste management through	Planning permission in place for multi modal resource recovery park at Ince Park (Protos)	<p>Ince Park (Protos) -</p> <p>Phase 1 infrastructure works complete</p>

LPP1	ENV 8 (B i) Progress with development for waste management uses at Ince Park, Lostock Works and Kinderton Lodge		
	Target	Baseline	2017-2018
	implementation of policy ENV 8	<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>Planning permission for a variety of waste management uses on sites at Lostock Works</p>	<p>Plot 9 - Biomass renewable energy plant is now complete and operational</p> <p>Plot 3 - Timber recycling facility is under construction</p> <p>Plot 8 - Energy from waste plant is under construction</p> <p>Lostock Works -</p> <p>Sustainable Waste Treatment Facility with energy generation (Orsted). Construction complete, commissioning underway. Anticipated that the site will be fully operational later in 2018.</p> <p>Bioenergy Plant (Organic Waste Management Ltd) - pre-commencement conditions being discharged.</p> <p>Energy from Waste plant - Tata. Pre-commencement conditions discharged and permission implemented. Construction not yet started.</p> <p>Broadthorn recycling/transfer facility.</p> <p>Planning permission implemented, construction not yet started.</p> <p>Kinderton Lodge -</p> <p>Development commenced but site not operational</p>
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): N/A		

LPP1	ENV 8 (B i) Progress with development for waste management uses at Ince Park, Lostock Works and Kinderton Lodge		
	Target	Baseline	2017-2018
	Source: Cheshire West and Chester annual monitoring of planning applications		

7.299 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, which is now under construction. 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.

7.300 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.

7.301 Construction of the timber recycling and energy from waste plants at Ince Park is currently underway.

LPP1	ENV 8 (C) Relevant planning applications determined in accordance with policy		
	Target	2014-2015	2017-2018
	100 per cent	One application approved not in accordance with policy	No applications for waste development determined contrary to policy ENV 8
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s):		
	Source: Cheshire West and Chester annual monitoring of planning applications and decisions		

7.302 No applications for waste development were approved in the 2017-2018 monitoring period which were contrary to Local Plan (Part One) policy ENV 8.

ENV 9 Minerals supply and safeguarding

7.303 Local Plan (Part One) 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.

7.304 Sand and gravel is the main naturally occurring aggregate mineral within Cheshire West and Chester; the borough does not contain aggregate rock reserves and is therefore a net importer of this material. The British Geological Survey minerals data does not show any provision of industrial silica sand within the borough. However, borehole evidence recently submitted as part of a planning application on the border with Cheshire East relating to silica sand extraction has demonstrated silica sand provision in the borough. The planning application has not yet been determined and there have been no sales of silica sand in the borough to date. The Council will work closely with Cheshire East Council and continue to monitor silica sand.

7.305 The Council's Local Aggregate Assessment 2017 reports sales and reserve figures for aggregate sand and gravel for the period 1 January to 31 December 2016. This provides the most up to date review of aggregate supply and demand in the borough. The Local Aggregate Assessment 2018 (which is currently being prepared) will update this review with figures from 1 January to 31 December 2017.

LPP1	ENV 9 (A) Supply of permitted reserves of sand and gravel		
	Target	Baseline	2017-2018
	Maintain at least 7 year landbank throughout the plan period	5.53 years (4.4 million tonnes) as at 31 December 2010	8.54 years (6.83 million tonnes) based on the annual apportionment figure as at 31 December 2016.
	Local Plan policy ref(s): ENV9		
	Significant Effects ref(s): N/A		
	Source: Local Aggregate Assessment 2017		

7.306 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 2016-2017 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 (2017 status)

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

7.307 In 2015 reserves 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 identified in the Local Aggregate Assessment 2017 and the table above, extraction resumed at Town Farm Quarry in 2016 which helps 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	2017-2018
		4.4 million tonnes as at 31 December 2010	6.8 million tonnes as at 31 December 2016
	Local Plan policy ref(s): ENV9		
	Significant Effects ref(s): SE21		
	Source: Local Aggregate Assessment 2017		

7.308 Aggregate sand and gravel reserves as at 31 December 2016 were 6.8 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.

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

SE	ENV9 (A ii) Sales of Primary-Won aggregate sand and gravel		
	Target	Baseline	2017-2018
		0.54 million tonnes during 2010	0.71 million tonnes during 2016
	Local Plan policy ref(s): ENV9		
	Significant Effects ref(s): SE22		
	Source: Local Aggregate Assessment 2017		

7.309 Sales of primary won aggregate sand and gravel has increased from the baseline. Sales began to decrease from 2008 until 2013 when they stabilised and have been increasing since.

SE	ENV9 (A iii) Percentage of total aggregate sand and gravel produced that is from secondary and recycled sources		
	Target	Baseline	2017-2018
		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.	2% (in 2016)
	Local Plan policy ref(s): ENV9		
	Significant Effects ref(s): SE23		
	Source: Local Aggregate Assessment 2017		

7.310 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. The Minerals Product Industry at a Glance 2018 estimate that secondary and recycled aggregates account for 29 per cent of the national aggregates market (Minerals Product Association 2018). In 2017, a Secondary and Recycled Aggregate Survey was undertaken in the borough as part of the North West Aggregate Working Party Annual Monitoring Survey. Of only eight responses, four operators had sales of secondary and recycled material in 2016 which accounted for a total of 15,800 tonnes, approximately two per cent of total sales. This is significantly lower than the national assumption and may be because the majority of transfer stations are small in scale and operate as bulking stations with the material likely to be moved to another site outside the borough where economies of scale allow crushing and screening plants to be installed. Sales data for recycled aggregates has only been obtained for one year. The lack of evidence presents difficulties to understanding the contribution of secondary and recycled material to the supply of minerals. However, support for the use of secondary and recycled mineral resources is set out in Local Plan (Part

One) policy ENV 9 and the Council will continue to monitor and seek to obtain further evidence on secondary and recycled aggregates with future Local Aggregate Assessments.

LPP1	ENV 9 (B) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2017-2018
	100 per cent	100 per cent in accordance	No applications for new quarries determined during this period. Various applications for discharge and variation of conditions, all of which determined in accordance with policy ENV 9.
	Local Plan policy ref(s): ENV9		
	Significant Effects ref(s): N/A		
	Source: Review of minerals planning applications		

7.311 No applications for minerals development were approved in the 2017-2018 which were contrary to policy ENV 9.

A Monitoring matrix

Indicator		Target met?
STRAT 2 Strategic development		
STRAT 2 (A)	Number of net dwelling completions in monitoring year	On target (exceeded)
STRAT 2 (A i)	Percentage of new and converted dwellings built on previously developed land	On target
STRAT 2 (B)	Number of net dwelling completions in previous five year period(s)	On target (exceeded)
STRAT 2 (C)	Number of net dwelling completions since 2010	On target (exceeded)
STRAT 2 (D)	Supply of deliverable housing sites (five year supply)	On target (exceeded)
STRAT 2 (E)	Amount of employment land developed by type and location 2010 - 2030	On target
STRAT 2 (E i)	Percentage of employment development completed on previously developed land	N/A
STRAT 2 (F)	Amount of employment land developed since 2010 plus amount of employment land available in supply	On target (exceeded)
STRAT 3 Chester		
STRAT 3 (A)	Total number of net dwelling completions in Chester spatial area 2010 - 2030	On target
STRAT 3 (B)	Number of net dwelling completions on Wrexham Road site 2010 - 2030	No annual target
STRAT 3 (C)	Delivery of Northgate leisure and retail scheme and new theatre	No (New phasing timetable)
STRAT 3 (D)	Delivery of Chester Business Quarter	On target

Indicator		Target met?
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	On target
STRAT 4 Ellesmere Port		
STRAT 4 (A)	Number of net dwelling completions in Ellesmere Port spatial area 2010 - 2030	On target
STRAT 4 (B)	Number of net dwelling completions on Ledsham Road site 2010 - 2030	On target
STRAT 5 Northwich		
STRAT 5 (A)	Total number of net dwelling completions in Northwich spatial area 2010 - 2030	On target
STRAT 5 (B)	Delivery of Winnington Urban Village scheme including up to 1,200 dwellings	On target
STRAT 5 (C)	Delivery of Wincham Urban Village scheme including up to 950 dwellings	No annual target
STRAT 5 (D)	Amount of additional employment land provided 2010 - 2030 (Northwich)	On target
STRAT 5 (E)	Delivery of Northwich Riverside projects including Barons Quay	On target
STRAT 5 (F)	Amount of employment land and premises lost to other uses at Gadbrook Park	On target
STRAT 6 Winsford		
STRAT 6 (A)	Total number of net dwelling completions in Winsford spatial area 2010 - 2030	On target
STRAT 6 (B)	Number of net dwelling completions at Station Quarter site 2010 - 2030	On target
STRAT 6 (C)	Amount of additional employment land provided 2010 - 2030	On target

Indicator		Target met?
STRAT 6 (D)	Amount of employment land and premises lost to other uses at Winsford Industrial Estate and Woodford Park	On target
STRAT 6 (E)	Delivery of new food store in town centre	On target
STRAT 8 Rural area		
STRAT 8 (A)	Total number of net dwelling completions in rural area 2010 - 2030	On target
STRAT 8 (B)	Number of net dwelling completions in key service centres 2010 - 2030	On target
STRAT 8 (C)	Amount of additional employment land provided 2010 - 2030	On target
STRAT 9 Green Belt and countryside		
STRAT 9 (A)	Relevant planning applications determined in accordance with policy	N/A
STRAT 10 Transport and accessibility		
STRAT 10 (A)	Carbon emissions from transport	No
STRAT 10 (A i)	CO ₂ emissions per capita arising from domestic, transport and industry and commerce	On target (reducing)
STRAT 10 (A ii)	Number of tonnes of NOx emitted annually from road transport	On target (reducing)
STRAT 10 (A iii)	Number of tonnes of PM10 emitted annually from road transport	On target (reducing)
STRAT 10 (A iv)	Mode of transport used by residents to travel to work in CWaC	On target (reducing)
STRAT 10 (B)	Delivery of Chester Bus Interchange	Yes
STRAT 10 (C)	Delivery of New Bridge Road/A5117 link road	No

Indicator		Target met?
STRAT 10 (D)	Relevant planning applications determined in accordance with policy	N/A
STRAT 11 Infrastructure		
STRAT 11 (A)	Provision of necessary infrastructure / contributions as part of development	On target
STRAT 11 (A i)	Percentage of the borough covered by Superfast Broadband	On target
ECON 1 Economic growth, employment and enterprise		
ECON 1 (A)	Number of borough residents in employment	On target
ECON 1 (B)	Unemployment rate	On target
ECON 1 (B i)	GVA per head of population	N/a
ECON 1 (B ii)	Average earnings within the borough	N/a
ECON 1 (C)	Number of businesses	On target
ECON 1 (C i)	Enterprise births and deaths	N/A
ECON 1 (D)	Relevant planning applications determined in accordance with policy	N/A
ECON 1 (D i)	Loss of existing or allocated employment land to other uses	N/a
ECON 2 Town centres		
ECON 2 (A)	Delivery of Northgate leisure and retail scheme and new theatre in Chester	On target
ECON 2 (B)	Delivery of Barons Quay scheme, Northwich	On target
ECON 2 (C)	Vacancy rates on primary shopping streets	No
ECON 2 (D)	Relevant planning applications determined in accordance with policy	No
ECON 3 Visitor economy		

Indicator		Target met?
ECON 3 (A)	Relevant planning applications determined in accordance with policy	N/A
ECON 3 (A i)	Number of day and overnight visitors to the borough	N/A
SOC 1 Delivering affordable housing and SOC 2 Rural exception sites		
SOC 1 - 2 (A)	Number of affordable housing completions in monitoring year	No annual target (see 'SOC 1 Delivering affordable housing and SOC 2 Rural exception sites')
SOC 3 Housing mix and type		
SOC 3 (A)	Provision of mix of housing as part of developments	On target
SOC 3 (A i)	Number of extra care schemes approved and number of older persons dwellings provided	No annual target (see SOC 3 Housing mix and type)
SOC 3 (A ii)	Number of vacant and unfit dwellings	N/A
SOC 4 Gypsy and Traveller and Travelling Showpersons Accommodation		
SOC 4 (A)	Provision of sites for Gypsy and Traveller and Travelling Showpersons accommodation	No
SOC 4 (B)	Supply of deliverable sites for Gypsy and Travelling and Travelling Showpersons accommodation	N/A
SOC 5 Health and well-being		
SOC 5 (A)	Relevant planning applications determined in accordance with policy	N/A

Indicator	Target met?
SOC 5 (A i)	No
SOC 5 (A ii)	No
SOC 5 (A iii)	No
SOC 5 (A iv)	No
SOC 5 (A v)	No
SOC 5 (A vi)	N/A
SOC 5 (A vii)	Yes
SOC 5 (A viii)	Yes
SOC 5 (A xiv)	No
SOC 5 (A xv)	No
SOC 5 (A xvi)	N/A
SOC 6 Open space, sport and recreation	
SOC 6 (A)	Meeting target for some typologies but not others. However, differences in methodologies used to identify baseline and 2017-2018 position means that direct comparisons are not accurate.
SOC 6 (A i)	N/A
SOC 6 (B)	N/A
ENV 1 Flood risk and water management	

Indicator		Target met?
ENV 1 (A)	Relevant planning applications determined in accordance with policy and/or those granted contrary to Environment Agency advice on flood risk and water quality grounds	On target (data is not updated until July 2018, therefore the 2016-2017 data has been used for the purposes of this AMR)
ENV 1 (A i)	Change in the extent to flood risk areas within the borough/ % of existing properties in Flood Zone 3	N/A to be updated through any subsequent review of the SFRA mapping
ENV1 (A ii)	Percentage of relevant development incorporating SuDs (number of SUDs schemes approved by the SAB)	N/A
ENV 1 (A iii)	Change in water quality/ecological status of rivers in the borough	N/A baseline updated to 2016 in line with EA new monitoring system - no updates for the 2017-2018 AMR
ENV 2 Landscape		
ENV 2 (A)	Relevant planning applications determined in accordance with policy	N/A
ENV 2 (A i)	Area of best and most versatile agricultural land	N/A
ENV 3 Green Infrastructure		
ENV 3 (A)	Relevant planning applications determined in accordance with policy	N/A
ENV 4 Biodiversity and geodiversity		
ENV 4 (A)	Relevant planning applications determined in accordance with policy	N/A
ENV 4 (B) and ENV 4 (B ii)	Number and total area of new statutory and non-statutory nature conservation sites	On target

Indicator	Target met?
ENV 4 (B i)	The percentage area of land designated as SSSI within the local authority area in favourable condition On target
ENV 4 (B iii)	Number and total area of internationally and nationally designated nature conservation sites N/A
ENV 4 (B iv)	Number and area of Regionally Important Geological Sites (RIGS) N/A
ENV 4 (B v)	Number of designated Local Green Space sites within made Neighbourhood Plans On target.
ENV 5 Historic environment	
ENV 5 (A)	Relevant planning applications determined in accordance with policy N/A
ENV 5 (A i)	Number of Conservation Area Appraisals as a proportion of Conservation Areas On target
ENV 5 (B)	Number of heritage assets at risk On target (reducing)
ENV 5 (B i)	Total number of heritage assets On target (increasing)
ENV 6 High quality design and sustainable construction	
ENV 6 (A)	Relevant planning applications determined in accordance with policy N/A
ENV 6 (A i)	Annual average domestic consumption of electricity (Kilowatt hours) Reduction until 2016
ENV 6 (A ii)	Annual average domestic consumption of gas (Kilowatt hours) Yes reduction
ENV 6 (A iii)	Housing energy efficiency (average SAP rating of private sector dwellings) Yes
ENV 7 Alternative energy supplies	
ENV 7 (A)	Relevant planning applications determined in accordance with policy N/A

Indicator		Target met?
ENV 7 (B)	Installed capacity from renewable energy sources	On target
ENV 8 Managing waste		
ENV 8 (A)	Capacity of waste management facilities in CWaC (existing facilities)	On target
ENV 8 (A i)	Local Authority Collected Waste	On target
ENV 8 (A ii)	Kilogrammes of household waste collected per head	No target specified
ENV 8 (A iii)	% of local authority collected waste landfilled	No target specified
ENV 8 (A iv)	% of local authority collected waste sent for energy recovery	No target specified
ENV 8 (A v)	% of local authority collected waste recycled and composted	Target exceeded
ENV 8 (A vi)	Total amount of commercial and industrial waste	No target specified
ENV 8 (A vii)	Amount of commercial and industrial waste produced in the borough sent for energy recovery/landfill/treatment (estimated)	No target specified
ENV 8 (A viii)	Waste imports to CWAC (tonnes)	No target specified
ENV 8 (A ix)	Waste exports from CWAC (tonnes)	
ENV 8 (B)	Amount of land safeguarded for waste management lost to other uses at Ince Park, Lostock Works and Kinderton Lodge	On target
ENV 8 (B i)	Progress with development for waste management uses at Ince Park, Lostock Works and Kinderton Lodge	On target
ENV 8 (C)	Relevant planning applications determined in accordance with policy	On target 2015-2016
ENV 8 (D)	Number of fly-tipping incidents recorded	No target specified

Indicator	Target met?	
ENV 9 Minerals supply and safeguarding		
ENV 9 (A)	Supply of permitted reserves of sand and gravel	On target
ENV 9 (A i)	Supply of Primary-Won aggregate and gravel	N/A
ENV 9 (A ii)	Sales of Primary-Won aggregate and gravel	N/A
ENV 9 (A iii)	Percentage of total aggregate sand and gravel produced that is from secondary and recycled sources	N/A
ENV 9 (B)	Relevant planning applications determined in accordance with policy	On target 2017-2018

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 2017-2018.

Housing completions and planning commitments

Table B.1 Housing completions and planning commitments: main urban areas and the rural area

Spatial area	Net housing requirement	Net completions (2010-2018)	Remaining net requirement (2018-2030)	Small sites windfall	Permission brownfield (PDL)	Permission greenfield (GF)	Permission mix	Permission subject to legal agreement	Total (excl. small sites windfall)
Chester	5,200	3,043	2,157	248	1,457	189	25		1,671*
Ellesmere Port	4,800	1,536	3,264	186	1,310	1,970	29		3,309
Northwich	4,300	2,185	2,115	145	725	948		337	2,010**
Winsford	3,500	973	2,527	94	232	857	298		1,387***
Rural (whole)	4,200	3,255	945	362	1,254	976	36	45	2,313
Total	22,000	10,992	11,008	1,035	4,978	4,940	388	382	10,688

*Chester strategic site at Wrexham Road is allocated for in the region of 1,200 dwellings which will contribute towards exceeding the housing requirement.

**There are two strategic sites identified in the Local Plan (Part One) in Northwich and further housing allocations are recommended in the Local Plan (Part Two) which will contribute towards exceeding the housing requirement.

***The Winsford neighbourhood plan sets out the housing allocations that will contribute towards exceeding the housing requirement. These sites are monitored in table B.1 of this appendix.

B.2 A small site windfall allowance of 115 dwellings per annum is included from year four onwards i.e. an allowance is included from 2021-2022 for nine years of the remaining twelve years of the plan to 2030. The windfall allowance is updated and revised where applicable, in the housing land monitor, based on the most up to date information. It is disaggregated across the spatial areas based on the identified housing stock split set out in the Local Plan (Part One).

Housing completions and planning permissions-key service centres

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

Spatial area	Net housing requirement	Net completions (2010-2018)	Remaining net requirement (2018-2030)	Permission brownfield (PDL)	Permission greenfield (GF)	Permission mix	Permission subject to legal agreement	Total permissions
Cuddington and Sandiway	200	176	24		23			23
Farndon	200	198	2		54			54
Frodsham	250	148	102	42	64			106
Helsby	300	182	118	218	32			250
Kelsall	200	168	32	17	11			28
Malpas	200	160	40	24	164	1		189
Neston and Parkgate	200	206	0	56	30			86
Tarporley	300	208	92	11	92			103
Tarvin	200	184	16	9	1			10
Tattenhall	250	129	121	2	76		30	108

Neighbourhood Plans

B.3 The made neighbourhood plans for Tarporley, Winsford, Kelsall and Neston include housing land allocations / designations for future development. The planning status of each site as at 1 April 2018 is set out below.

Tarporley Neighbourhood Plan

Table B.3

Site ref	Location	NP capacity	HELAA ref	Planning status
TH1	Royal British Legion site, Tarporley	Approximately 8 dwellings	TAR/0066a	17/00760/FUL approved August 2017 (10 dwellings, development started)

Winsford Neighbourhood Plan

Table B.4

Site ref	Location	NP capacity	HELAA ref	Planning status
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	17/04875/FUL pending decision (12 one bed apartments)
NTC 4	North of Winsford Police Station	14 dwellings	WOV/0067	
NTC 5	Former Richmond Packaging and Liquid Lounge sites, New Road	61 dwellings	WOV/0034 WOV/0038 WOV/0070 WOV/0079	15/00663/FUL (49 dwellings) WOV/0079-Former Richmond Packaging site complete
NTC 6	Land between New Road and River Weaver (Site of former New Road Business Centre)	50 dwellings	WOV/0040	15/01088/FUL site complete (64 dwellings)
NTC 7	Land between New Road and River Weaver	20 dwellings	WOV/0073	
STC 1	Land off Ways' Green	93 dwellings	WSD/0011 WSD/0032	09/02473/FUL and 12/03429/FUL site complete (93 dwellings)
STC 2	Land off Way's Green	100 dwellings	WSD/0026	15/00083/FUL approved 8 July 2016 (119 dwellings) not started
	Land at the edge of the Flashes	Open space/ leisure	WSD/0008	
STC 4	Land rear of Gladstone Street	188	WSD/0045	13/02760/OUT, 15/00864/REM, 16/02710/FUL site under construction (198 dwellings) 78 outstanding, 120 complete
S 1	Rilshaw Farm, Rilshaw Lane	Mixed use incl. 665 dwellings	WIW/0047	

Site ref	Location	NP capacity	HELAA ref	Planning status
S 2	North of Rilshaw lane, south of A54	Mixed use incl. 224 dwellings	WIW/0018	14/01266/OUT, 15/01032/OUT. 17/04426/REM approved January 2018, site not started (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	
W 1	Former Leaf Lane Infant School site	23 dwellings	WIW/0035	15/01176/FUL site complete (22 dwellings)
W 2	Land rear of Beaulieu Avenue	17 dwellings	WIW/0046	14/04916/FUL site complete (24 dwellings)
W 3	Wharton car transplants, Wharton Road	150 dwellings	WIW/0034	11/005588/OUT not started (up to 150 dwellings and 12,000sq.ft of B1, B2 and B8). 17/04449/OUT pending decision (renewal of 11/00558/OUT)
W 4	Land at Nat Lane	161 dwellings	WIW/0030	12/04804/OUT not started (161 dwellings)
W 5	Land off Bostock Road	115 dwellings	WIW/0048a	
O 1	Land west of Chester Road	475 dwellings	WOV/0016 WOV/0056 WOV/0086	12/01756/OUT and 16/05419/REM not started-WOV/0016-rear of Littler House (283 dwellings) 15/04777/OUT not started-WOV/0056-Oakmere Road (26 dwellings) 12/00800/OUT, 14/03269/REM under construction-WOV/0086-Spring Croft (181 dwellings) 52 outstanding, 129 complete
O 2	Land at Littler Lane / Oakmere Road	65 dwellings	WOV/0065	

Site ref	Location	NP capacity	HELAA ref	Planning status
O 3	Former Woodford Lodge High School site	400 dwellings	WOV/0064	15/05139/FUL under construction (406 dwellings) 298 outstanding, 108 complete
O 4	Former Handley Hill Primary School site	71 dwellings	WOV/0045	17/00025/DEM school demolition approved

Kelsall Neighbourhood Plan

Table B.5

Site ref	Location	NP capacity	HELAA ref	Planning status
G3	Land at Flat Lane, Kelsall	Approximately 45 dwellings	TAK/0108	Pre-application discussions. Application submitted Mat 2018 (18/01996/FUL - Over 55's scheme including 21 bungalows and 8 apartments)

Neston Neighbourhood Plan

Table B.6

Site ref	Location	NP capacity	HELAA ref	Planning status
	8 to 30 Brook Street, Neston	Approximately 10 dwellings	NES/0034	

C Employment land supply

C.1 The following table sets out employment land provision to supplement indicator STRAT 2(F) Employment Land Provision in the plan period (1st April 2018) in the report. This provides details of;

- Extant planning commitments for employment use
- 'made' Neighbourhood Plan employment land allocations
- A. undeveloped employment allocations from the Chester District Local Plan, Ellesmere Port and Neston Local Plan, Vale Royal Borough Local Plan.
- B. Undeveloped employment allocations from the Submission Local Plan (Part Two) Land Allocations and Detailed Policies

Table C.1 Planning commitments for employment use, 1st April 2018

Site Reference	Planning application no.	Location	Employment land (Ha)
Chester			
BLA/0073	17/00478/FUL	The Wash Shop Hartford Way Chester	0.16
BLA/0100	15/05222/FUL	Central Depot Bumpers Lane Chester	2.5
BOU/0045a	12/04895/FUL	Land At Premier House Charterhall Drive Chester Cheshire (Chester business quarter - outline area)	2.2
CHC/0004	04/01764/REM 14/00616/OUT 16/05458/FUL 17/02289/REM	Part of NE Urban Action Area - Black Diamond Street	0.2
CHC/0018a	16/02282/OUT	Northgate Scheme, Chester	0.33
CHC/0018b	16/02285/FUL	Chester Library, Northgate Street, Chester	0.05
DOH/0020	17/00385/OUT	Chester Business Park	3.7
Ellesmere Port			
ELT/0062b	17/02812/FUL	Stanlow Refinery Oil Sites Road Ellesmere Port	0.67
EPT/0030a	17/02481/OUT 17/01909/FUL	Cabot Carbon (phase 1), New Bridge Road, Ellesmere Port	11.19
EPT/0030b	17/02481/OUT 17/01909/FUL	Cabot Carbon (phase 2), New Bridge Road, Ellesmere Port	7.34
ROS/0015	17/02582/OUT	Land At North Road Ellesmere Port Cheshire	4



Employment land supply

Site Reference	Planning application no.	Location	Employment land (Ha)
ROS/0046	17/01208/FUL	8 Portside Business Park Portside North Ellesmere Port	0.44
ELT/0041a	Various	Ince Park (Protos - employment uses)	15.38
EPT/0033	17/00876/WAS 13/01638/FUL	Land West Of Garth Road Ellesmere Port Cheshire	0
EPT/0082	15/03579/FUL	Velmore Ltd Stanney Mill Road Little Stanney Ellesmere Port	0.26
EPT/0095	16/00986/FUL 17/03289/FUL	Arthur V Crutchley And Company Ltd Cloister Way Ellesmere Port	0.6
ROS/0016	17/02313/FUL	Land Adjacent To Unit 25 Meadow Lane Industrial Pa, Meadow Lane, Ellesmere Port	0.1
ROS/0020	10/02062/OUT 15/04631/S73	Rossmore Road East, Ellesmere Port (employment part)	0
ROS/0020	17/02583/OUT	Rossmore Road East - Land At North Road Ellesmere Port Cheshire	3
Northwich			
MAR/0042c	15/04000/FUL	Thor Specialities Uk Limited, Wincham Avenue, Wincham, Northwich	0.79
MAR/0043b	13/00470/FUL 16/01195/S73	Land Rear Of Swan House Wincham Lane Wincham Northwich Cheshire (Phase 2a, 2b and 3)	1.37
MAR/0090	16/03656/FUL	Land Rear Of Victoria House Wincham Lane Wincham Northwich Cheshire	0.82
MAR/0100	17/02224/FUL	Land Adjacent To Victoria House New Cheshire Business Park, Wincham	1.63
SHA/0043	07-0380-ARMM	Lostock Triangle, Northwich (remaining employment area)	0
SHA/0043	17/02978/FUL	Land At Cheshire Avenue, Lostock Gralam Northwich (Lostock Triangle remaining area)	0.87
SHA/0045	15/04540/FUL	Lostock Gralam Railway Station Station Road Lostock Gralam	0.24
WIC/0078a	16/04733/FUL	Northwich Glass Leicester Street Northwich CW9 5HW	0.07
Rural			

Site Reference	Planning application no.	Location	Employment land (Ha)
SAM/0058b	17/01919/FUL	Urenco (Capenhurst) Ltd, Capenhurst Lane, Capenhurst	0.64
SAM/0085	17/01294/FUL	185, Pear Tree Farm, Hermitage Road, Saughall, Chester	1.5
SAM/0088	17/00722/FUL	Urenco UK Ltd Capenhurst Lane Capenhurst Chester	0.98
SHA/0090b	17/04482/FUL	FP McCann Limited Kings Lane Byley Northwich	13.6
SHA/0098	16/02763/FUL	Crown Inn Farm, Hulme Lane, Nether Peover, Northwich	0.4
TAK/0172	17/03226/FUL	Town House Business Park And Farm Cottage High Street Clotton Chester	0.2
DOH/0016	15/01429/OUT APP/A0665/W/15/3140690	Land At Decoy Farm Lache Lane Marlston Cum Lache Chester	0.61
MAL/0056	08/00580/FUL	Adjacent Hampton Heath Industrial Estate. OS Field No 5412 Edge	2.4
SAM/0038	08/00835/OUT 09/12091/REM 11/00018/S73	Urenco, Capenhurst (TMF)	5.63
SAM/0040	12/00552/FUL	Urenco UK Ltd Capenhurst Lane Capenhurst Chester	8.5
SAM/0058a	14/05182/FUL	Urenco UK Ltd Capenhurst Lane Capenhurst Chester	1.48
SAM/0071	15/04893/FUL	Urenco (Capenhurst) Ltd, Capenhurst Lane, Capenhurst	9.1
SHA/0047b	17/02094/FUL	Hw Coates Ltd Byley Lane Byley Northwich	1.46
SHA/0073	13/03828/FUL	Land off Holmes Chapel Road, Middlewich (Cheshire Fresh)	0.95
Winsford			
DAM/0073	16/01209/COU	Winsford Rock Salt Mine Bradford Road Winsford	3.26
WIW/0043b	17/03818/FUL	Land At Road One Winsford	9.56
WIW/0080	16/01175/FUL 17/01286/S73	Land At Former DJM Logistics Road One Winsford	2.78
WOV/0101	16/00476/FUL	Land Adjacent Windowseal And Distinctive Windows Bradford Road Winsford Cheshire	0.36
Total			121.32

Table C.2 Neighbourhood Plan allocations, without planning permission (1st April 2018)

Reference	Location	Employment supply (ha)
Winsford		
WOV/0044	Land to the west of Oakmere Road (policy O5)	11
WOV/0043a	Extension to Winsford 1-5 Industrial Estate (Policy W7) - remaining area	14.44
WIW/0027	Land to the west of Road One (Policy W6)	4.9
Rural (Neston)		
NES/0007	Clayhill 1, Neston	0.57
NES/0008	Clayhill 2, Neston	0.53
NES/0009	Clayhill 3, Neston	0.92
NES/0010	Clayhill 4, Neston	0.64
NES/0011	Morgans Land, Water Tower Road, Neston	1.13
Total		34.13

Table C.3 A. Undeveloped 'retained' allocations, without planning permission (1st April 2018)

Site Reference	Location	Employment land (ha)
Chester		
BLA/0056	Bumpers Lane, Chester	0
BLA/0084	Chester West, Sovereign Way	0.76
BOU/0046	Part of NE Urban Action Area - Hoole Lane, Boughton	0.65
CHC/0030	Part of NE Urban Action Area - Garden Lane	0.32
GAQ/0012	Old Port (Southern Tail, Crane Street frontage) - (employment)	1.5
HOO/0036	Part of NE Urban Action Area - Hoole Road	0.5
Ellesmere Port		
ELT/0028	Kemira, Ince Marshes (land to the east of Protos, LEOP)	40.17
ELT/0029	Station Road, Ince (Old Camp site)	5.42
ELT/0030	Former Ince Power Station (Encirc) remaining area	27.4

Site Reference	Location	Employment land (ha)
ELT/0031	Dutton Green, Little Stanney	0.65
EPT/0028	Rushtons, New Bridge Road, Ellesmere Port	0.88
NET/0008	Land adjacent to Vauxhalls, North Road, Ellesmere Port	24.96
NET/0009	Hooton Park, South Road, Ellesmere Port	24
ROS/0013	Portside North 2, Merseyton Road, Ellesmere Port	0.31
ROS/0014	Portside South, Merseyton Road, Ellesmere Port	0.25
WHI/0012	Cheshire Oaks 5C (west), Lloyd Drive, Ellesmere Port	1.7
Northwich		
MAR/0037	E5.18 Land at Runcorn Road	0.95
SHA/0041	E5.7 Land to the South and West of Lostock Gralam Railway Station	0.67
SHA/0042	E5.9 Redundant Depot, Griffiths Road	0.33
WIC/0043	E5.5 Winnington and Wallerscote Urban Village	7.49
WIC/0044	E5.8 Land on Denton Drive Industrial Estate	0.6
WIC/0050	E5.4 Site of Engineering Works, Winnington Avenue	6
WIC/0062	E5.6 Northwich Town Centre	2.2
WIR/0034	E5.10 Land off Middlewich Road	3.95
Rural		
GOW/0056	Former BICC Helsby	3.5
MAL/0063	Hampton Heath Industrial Estate, Industrial Estate Road, Edge, Malpas	1.56
Winsford		
WIW/0026	E5.12 Land to West and Rear of Brighton Belle PH	0.5
WIW/0048	E5.13 Land off Deakins Road	3.05
WOV/0047	E5.16 Land on Woodford Park Industrial Estate	1.5
WIW/0027	E5.14 Land West of Road One (local plan part)	9.3
Total		171.07

Table C.4 B. Local Plan (Part Two) Allocations, without planning permission (1st April 2018)

Site Reference	Location	Local Plan (Part Two) policy	Employment supply (ha)
Chester			
BLA/0084	Chester West, Sovereign Way	CH3.F	0.76
BOU/0046	Part of NE Urban Action Area - Hoole Lane, Boughton	CH3.D	0.65
CHC/0030	Part of NE Urban Action Area - Garden Lane	CH3.E	0.32
GAQ/0012	Old Port (Southern Tail, Crane Street frontage) - (employment)	CH3.G	1.5
HOO/0017	Hoole Enterprise Centre	CH3.C	0.7
Ellesmere Port			
ELT/0029	Ince Caravan Site, Station Road, Ince	EP2.G	5.42
ELT/0030	Part of NE Urban Action Area - Garden Lane	EP2.A	27.4
EPT/0108	Land off Stanney Mill Lane (north) Ellesmere Port	EP2.H	0.5
NET/0019a	Former Booston Oil Depot	EP2.C	3.64
WHI/0012	Cheshire Oaks 5C (west), Lloyd Drive, Ellesmere Port	EP2.E	1.7
NET/0009 NET/0023	Hooton Park	EP2.D	27
EPT/0105 EPT/0028 EPT/0109 ELT/0031	New Bridge Road, Stanlow (Land at Newport BP; Rushtons; Cloister Way 1; Dutton Green)	EP2.B	9
Northwich			
DAM/0058	Land to the south A556/south-west Gadbrook Park	N4.F, N5	19
MAR/0039	Land at Chapel St, Wincham	N4.A	16
WIC/0044	Land on Denton Drive Industrial Estate	N4.D	0.6

Site Reference	Location	Local Plan (Part Two) policy	Employment supply (ha)
WIC/0050	Site of Engineering Works, Winnington Avenue	N4.B	6
WIR/0016	Land on Gadbrook Employment Site	N4.E	3
WIR/0027	Land at Lostock Works House	N4.C	1.7
Rural			
FAR/0034	Extension to Monument Place, Farndon	R3.A	1.9
TAT/0055	Land to the west of Chowley Oak	R3.C	2.2
WIT/0049	Extension to Oaklands Office Park	R3.D	1
GOW/0056	BICC Helsby	R3.B	3.5
Winsford			
WOV/0041	Land on Woodford Park Industrial Estate	W2.B	1.5
WIW/0027	Land west of Road One (local plan part)	W2.A	9.3
Total			144.29

D Retail commitments

D.1 Table D1 details the applications recorded in table 7.9 'amount of completed floor space (gross and net) for town centre uses in centre (m2)' and table 7.10 'amount of completed floor space (gross and net) for town centre uses in the local authority area (m2)'.

Table D.1 Completed retail floor space 2017/18

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	New floorspace Net (m2)
Chester	BLA/0103	17/03301/FUL	Unit 5 Sealand Trade Centre, Hartford Way, Chester, Cheshire, CH1 4LY	Change of use from use class D2 to Use Class D1 for educations and training use and addition of outlet pipe to rear.	Out of Centre	D2	Loss	-196
Chester	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	241.5
Chester	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	16.1
Chester	BOU/0060	15/01507/FUL	133 Brook Street Chester Cheshire CH1 3DU	Change the current consent to A5 consent	Local Centre	A1	Loss	-49

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	New floorspace Net (m2)
Chester	BOU/0060	15/01507/FUL	133 Brook Street Chester Cheshire CH1 3DU	Change the current consent to A5 consent	Local Centre	A5	Gain	49
Chester	BOU/0067	18/00175/FUL	88 Boughton Chester CH3 5AQ	Change of use from A1 to Sui Generis for a private gallery and tattoo studio	Local Centre	A1	Loss	-400
Chester	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 provide enlarged A1 retail showroom.	Local Centre	A1	Gain	49.1
Chester	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 Centre	A1	Loss	-70
Chester	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 Centre	A3	Gain	70
Chester	BOU/0079	17/03082/FUL	First Floor 86-90, Boughton, Chester, CH3 5AQ	Change of use from retail to use to first floor one bedroom apartment, internal alterations to entrance on ground floor.	Local Centre	A1	Loss	-447
Chester	BOU/0081	17/02743/FUL	94 Hoole Lane,	Change of use from ground floor retail unit/residential	Out of Centre	A1	Loss	-52.6

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	New floorspace Net (m2)
			Chester, CH2 3DX	maisonette to a single dwelling house				
Chester	BOU/0089	17/02089/PDC	91 Brook Street, Chester, CH1 3DX	Change of use to café	Local Centre	A1	Loss	-265
Chester	BOU/0089	17/02089/PDC	91 Brook Street, Chester, CH1 3DX	Change of use to café	Local Centre	A3	Gain	265
Chester	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	A1	Gain	73
Chester	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	Edge of centre	A3	Gain	220

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	New floorspace Net (m2)
				public realm, and infilling of the Hoole Way roundabout underpass and demolition of former public house.				
Chester	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	-137
Chester	CHC/0090	11/00306/LBC 14/02792/FUL 11/00306/LBC 11/00306/LBC 15/01317/S73 15/04392/LBC	Odeon Cinema Northgate Street Chester Cheshire CH1 2HQ	Change of use of the former cinema (Class D2) to library (Class D1), with ancillary café (Class A3, A4) and offices (Class B1) with external and internal alterations including new 100 seat cinema (Class D2) and extension of the Grade II Listed former cinema to form a new theatre (Sui Generis) with associated servicing.	Town Centre	A1	Gain	117
Chester	CHC/0090	11/00306/LBC 14/02792/FUL 11/00306/LBC 11/00306/LBC 15/01317/S73 15/04392/LBC	Odeon Cinema Northgate Street Chester Cheshire CH1 2HQ	Change of use of the former cinema (Class D2) to library (Class D1), with ancillary café (Class A3, A4) and offices (Class B1) with external and internal alterations including new 100 seat cinema (Class D2) and extension of the	Town Centre	A3	Gain	1125

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	New floorspace Net (m2)
				Grade II Listed former cinema to form a new theatre (Sui Generis) with associated servicing.				
Chester	CHC/0090	11/00306/LBC 14/02792/FUL 11/00306/LBC 11/00306/LBC 15/01317/S73 15/04392/LBC	Odeon Cinema Northgate Street Chester Cheshire CH1 2HQ	Change of use of the former cinema (Class D2) to library (Class D1), with ancillary café (Class A3, A4) and offices (Class B1) with external and internal alterations including new 100 seat cinema (Class D2) and extension of the Grade II Listed former cinema to form a new theatre (Sui Generis) with associated servicing.	Town Centre	A4	Gain	453
Chester	CHC/0090	11/00306/LBC 14/02792/FUL 11/00306/LBC 11/00306/LBC 15/01317/S73 15/04392/LBC	Odeon Cinema Northgate Street Chester Cheshire CH1 2HQ	Change of use of the former cinema (Class D2) to library (Class D1), with ancillary café (Class A3, A4) and offices (Class B1) with external and internal alterations including new 100 seat cinema (Class D2) and extension of the Grade II Listed former cinema to form a new theatre (Sui Generis) with associated servicing.	Town Centre	D2	Loss	-204

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	New floorspace Net (m2)
Chester	CHC/0138	15/02437/COU	Hamilton House Hamilton Place Chester Cheshire CH1 2BH	Change of use of Hamilton House from (A2) [Front Ground Floor] to a place of worship(D1)	Edge of centre	A2	Loss	-188
Chester	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	A1	Loss	-448
Chester	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	587
Chester	CHC/0189	17/00976/PDJ	12 Upper Northgate Street, Chester, Cheshire, CH1 4EE	Change of use of shop unit (A1) to virtual reality experience (D2)	Edge of centre	A1	Loss	-99
Chester	CHC/0189	17/00976/PDJ	12 Upper Northgate Street, Chester,	Change of use of shop unit (A1) to virtual reality experience (D2)	Edge of centre	D2	Gain	99

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	New floorspace Net (m2)
			Cheshire, CH1 4EE					
Chester	CHC/0191	17/01567/FUL	11A Upper Northgate Street, Chester, Cheshire, CH1 4EE	Change of use from A1 retail to A3 Restaurant with internal and external alterations	Edge of centre	A1	Loss	-100
Chester	CHC/0191	17/01567/FUL	11A Upper Northgate Street, Chester, Cheshire, CH1 4EE	Change of use from A1 retail to A3 Restaurant with internal and external alterations	Edge of centre	A3	Gain	100
Chester	CHC/0193	17/02209/FUL	90-92 Lower Bridge Street, Chester, CH1 1RU	Change of use of ground floor from tea rooms to four bed and breakfast rooms, internal alterations and new windows to front.	Town Centre	A3	Loss	-135
Chester	CHC/0194	17/02376/FUL	66-68 Northgate Street, Chester, Cheshire, CH1 2HT	Change of use to A3 (restaurant).	Town Centre	A1	Loss	-200
Chester	CHC/0194	17/02376/FUL	66-68 Northgate Street, Chester, Cheshire, CH1 2HT	Change of use to A3 (restaurant).	Town Centre	A3	Gain	200
Chester	CHC/0195	17/01923/FUL	75 Foregate Street, Chester, Cheshire, CH1 1HE	Change of use to a hair and beauty salon (Sui Generis)	Town Centre	A1	Loss	-65.8

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	New floorspace Net (m2)
Chester	CHC/0202	17/04117/FUL	Chester Grosvenor, The Chester Grosvenor and Spa, 56-58 Eastgate Street, Chester, CH1 1LT	Change of use of retail space to restaurant/bar associated with the hotel including internal alterations. Replacement of existing full height glazed screen to ground floor colonnade with glass panel system to incorporate glass revolving door and 2no openable glass wall sections.	Town Centre	A1	Loss	-286
Chester	CHC/0202	17/04117/FUL	Chester Grosvenor, The Chester Grosvenor and Spa, 56-58 Eastgate Street, Chester, CH1 1LT	Change of use of retail space to restaurant/bar associated with the hotel including internal alterations. Replacement of existing full height glazed screen to ground floor colonnade with glass panel system to incorporate glass revolving door and 2no openable glass wall sections.	Town Centre	A3	Gain	286
Chester	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	-290
Chester	GRB/0044	14/05366/FUL	Chester Rugby Union Football Club Hare Lane	Erection of a Performance Centre (Class D2)	Out of Centre	D2	Gain	701

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	New floorspace Net (m2)
			Chester Cheshire CH3 7DB					
Chester	HOO/0027	14/01074/FUL	The Elms Medical Centre Hoole Road Chester Cheshire CH2 3NH	Change of use from doctors surgery to retail (Class A1) and front extension (demolition of porch)	Out of centre	A1	Gain	365
Chester	HOO/0048	16/02094/FUL 16/04093/FUL	25 - 27 Faulkner Street Chester CH2 3BD	Change of use of ground floor from retail to cafe/restaurant and first floor from residential flat to ancillary staff welfare, office, storage use in association with the A3 use and the installation of a new shopfront AND 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 Centre	A1	Loss	-180
Chester	HOO/0048	16/02094/FUL 16/04093/FUL	25 - 27 Faulkner Street Chester CH2 3BD	Change of use of ground floor from retail to cafe/restaurant and first floor from residential flat to ancillary staff	Local Centre	A3	Gain	240

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	New floorspace Net (m2)
				welfare, office, storage use in association with the A3 use and the installation of a new shopfront AND 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.				
Chester	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 Centre	A2	Loss	-178
Chester	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 Centre	A3	Gain	178
Ellesmere Port	EPT/0025	15/02700/FUL	The Wing Half Alnwick Drive Ellesmere Port Cheshire CH65 9HE	Change of use of public house to guest house/bed and breakfast	Local Centre	A4	Loss	-438
Ellesmere Port	EPT/0086	15/04333/FUL 16/00213/NMA 16/03218/NMA	Land At Adjacent KFC And TGI Fridays Kinsey Road	Erection of an A3 drive-through coffee shop unit and extension of the car park with hard and soft landscaping.	Out of Centre	A3	Gain	167.2

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	New floorspace Net (m2)
			Ellesmere Port					
Ellesmere Port	EPT/0115	16/04130/COU	Formula House Bridges Road Ellesmere Port Cheshire CH65 4LB	Use of Land for Overnight Parking of HGV Vehicles including Change of Use of Part of Existing Building to Provide Cafe for Staff and HGV Drivers	Out of Centre	A3	Gain	30
Ellesmere Port	EPT/0116	16/04771/FUL	41 Marina Drive Ellesmere Port Cheshire CH65 0AN	Change of use from A2 to A3 for a wok & go noodle bar.	Town Centre	A2	Loss	-81
Ellesmere Port	EPT/0116	16/04771/FUL	41 Marina Drive Ellesmere Port Cheshire CH65 0AN	Change of use from A2 to A3 for a wok & go noodle bar.	Town Centre	A3	Gain	81
Ellesmere Port	EPT/0119	16/03724/FUL	Land at Whitby Road, Ellesmere Port	Demolition of existing commercial/retail units and replacement with 17no. Dwellings, mix of Apartments and Family Houses with associated Parking, Landscape and Communal Facilities.	Town Centre	A1	Loss	-648
Ellesmere Port	LEM/0029	17/00182/FUL	426 Chester Road, Little Sutton, Ellesmere	Subdivision of No. 426 to 2 separate units to form one retail unit (Use Class A1) and one	Local Centre	A1	Loss	-536

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	New floorspace Net (m2)
			Port, Ch66 3RB	hot food takeaway (Use Class A5), including alterations to shopfront to include removal of existing canopy, formation of separate shopfronts and installation of a stepped/ramped access to the altered units.				
Ellesmere Port	LEM/0029	17/00182/FUL	426 Chester Road, Little Sutton, Ellesmere Port, Ch66 3RB	Subdivision of No. 426 to 2 separate units to form one retail unit (Use Class A1) and one hot food takeaway (Use Class A5), including alterations to shopfront to include removal of existing canopy, formation of separate shopfronts and installation of a stepped/ramped access to the altered units.	Local Centre	A5	Gain	536
Ellesmere Port	NET/0026	17/01702/FUL	Unit 1 Olympic Park, Poole Hall Road, Ellesmere Port, CH66 1ST	Change of use from B1 Business, B2 general Industrial and B8 Storage and Distribution to D2 Leisure.	Out of Centre	D2	Gain	1606
Ellesmere Port	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	3000

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	New floorspace Net (m2)
Ellesmere Port	ROS/0045	16/04012/FUL	54 Station Road Ellesmere Port CH65 4BQ	Change of use from tattoo studio to offices (Use Class A2) with single storey rear extension and alterations to front and rear elevations	Local Centre	A2	Gain	79
Ellesmere Port	STP/0035	16/03945/COU	Great Sutton Boy Scout Group Old Chester Road Great Sutton Ellesmere Port CH66 3NZ	Change of use of the scout group hut building to retain the current class D2 scout hut use to also add proposed class D1 use for a pre-school.	Edge of Local Centre	D2	Information	0
Frodsham	FRO/0067	17/02293/FUL	The Queens Head, 92 Main Street, Frodsham, WA6 7AR	Use of part of the highway forecourt to use in association with the adjoining public house.	Town Centre	A3	Gain	53
Neston	NES/0024	15/01099/FUL	14 High Street Neston Cheshire CH64 9TY	Conversion of upper floors to self contained flat	Edge of centre	A1	Loss	-141
Neston and Parkgate	NES/00.39	17/01765/FUL	Neston Recreation Centre, Raby Park Road, Neston, Cheshire, CH64 9NQ	Two storey extensions, remodelling and refurbishment of the existing leisure centre.	Out of Centre	D2	Gain	425
Neston and Parkgate	PAR/0037	17/02507/COU	10 The Cross, Neston, Cheshire, CH64 9UB	Change of use to café/bistro	Town Centre	A1	Loss	-185

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	New floorspace Net (m2)
Neston and Parkgate	PAR/0037	17/02507/COU	10 The Cross, Neston, Cheshire, CH64 9UB	Change of use to café/bistro	Town Centre	A3	Gain	185
Northwich	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	1900
Northwich	WIC/0004	12/05368/FUL	BLOCK 4 - Barons Quay, Northwich	Retail led, mixed use scheme - 40,000 sqm - Retail	Town Centre	A1	Gain	700
Northwich	WIC/0004	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	330
Northwich	WIC/0004	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	160
Northwich	WIC/0004	16/05320/REM	BLOCK 2 - Barons Quay, Northwich	Retail led, mixed use scheme - 40,000 sqm Flexible units A1, A3 and A4	Town Centre	A1, A3, A4, D1	Gain	4057
Northwich	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	147

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Local Plan area	HELAA Site Reference	Application number	Site Address	Proposal	Location in relation to the centre i.e. Town Centre, Edge of Centre, Out of Centre, Local Centre	Use Class	Loss or Gain	New floorspace Net (m2)
Northwich	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	2323
Northwich	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	30
Northwich	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	192
Northwich	WIC/0101	16/00083/COU	54A Station Road Northwich Cheshire CW9 5RB	Change of use of first floor from office storage to dance studio Variation of condition 3 (hours of operation) of planning permission.	Local Centre	D2	Gain	198.3
Northwich	WIC/0102	16/00255/FUL	104 Witton Street Northwich Cheshire CW9 5AB	Change of use of vacant building (A1) to a Restaurant (A3) selling food and alcohol for consumption on the premises and takeaway (A5)	Town Centre	A1	Loss	-98.9
Northwich	WIC/0102	16/00255/FUL	104 Witton Street Northwich	Change of use of vacant building (A1) to a Restaurant (A3)	Town Centre	A3	Gain	49.5

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	New floorspace Net (m2)
			Cheshire CW9 5AB	selling food and alcohol for consumption on the premises and takeaway (A5)				
Northwich	WIC/0102	16/00255/FUL	104 Witton Street Northwich Cheshire CW9 5AB	Change of use of vacant building (A1) to a Restaurant (A3) selling food and alcohol for consumption on the premises and takeaway (A5)	Town Centre	A5	Gain	49.59
Northwich	WIC/0103	16/00304/COU	130A Witton Street Northwich Cheshire CW9 5NP	Change of use from retail (A1) to offices (B1)	Town Centre	A1	Loss	-66.9
Northwich	WIC/0113	16/02106/COU	121 Witton Street Northwich Cheshire CW9 5DY	Change of use of part ground floor to taxi booking office only.	Edge of centre	A5	Loss	-30
Northwich	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	419
Northwich	WIC/0134	16/05221/FUL	Land At The Emperors Court Restaurant, Manchester Road, Northwich, Cheshire, CW9 5ND	Demolition of existing building, erection of a freestanding two storey restaurant with car parking, landscaping and associated works. Installation of 2No.	Out of Centre	A3	Gain	131

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	New floorspace Net (m2)
				COD (Customer Order Display) with associated canopies, bicycle shelter and 2No. Gas and Electricity Kiosks.				
Northwich	WIC/0135	17/01808/FUL	96 Witton Street, Northwich, Cheshire, CW9 5AB	Change of use A3 to A5	Town Centre	A3	Loss	-51
Northwich	WIC/0135	17/01808/FUL	96 Witton Street, Northwich, Cheshire, CW9 5AB	Change of use A3 to A5	Town Centre	A5	Gain	51
Northwich	WIC/0136	17/04420/FUL	37 High Street, Northwich, Cheshire, CW9 5DD	Change of use Application from A1 to a makeup studio	Town Centre	A1	Loss	-134
Northwich	WIC/0138	17/04151/FUL	13 Witton Street, Northwich, Cheshire, CW9 5DE	Change of use of a vacant unit from retail to Bar	Town Centre	A1	Loss	-94
Northwich	WIC/0138	17/04151/FUL	13 Witton Street, Northwich, Cheshire, CW9 5DE	Change of use of a vacant unit from retail to Bar	Town Centre	A4	Gain	94
Northwich	WIR/0003	14/02176/FUL	127 Middlewich Road Northwich Cheshire CW9 7BY	Change of use from shop to residential flat.	Local Centre	A1	Loss	-42.5

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	New floorspace Net (m2)
Rural	FRO/0068	17/02417/S73	Hover Force Activity Centre, Straight Length, Frodsham	Removal of condition 1 (temporary period) and variation of condition 10 (hours of operation) of planning permission.	Out of Centre	D2	Same	240
Rural	GOW/0106	17/03240/FUL	Stamford Bridge Public House, Barrow Lane, Barrow, Chester, CH3 7HW	Single storey extension with retractable roof.	Out of Town	A4	Gain	77
Rural	GOW/0109	16/05126/FUL	Land Fronting Shell Petrol Filling Station Hapsford Interchange Elton Chester	Construction of a drive through kiosk and associated roadworks	Out of Centre	A3	Gain	37
Rural	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	85
Rural	LNB/0059	17/03710/FUL	51 West Vale, Neston, CH64 9SE	Change of Class Use to Mixed Class D1 & A3 for the currently vacant retail/shopping. To start a childrens entertainment business where	Local Centre	A1	Loss	-85

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	New floorspace Net (m2)
				children will participate in hands-on art and craft workshops.				
Rural	LNB/0059	17/03710/FUL	51 West Vale, Neston, CH64 9SE	Change of Class Use to Mixed Class D1 & A3 for the currently vacant retail/shopping. To start a childrens entertainment business where children will participate in hands-on art and craft workshops.	Local Centre	A3	Gain	85
Rural	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	-30
Rural	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	1140
Rural	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	-138
Rural	TAT/0125	17/01287/FUL	Golborne Bridge Farm, Whitchurch	Change of use of land to A1 retail for the sale and display	Out of Centre	A1	Gain	930

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	New floorspace Net (m2)
			Road, Milton Green, Chester, CH3 9DR	of timber buildings and garden structures, with associated car parking.				
Rural	WEC/0090	15/05194/FUL	Delamere Manor, Cuddington Lane, Northwich, Cheshire, CW8 2TE	Change of use of residential property to function facility	Out of Centre	D2	Gain	280
Tarporley	TAR/0113	17/01951/PDC	51 High Street, Tarporley, Cheshire, CW6 0DP	Change of use from takeaway sandwich and confectionery shop to takeaway and tea room.	Local Centre	A1	Loss	-60
Tarporley	TAR/0113	17/01951/PDC	51 High Street, Tarporley, Cheshire, CW6 0DP	Change of use from takeaway sandwich and confectionery shop to takeaway and tea room.	Local Centre	A3	Gain	60
Tarvin	TAK/0176	17/00294/FUL	64 High Street, Tarvin, Chester, Cheshire, CH3 8JB	Change of use of financial service business to a dental surgery and with external alterations.	Out of Centre	A2	Loss	-49
Tattenhall	TAT/0015	16/00227/FUL	Gatesheath Saddlery And Country Store Gatesheath Lane Golbourne Bellow Chester CH3 9AS	Two Dwellings (demolish existing building and porta cabin)	Out of Centre	A1	Loss	-156.7

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Local Plan area	HELAA Site Reference	Application number	Site Address	Proposal	Location in relation to the centre i.e. Town Centre, Edge of Centre, Out of Centre, Local Centre	Use Class	Loss or Gain	New floorspace Net (m2)
Tattenhall	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	-57
Winsford	WIW/0070	15/00999/FUL	8-8A Ribble Place Winsford Cheshire CW7 3NA	Change of use of vacant shop unit (A1) to hot food takeaway (A5).	Out of Centre	A1	Loss	-43
Winsford	WIW/0070	15/00999/FUL	8-8A Ribble Place Winsford Cheshire CW7 3NA	Change of use of vacant shop unit (A1) to hot food takeaway (A5).	Out of Centre	A5	Gain	43
Winsford	WOV/0052	14/05406/FUL	161 Delamere Street Winsford Cheshire CW7 2LY	Conversion of ground floor shop to flat	Out of Centre	A1	Loss	-60
Winsford	WOV/0026	17/00808/FUL	104-108 High Street, Winsford, CW7 3BS	Change of use to fish and chip restaurant and takeaway and addition of flue to rear.	Local Centre	A5	Gain	180
Winsford	WOV/0111	17/01618/FUL	Birtwistle Buildings Over Square Winsford, Cheshire, CW7 2JP	Change of use to record store/coffee shop	Local Centre	A1	Gain	73
Winsford	WSD/0014a	16/04911/DEM	Winsford Cross Shopping	Demolition of existing units.	Town Centre	A1	Loss	3215

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	New floorspace Net (m2)
			Centre Dene Drive Winsford Cheshire					

Table D.2 Outstanding retail permissions 2017/18

Local Plan Area	HELAA Site Reference	Application number	Site Address	Proposal	Decision Date	Location in relation to the centre i.e. Town Centre, Edge of Centre, Out of Centre, Local Centre	Use Class	Loss or Gain	New floorspace Net (m2)
Chester	BLA/0069	14/02322/FUL	Unit 2A Greyhound Park Road Chester Cheshire CH1 4QG	Creation of additional 1,585 sq. m. of mezzanine floorspace, along with facade alterations and local alterations to the car park.	09-03-2014	Out of Centre	A1	Gain	1585
Chester	BLA/0108	16/02192/FUL	Pets At Home Unit 25 Greyhound Retail Park Greyhound Park Road Chester CH1 4QG	Installation of a mezzanine floor, 14 air conditioning units and external spiral staircase	08-09-2016	Out of Centre	A1	Gain	237
Chester	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	10-19-2016	Out of Centre	A1	Gain	60

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				to be replaced with Trade Recycling Center.					
Chester	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	11-11-2016	Out of Centre	A1	Same	0
Chester	BLA/0120	18/00594/FUL	Unit 7 Chester Retail Park Old Seals Way Chester Cheshire CH1 4RY	New entrances and shopfronts, subdivision of retail unit and demolition of mezzanine storage area.	03-26-2018	Out of Centre	A1	Same	0
Chester	BOU/0014	17/04018/FUL	57 Christleton Road, Chester, Cheshire, CH3 5UF	Change of use from A3 Restaurant to three C3 self contained flats	12-01-2017	Out of Centre	A3	Loss	-140
Chester	BOU/0019	17/02093/FUL	97A Christleton Road, Chester, Cheshire, CH3 5UQ	Change of use of ground floor (A1) to 3 self contained flats Removal of condition 3 (limiting use) of planning permission 02/00131/COU	07-05-2017	Edge of centre	A1	Loss	-273
Chester	BOU/0041	14/02591/FUL	87 Christleton Road, Chester, CH3 5UQ	Change of use of ground floor shop to residential flat including alterations.	08-11-2014	Edge of Local Centre	A1	Loss	-75
Chester	BOU/0045a	14/03317/REM 12/04895/FUL 12/04895/FUL 14/01799/NMA 14/01798/DIS 14/01940/DIS 14/01993/DIS 14/03317/REM 14/04829/DIS	Land At Premier House Charterhall Drive Chester Cheshire	Full permission sought for first office building and outline permission sought for mixed use development comprising new buildings accommodating offices, dwellings, shops, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, non residential institutions, assembly and leisure, access, car parking, servicing and landscaping (existing buildings to be demolished)	04-24-2014	Out of Centre	A1	Gain	2000
Chester	BOU/0062	15/03919/FUL	Chester Boughton Hall Cricket Club Boughton Hall Avenue Chester	Construction of an extension to the existing clubhouse	12-01-2015	Out of Centre	D2	Gain	268.5

Chester	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.	12-15-2016	Out of Centre	A3	Gain	124
Chester	BOU/0085	17/03484/FUL	109 Brook Street, Chester, Cheshire, CH1 3DX	Change of use of office to café, takeaway and cookery school.	09-29-2017	Local Centre	A3	Gain	56
Chester	BOU/0090	17/02478/FUL	22 Christleton Road, Chester, CH3 5UF	Change of use of ground floor from use class A2 to B1	07-25-2017	Out of Centre	A2	Loss	-55
Chester	CHC/0018a	16/02282/OUT 16/02285/FUL	NORTHGATE PHASE 0 Chester Library Northgate Street Chester CH1 2EF	Change of Use of, and extensions/alterations to the existing Chester Library to provide for 1,519sq.m of restaurants/cafes and/or drinking establishments (A3 and/or A4 Use Class), and 520sq.m of office accommodation (B1 Use Class)	10-12-2016	Town Centre	A3	Gain	760
Chester	CHC/0018a	16/02282/OUT 16/02285/FUL	NORTHGATE PHASE 0 Chester Library Northgate Street Chester CH1 2EF	Change of Use of, and extensions/alterations to the existing Chester Library to provide for 1,519sq.m of restaurants/cafes and/or drinking establishments (A3 and/or A4 Use Class), and 520sq.m of office accommodation (B1 Use Class)	10-12-2016	Town Centre	A4	Gain	760
Chester	CHC/0018b	16/02282/OUT	PHASE 1 - Land Bounded By Hunter Street, Northgate Street, Watergate Street And St Martins Way Chester (Northgate, Chester)	Full permission - Cinema	09-21-2016	Town Centre	D2	Gain	2663
Chester	CHC/0018b	16/02282/OUT	PHASE 1 - Land Bounded By	Full permission - Market Hall	09-21-2016	Town Centre	A1	Gain	2161

			Hunter Street, Northgate Street, Watergate Street And St Martins Way Chester (Northgate, Chester)						
Chester	CHC/0018b	16/02282/OUT	PHASE 1 - Land Bounded By Hunter Street, Northgate Street, Watergate Street And St Martins Way Chester (Northgate, Chester)	Full permission- Food and beverage	09-21-2016	Town Centre	A3	Gain	14022
Chester	CHC/0018c	16/02282/OUT	PHASE 2 - OUTLINE Land Bounded By Hunter Street, Northgate Street, Watergate Street And St Martins Way Chester (Northgate, Chester)	Phase 2 - Food and Drink	09-21-2016	Town Centre	A3/A4	Gain	11878
Chester	CHC/0018c	16/02282/OUT	PHASE 2 - OUTLINE Land Bounded By Hunter Street, Northgate Street, Watergate Street And St Martins Way Chester (Northgate, Chester)	Phase 2 - Leisure	09-21-2016	Town Centre	D2	Gain	2429
Chester	CHC/0018c	16/02282/OUT	PHASE 2 - OUTLINE Land Bounded By Hunter Street, Northgate Street, Watergate Street And St Martins Way Chester (Northgate, Chester)	Retail - Hybrid application for demolition and retention of existing buildings and the construction of comprehensive mixed-use development comprising; retail stores, restaurants, cafes, drinking establishments (Use Classes A1, A2, A3 and A4), offices (Use Class B1), cinema and leisure uses (Use Class D2), 70-120 residential units (Use Class C3),	09-21-2016	Town Centre	A1	Gain	18393

				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.					
Chester	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.	10-09-2014	Edge of centre	A3	Gain	59
Chester	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)	11-03-2014	Town Centre	A2	Gain	234
Chester	CHC/0112	16/04807/FUL	14-20 Frodsham Street Chester	Change of use of first and second floors from retail to student accommodation	12-09-2016	Town Centre	A1	Loss	-239
Chester	CHC/0113	17/03907/FUL	12 Godstall Lane, Chester, Cheshire, CH1 1LN	Change fo use from coffee shop to bar.	10-20-2017	Town Centre	A1	Loss	-20
Chester	CHC/0113	17/03907/FUL	12 Godstall Lane, Chester, Cheshire, CH1 1LN	Change fo use from coffee shop to bar.	10-20-2017	Town Centre	A4	Gain	20
Chester	CHC/0120	16/00580/FUL	14-20 Watergate Street, Chester, CH1 2LA	Change of use / conversion / extension to / part-demolition of for mixed-use development incorporating retail (Use Class A1) / residential (26 apartments - as amended) (Use Class C3) / food and beverage (Use Class A3)	04-19-2017	Town Centre	A1	Loss	-169
Chester	CHC/0120	16/00580/FUL	14-20 Watergate Street, Chester, CH1 2LA	Change of use / conversion / extension to / part-demolition of for mixed-use development incorporating retail (Use Class A1) / residential (26 apartments - as amended) (Use Class C3) / food and beverage (Use Class A3)	04-19-2017	Town Centre	A3	Gain	109

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Chester	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.	04-30-2015	Town Centre	A1	Gain	855
Chester	CHC/0131	18/00360/FUL	Second Floor Longus House 6 Newgate Row Grosvenor Shopping Centre Chester CH1 1ER	Change of use of second floor from Use Class B1 (office) floorspace to Use Class D2 (Assembly and leisure)	02-26-2018	Town Centre	D2	(blank) Left blank to avoid double counting with 14/04890/FUL)	(blank)
Chester	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	01-31-2017	Local Centre	A3	Gain	-53
Chester	CHC/0147	15/03609/FUL 15/03610/LBC	Land Adjacent To Former Coach House Rear Of Bank House Commonhall Street Chester	Alterations to the existing buildings and construction of a glazed infill structure for conversion of former stables buildings into restaurant/cafe/bar including over the courtyard.	12-10-2015	Edge of centre	A3	Gain	167
Chester	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)	11-18-2015	Out of Centre	D2	Gain	111
Chester	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.	08-15-2016	Edge of Local Centre	A5	Loss	-85
Chester	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	09-20-2016	Town Centre	A1	Loss	-932
Chester	CHC/0173	16/02836/FUL	Pepper House	Change of use of part of the Grosvenor Shopping	09-20-2016	Town Centre	A3/A4	Gain	932

			Pepper Street Chester Cheshire CH1 1DW	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					
Chester	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	12-20-2016	Town Centre	A1	Gain	45
Chester	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	12-20-2016	Town Centre	A2	Loss	-116
Chester	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	12-20-2016	Town Centre	A3	Gain	68
Chester	CHC/0187	17/02491/FUL	The Old Palace Little St John Street, Chester, Cheshire, CH1 1RB	Change of use of the existing building to a wedding venue (use Class D2) incorporating guest rooms, selective demolition to facilitate an extension to the ground floor, landscaping servicing arrangements.	08-18-2017	Town Centre	D2	Gain	2280
Chester	CHC/0192	16/05335/FUL	51 Frodsham Street, Chester, Cheshire, CH1 3JJ	Change of use from a charity shop to a take away	07-17-2017	Town Centre	A1	Loss	-45
Chester	CHC/0192	16/05335/FUL	51 Frodsham Street, Chester, Cheshire, CH1 3JJ	Change of use from a charity shop to a take away	07-20-2017	Town Centre	A5	Gain	45
Chester	CHC/0196	17/03275/FUL	Chester Racecourse, Watergate Square, Chester, Cheshire, CH1 2LY	Change of use of former racecourse office accommodation into ticket office, and hospitality bar (Class A3 and A4 uses) with associated facilities. Formation of three link bridges between bar and existing external terrace. Demolition of existing entrance building to the County Stand and erection of new entry gates with creation of	10-18-2017	Town Centre	A3	Gain	176.5

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				new accessible entrance route					
Chester	CHC/0201	16/05367/FUL	83-89 Foregate Street, Chester, Cheshire, CH1 1HE	Demolition of existing units and Erection of 1 retail unit	11-20-2017	Town Centre	A1	Loss	-576
Chester	CHC/0203	17/05376/FUL	16B-18B Nicholas Street Chester Cheshire CH1 2NX	Change of Use from Liberal Club to Office Accommodation and associated works	02-14-2018	Town Centre	D2	Loss	-355
Chester	CHC/0205	18/00478/FUL	32 Bridge Street Row West Bridge Street Chester CH1 1NN	Change of use from A1 to mixed A1 and Sui generis use (Hair salon and Tattoo studio).	03-15-2018	Town Centre	A1	Loss	-45
Chester	CHC/0206	18/00339/FUL	66 Lower Bridge Street Chester CH1 1RU	Change of use from the current 'Sui Generis' (tattoo parlour) to an A3 (cafe) classification	03-20-2018	Town Centre	A3	Gain	45
Chester	CHC/0208	17/04794/FUL	105-111 Foregate Street Chester Cheshire CH1 1HE	Change of use of existing retail store (Class A1) to hotel (Class C1), with alterations to rear elevations and roof.	11-08-2017	Town Centre	A1	Loss	-2486
Chester	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)	09-15-2014	Out of Centre	A1	Gain	240
Chester	DOH/0054	17/05073/FUL	Rike and Pikel, Chester Road, Huntington, Chester, CH3 6BS	Alterations and recladding to the front lobby; demolition of the rear outbuilding and formal car parking spaces formed; external escape stair to the rear for first floor fire escape; enclosure of existing outdoor seating area within the public house (Re-submission of 17/04112/FUL)	01-31-2018	Out of Centre	A3	Gain	50
Chester	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 business, A2 use class	09-28-2015	Out of Centre	A2	Gain	44

Chester	GAQ/0033	17/01401/FUL	56 Bouverie Street Chester CH1 4HE	Change of use of ground floor and two first floor rooms to (A2 letting agency) office accommodation, together with erection of conservatory and provision of new entrance	01-26-2017	Out of Centre	A2	Gain	85
Chester	GAQ/0036	17/03603/FUL	Commercial Unit Saddlery Way, Chester, Cheshire, CH1 2HA	Change of use from vacant restaurant space (A3) to two apartments (C3)	10-11-2017	Edge of centre	A3	Gain	-169
Chester	HAP/0055	17/04075/FUL	16 Chester Street, Chester, CH4 8BJ	Change of use of ground floor from Sui Generis to A1	10-16-2017	Local Centre	A1	Gain	85
Chester	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	01-31-2017	Out of Centre	A1	Loss	-120
Chester	HOO/0013	15/00269/OUT	Hoole Lawn Tennis Club Fairfield Road Chester Cheshire CH2 3RN	Residential development for 8 houses	12-23-2015	Out of Centre	D2	Loss	-128
Chester	HOO/0062	17/04496/COU	17 Faulkner Street, Chester, CH2 3BD	Change of use from Estate Agent to Nail Bar	11-16-2017	Local Centre	A2	Loss	-27
Chester	SHA/0035	17/02049/FUL	Morrisons, Mill Lane, Upton, Chester, CH2 1BT	Proposed lobby extension to the store with re-location of the main entrance.	07-31-2017	Local Centre	A1	Gain	1299
Chester	UPT/0056	17/03400/FUL	Moston Service Station, Liverpool Road, Moston, Chester, Cheshire, Ch2 4BA	Demolition of existing shop and car wash building, forecourt/canopy extension to provide a 6 pump layout, new underground tanks and fuel infrastructure together with a single storey sales and cafe building	12-08-2017	Town Centre	A1	Loss	-504
Chester	UPT/0056	17/03400/FUL	Moston Service Station, Liverpool Road, Moston, Chester,	Demolition of existing shop and car wash building, forecourt/canopy extension to provide a 6 pump layout, new underground tanks and	12-08-2017	Town Centre	A3	Gain	286

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Retail commitments

			Cheshire, Ch2 4BA	fuel infrastructure together with a single storey sales and cafe building					
Chester	UPT/0057	16/05265/FUL	[ALDI] Formerly Mercedes Benz, Cousens Way, Bache, Chester, CH1 4DU	Demolition of existing buildings and erection of foodstore (Use Class A1), access, car parking, servicing and landscaping	12-11-2017	Out of Centre	A1	Gain	1743
Ellesmere Port	EPT/0081	15/02369/FUL	67-69 Whitby Road Ellesmere Port CH65 8AB	Change of use of first floor to three apartments	09-16-2015	Town Centre	A1	Loss	-352
Ellesmere Port	EPT/0096	16/02077/FUL	53 Whitby Road Ellesmere Port CH65 8AB	Conversion of first floor to mixed use drinking establishment (Use Class A4)/snooker hall (Use Class D2) (relocation from first floor) and one flat and conversion of first floor to form 9 flats (total 10 flats)	07-26-2016	Town Centre	A4	Gain	460
Ellesmere Port	EPT/0117	17/02172/FUL	Agra Fort 3-7, Cambridge Road, Ellesmere Port, CH65 4AE	Conversion and remodelling of building to provide residential accommodation (8, 1 bed flats)	09-14-2017	Town Centre	A3	Loss	-282
Ellesmere Port	EPT/0118	17/02173/FUL	Pheonix Social Club, Cromwell Road, Ellesmere Port, CH65 4AA	Conversion of first floor to dwelling use and second floor extension to create 20 bedsits/flats	12-08-2017	Town Centre	D2	Loss	-162
Ellesmere Port	EPT/0118	17/02184/FUL	Pheonix Social Club, Cromwell Road, Ellesmere Port, CH65 4AA	Conversion of existing ground floor space into a retail outlet (A1 use class), single storey infill extension and internal alterations	12-22-2017	Town Centre	A1	Gain	670
Ellesmere Port	EPT/0118	17/02184/FUL	Pheonix Social Club, Cromwell Road, Ellesmere Port, CH65 4AA	Conversion of existing ground floor space into a retail outlet (A1 use class), single storey infill extension and internal alterations	12-22-2017	Town Centre	D2	Loss	-670
Ellesmere Port	EPT/0124	16/04121/FUL	Cheshire Oaks Outlet Village Kinsey Road	Erection of new retail (A1) units, new restaurant (A3) units, extension to and	03-22-2017	Out of Centre	A1	Gain	2715

			Ellesmere Port Cheshire CH65 9JJ	amendments to existing unit facades, customer facilities/ storage/circulation/plant area changes; a single decked car park structure, new children's play area; improved community space area, new pedestrian/cycle access bridge, car park access amendments and associated landscaping and public realm improvements					
Ellesmere Port	EPT/0124	16/04121/FUL	Cheshire Oaks Outlet Village Kinsey Road Ellesmere Port Cheshire CH65 9JJ	Erection of new retail (A1) units, new restaurant (A3) units, extension to and amendments to existing unit facades, customer facilities/ storage/circulation/plant area changes; a single decked car park structure, new children's play area; improved community space area, new pedestrian/cycle access bridge, car park access amendments and associated landscaping and public realm improvements	03-22-2017	Out of Centre	A3	Gain	989
Ellesmere Port	GRA/0018	15/03846/FUL	The Wheatsheaf 43 Overpool Road Great Sutton Ellesmere Port Cheshire CH66 3LN	Extension and alterations to the existing external seating area.	12-17-2015	Out of Centre	A1	Gain	390
Ellesmere Port	LEM/0005	12/02091/OUT 13/04015/OUT	Sutton New Hall Farm Ledsham Road Little Sutton Ellesmere Port Cheshire CH66 4QG	Residential development of up to 2,000 homes, up to 400 sqm of retail floor space for a local shop, a new primary school, a community building, a new linear park, playing fields and other public open space, new allotments, together with new accesses, streets and other related infrastructure. (Outline Application) (NB minor change removing reference to conversion of existing farm buildings to residential)	08-26-2015	Out of Centre	A1	Gain	400
Ellesmere Port	NET/0021	16/00138/FUL 16/02082/FUL	Vauxhall Sports And Social Club	Erection of new sports pavilion, part demolition of the existing sports	12-21-2016	Out of Centre	A3	Gain	393

			Rivacre Road Ellesmere Port CH66 1LJ	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					
Ellesmere Port	NET/0021	16/00138/FUL 16/02082/FUL	Vauxhall Sports And Social Club Rivacre Road Ellesmere Port CH66 1LJ	Erection of new sports pavilion, part demolition of the existing sports club, and erection of 36 dwellings and 20 apartments; and creation of new external sports pitch (Artificial Grass Pitch -3G AGP) including perimeter fencing, areas of hardstanding and flood lighting; refurbishment of existing Artificial Grass Pitch; and relocation of existing grass pitches - Amendment to application 15/04513/FUL	12-21-2016	Out of Centre	A4	Gain	368
Ellesmere Port	NET/0021	16/00138/FUL 16/02082/FUL	Vauxhall Sports And Social Club Rivacre Road Ellesmere Port CH66 1LJ	Erection of new sports pavilion, part demolition of the existing sports club, and erection of 36 dwellings and 20 apartments; and creation of new external sports pitch (Artificial Grass Pitch -3G AGP) including perimeter fencing, areas of hardstanding and flood lighting; refurbishment of existing Artificial Grass Pitch; and relocation of existing grass pitches - Amendment to application 15/04513/FUL	12-21-2016	Out of Centre	D2	Gain	966
Ellesmere Port	ROS/0006	12/04369/OUT 16/04805/REM 17/01399/REM (Pending)	Land Off Jacks Wood Avenue And Rossmore Road East Ellesmere Port Cheshire	Mixed use development comprising: (a) hotel (Class C1); (b) pub/restaurant (Class A3/A4); (c) crèche (Class D1); (d) petrol filling station (sui generis) including local convenience store (Class A1); (e) drive	12-19-2014	Out of Centre	A1	Gain	464

				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)					
Ellesmere Port	ROS/0006	12/04369/OUT 16/04805/REM 17/01399/REM (Pending)	Land Off Jacks Wood Avenue And Rossmore Road East Ellesmere Port Cheshire	Mixed use development comprising: (a) hotel (Class C1); (b) pub/restaurant (Class A3/A4); (c) crèche (Class D1); (d) petrol filling station (sui generis) including local convenience store (Class A1); (e) drive through cafe/restaurant (Class A3/A5); and (f) development up to 558 square metres, for office (Class B1) and / or showroom/retail (Class A1) and / or a range of other uses including community room (Class D1), health related use (Class D1) and / or fitness suite (Class D2); together with landscaping and ancillary works (Outline)	12-19-2014	Out of Centre	A3 / A4	Gain	929
Ellesmere Port	ROS/0006	12/04369/OUT 16/04805/REM 17/01399/REM (Pending)	Land Off Jacks Wood Avenue And Rossmore Road East Ellesmere Port Cheshire	Mixed use development comprising: (a) hotel (Class C1); (b) pub/restaurant (Class A3/A4); (c) crèche (Class D1); (d) petrol filling station (sui generis) including local convenience store (Class A1); (e) drive through cafe/restaurant (Class A3/A5); and (f) development up to 558 square metres, for office (Class B1) and / or showroom/retail (Class A1) and / or a range of other uses including community room (Class D1), health related use (Class D1) and / or fitness suite (Class D2); together with	12-19-2014	Out of Centre	A5	Gain	279

				landscaping and ancillary works (Outline)					
Ellesmere Port	ROS/0006	12/04369/OUT 16/04805/REM 17/01399/REM (Pending)	Land Off Jacks Wood Avenue And Rossmore Road East Ellesmere Port Cheshire	Mixed use development comprising: (a) hotel (Class C1); (b) pub/restaurant (Class A3/A4); (c) crèche (Class D1); (d) petrol filling station (sui generis) including local convenience store (Class A1); (e) drive through cafe/restaurant (Class A3/A5); and (f) development up to 558 square metres, for office (Class B1) and / or showroom/retail (Class A1) and / or a range of other uses including community room (Class D1), health related use (Class D1) and / or fitness suite (Class D2); together with landscaping and ancillary works (Outline)	12-19-2014	Out of Centre	D2	Gain	279
Ellesmere Port	STP/0046	16/02795/FUL	5A Whetstone Hey Great Sutton Ellesmere Port CH66 3PG	Change of use from launderette to A3 hot food takeaway	09-20-2016	Local Centre	A5	Gain	50
Helsby	HEL/0003	16/03313/FUL	Former Horse And Jockey Chester Road Helsby Frodsham Cheshire	Demolition of former public house and construction of 15 new dwellings	08-03-2017	Out of Centre	A4	Loss	-35
Helsby	HEL/0034	12/05418/EXT 14/04052/FUL	Former Bicc Site Chester Road Helsby Frodsham Cheshire	Demolition of existing structures and development of a new sports facility including sports club, four tennis courts, two bowling greens, 3G football pitch, associated access and car parking and landscaping.	23/04/2013 1/5/2015	Out of Centre	D2	Gain	2263
Helsby	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.	03-30-2016	Out of Centre	A1	Gain	42

Malpas	MAL/0035	15/04773/FUL	Aladdins Cave Church Street Malpas SY14 8NX	Renovation of existing retail area and ground floor store room. Change of use of first ,second and third floors to a single residential unit. Erection of raised timber platform to the rear	01-06-2016	Local Retail Centre	A1	Loss	-136
Neston	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).	09-29-2015	Town Centre	A1	Loss	-256
Neston and Parkgate	NES/0035	17/03958/FUL	16 Parkgate Road, Neston, CH64 9XE	Change of use of ground floor from office/shop apartment together with ground floor frontage window.	10-30-2017	Town Centre	A1	Loss	-92
Neston and Parkgate	NES/0038	16/05340/FUL	31 High Street, Neston, Cheshire, CH64 9TU	Change of use from a bank (Class A2) to a hot food takeaway (Class A5) with associated works, including the installation of extraction and ventilation equipment.	04-19-2017	Town Centre	A2	Loss	-267
Neston and Parkgate	NES/0038	16/05340/FUL	31 High Street, Neston, Cheshire, CH64 9TU	Change of use from a bank (Class A2) to a hot food takeaway (Class A5) with associated works, including the installation of extraction and ventilation equipment.	04-19-2017	Town Centre	A5	Gain	267
Neston and Parkgate	PAR/0034	16/00594/COU	South Cottage The Parade Parkgate Neston Cheshire CH64 6SA	Change of use of first floor room from residential to cafe in conjunction with ground floor cafe.	04-13-2016	Out of Centre	A3	Gain	22
Northwich	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).	12-22-2016	Out of Centre	A1	Loss	-87
Northwich	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).	12-22-2016	Out of Centre	A3	Gain	87

Northwich	DAM/0078	17/00373/FUL	Grass Area Opposite 2, Old Hall Road, Northwich, Cheshire	Erection of a new church building including community facilities and café and erection of outdoor sports store.	05-18-2017	Out of Centre	A3	Gain	59
Northwich	MAR/0039	11/01968/OUT	Land South Of Chapel Street And East Of New Warrington Road Wincham Northwich Cheshire (Wincham Urban Village)	Residential development of up to 950 dwellings including 30% affordable housing; plus up to 2500 square metres of associated commercial facilities (Use Classes A1 - A5, B1 and D1 - D2). Points of access/egress on to New Warrington Road and Chapel Street.	07-21-2015	Out of Centre	A1-A5	Gain	2500
Northwich	MAR/0094	17/01101/FUL	The Beech Tree Inn, Runcorn Road, Barnton, Northwich, CW8 4HS	Residential development of 34 (affordable) dwellings (following demolition of public house.	08-15-2017	Local Centre	A4	Loss	-327
Northwich	WIC/0004	12/05368/FUL	BLOCK 5 - Barons Quay, Northwich	Retail led, mixed use scheme - 40,000 sqm - retail	03-25-2013	Town Centre	A1	Gain	300
Northwich	WIC/0015	17/03239/FUL	Winnington Urban Village, Winnington Avenue, Northwich	[FULL Permission] 6 units (for flexible use under classes A1(shops), A3 (restaurant/cafe), A5 (hot food takeaway), and veterinary surgery)	10-11-2017	Out of Centre	Flexible	Gain	665
Northwich	WIC/0015	17/03239/FUL	Winnington Urban Village, Winnington Avenue, Northwich	[OUTLINE] A4 pub/restaurant	10-11-2017	Out of Centre	A4	Gain	683
Northwich	WIC/0015	17/03239/FUL	Winnington Urban Village, Winnington Avenue, Northwich	[OUTLINE] Community building / facility	10-11-2017	Out of Centre	D2	Gain	122
Northwich	WIC/0015	17/03239/FUL	Winnington Urban Village, Winnington Avenue, Northwich	Mixed use development forming a district centre to Winnington Urban Village, including Class A1 (convenience store) and and associated works including access and parking, together with outline permission for children's day nursery (Class D1), pub/restaurant (Class	10-11-2017	Out of Centre	A1	Gain	438

				A4) and community building/facility					
Northwich	WIC/0062	18/00436/FUL	Land At Weaver Square Northwich Cheshire	Phased demolition of part of Weaver Square Shopping Centre Precinct and erection of site hoardings.	03-28-2018	Town Centre	A1	Loss	-1013
Northwich	WIC/0069	17/03296/FUL	The Roebuck Inn, 157 Witton Street, Northwich, Cheshire, CW9 5EA	Change of use of a former public house into three proposed cottages	11-09-2017	Edge of centre	A4	Loss	-223
Northwich	WIC/0110	16/05628/FUL	20 London Road, Northwich, Cheshire, CW9 5HD	Demolition of an existing A1 retail unit and replacement with a new class A1 retail unit and associated works.	06-09-2017	Out of Centre	A1	Gain	870
Northwich	WIC/0111	16/02620/FUL	Dalreoch Riverside Cottage Bull Ring High Street Northwich Cheshire CW9 5BS	Demolition of a single storey office extension and construction of a replacement single storey	08-17-2016	Edge of centre	A2	Gain	4
Northwich	WIC/0115	16/02723/FUL	60-64 Witton Street Northwich Cheshire CW9 5AE	Sub-Division of existing A1(Shops) unit at ground floor. Part change of use at ground floor to form A3 (Restaurants and cafe) 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.	09-16-2016	Town Centre	A1	Loss	-188
Northwich	WIC/0115	16/02723/FUL	60-64 Witton Street Northwich Cheshire CW9 5AE	Sub-Division of existing A1(Shops) unit at ground floor. Part change of use at ground floor to form A3 (Restaurants and caf?s) primary use with an ancillary A5 (Hot food takeaways) element.	09-16-2016	Town Centre	A3	Gain	140

				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.					
Northwich	WIC/0115	16/02723/FUL	60-64 Witton Street Northwich Cheshire CW9 5AE	Sub-Division of existing A1(Shops) unit at ground floor. Part change of use at ground floor to form A3 (Restaurants and cafe) 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.	09-16-2016	Town Centre	A5	Gain	46
Northwich	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	01-18-2017	Out of Centre	A1	Loss	573
Northwich	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	01-18-2017	Out of Centre	D2	Gain	573
Northwich	WIC/0133	17/02581/DEM	Former Aldi Foodstore, Leicester Street, Northwich, CW9 5LG	Demolition of former foodstore.	06-29-2017	Out of Centre	A1	Loss	-1500

Northwich	WIC/0137	17/04013/FUL	6 Crown Street, Northwich, Cheshire, CW9 5AX	Change of use from a A1 to A3	11-10-2017	Town Centre	A1	Loss	-139
Northwich	WIC/0137	17/04013/FUL	6 Crown Street, Northwich, Cheshire, CW9 5AX	Change of use from a A1 to A3	11-10-2017	Town Centre	A3	Gain	139
Northwich	WIC/0140	18/00317/FUL	5 Market Street Northwich CW9 5BD	Change of use to A3 (snack bar/cafe)	02-23-2018	Town Centre	A3	Gain	136
Northwich	WIC/0140	18/00317/FUL	5 Market Street Northwich CW9 5BD	[Loss of fitness studio] Change of use to A3 (snack bar/cafe)	02-23-2018	Town Centre	D2	Loss	-136
Northwich	WIC/0141	18/00105/FUL	Northwich Retail Park Denton Drive Northwich	Erection of a coffee shop unit (Class A1/A3) and associated works	03-22-2018	Out of Centre	A1	Gain	83
Northwich	WIC/0141	18/00105/FUL	Northwich Retail Park Denton Drive Northwich	Erection of a coffee shop unit (Class A1/A3) and associated works	03-22-2018	Out of Centre	A3	Gain	83
Northwich	WIR/0042	17/02403/PDM	86A West Avenue, Rudheath, Northwich, Cheshire, CW9 7ET	Change of use from hairdressers to dwelling.	07-10-2017	Out of Centre	A1	Loss	42
Northwich	WIR/0048	17/01569/FUL	167 Middlewich Road, Northwich, Cheshire, CW9 7DB	Change of use from A2 Commercial to C3 Residential/	07-03-2017	Edge of centre	A2	Loss	-100
Northwich	WIW/0087	16/03725/FUL	Rilshaw Farm Rilshaw Lane Winsford Cheshire CW7 3PF	Change of use from shop and office to ancillary residential use	10-12-2016	Out of Centre	A1	Loss	118
Northwich	WIW/0092	18/00556/FUL	142 Middlewich Road Winsford Cheshire CW7 3NP	Change of use from retail to residential	03-16-2018	Out of Centre	A1	Loss	-11
Rural	DOH/0055	17/04666/FUL	Former World War 2 Airfield Pulford Approach Poulton Chester	Creation of a Clay Pigeon Skeet Ground	02-28-2018	Out of Town	D2	Gain	20

Rural	FAR/0088	16/03842/FUL	Green Lake Barns Green Lake Lane Aldford Chester Cheshire CH3 6HW	Conversion of two barns into a village shop, retail/cafe space and 4 apartments (2 to be affordable). Demolition of the forestry shed and the previous extension (barn two), the erection of bin store, creation of car parking areas and associated hard / soft landscaping.	11-03-2016	Out of Centre	A1	Gain	140
Rural	FAR/0088	16/03842/FUL	Green Lake Barns Green Lake Lane Aldford Chester Cheshire CH3 6HW	Conversion of two barns into a village shop, retail/cafe space and 4 apartments (2 to be affordable). Demolition of the forestry shed and the previous extension (barn two), the erection of bin store, creation of car parking areas and associated hard / soft landscaping.	11-03-2016	Out of Centre	A3	Gain	140
Rural	FAR/0090	17/04856/FUL	Manor Wood Country Caravan Park, Mill Lane, Coddington, Chester, CH3 9EN	Erection of office and leisure building for caravan park.	09-27-2017	Out of Town	D2	Gain	169
Rural	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	01-22-2016	Out of Centre	A2	Gain	54
Rural	KIN/0080	16/03736/COU	Wishing Well 1 Lady Heyes Farm Kingsley Road Kingsley Frodsham Cheshire WA6 6SU	Change of Use from Cafe/Takeaway to Offices	10-14-2016	Out of Centre	A5	Loss	-157
Rural	KIN/0098	17/03217/FUL	The Horseshoe Inn, Hollow Lane, Frodsham, Cheshire, WA6 8EF	Change of use from A4 public house to A1 convenience store with rear extension and associated access, parking and external works.	09-29-2017	Out of Centre	A1	Gain	305
Rural	KIN/0098	17/03217/FUL	The Horseshoe Inn, Hollow Lane, Frodsham,	Change of use from A4 public house to A1 convenience store with rear extension and associated access,	09-29-2017	Out of Centre	A4	Loss	-185

			Cheshire, WA6 8EF	parking and external works.					
Rural	LNB/0057	17/05349/FUL	Denna Hall, Denhall Lane, Burton, Neston, CH64 0TG	Conversion of former squash court building into single residential dwelling.	08-18-2017	Out of Centre	D2	Loss	-86
Rural	MAR/0103	17/05056/FUL	Brow Farm Brow Lane Antrobus Northwich CW9 6JP	Replacement of existing agricultural barn to house lavender processing and retail unit	03-22-2018	Out of Town	A1	Gain	27
Rural	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.	05-31-2016	Out of Centre	A3	Loss	-31.5
Rural	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.	08-30-2016	Out of Centre	A3	Gain	850
Rural	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.	08-30-2016	Out of Centre	D2	Gain	4458
Rural	SAM/0074	16/04645/FUL	Mollington Grange Golf Club Townfield Lane Mollington Chester Cheshire CH1 6ND	Change of use of golf clubhouse to single residential dwelling (C3) with garden, swimming pool and tennis court, and use of former green keepers building for purposes ancillary to the dwelling and maintenance of the land	02-08-2017	Out of centre	D2	Loss	-822
Rural	SAM/0084	17/01509/FUL	The Good Intent, Parkgate Road, Mollington, Chester	Change the use of The Good Intent to offices (ground floor). Demolition of existing single storey extension and porch and re-positioning of a boundary wall.	06-01-2017	Out of Centre	A4	Loss	-287
Rural	SAM/0090	17/04758/FUL	The Vernon Institute, Church Road, Saughall, Chester, Cheshire, CH1 6EN	Change of use of a storage building into a tea room	12-08-2017	Out of Centre	A3	Gain	76

Rural	SAM/0092	17/00498/FUL	Plainsfield Church Road Saughall Chester Cheshire CH1 6EP	Change of use of dwelling to pharmacy and alterations to elevations	05-16-2017	Out of Centre	A1	Gain	98
Rural	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.	09-04-2014	Out of Centre	A1	Gain	1500
Rural	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.	09-04-2014	Out of Centre	A1	Gain	6850
Rural	SHA/0073	13/03828/FUL	Land Off Holmes Chapel Road Middlewich	Full application for erection of a new auction centre for Cheshire and associated	09-04-2014	Out of Centre	A1 A3 A4 A5	Gain	13240

				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.					
Rural	TAR/0083	17/02383/FUL	The Hollies, Forest Road, Tarporey, Cheshire, CW6 9ES	Extension of the existinf coffee shop and increase of opening hours in coffee shop from 8am-11pm.	08-04-2017	Out of Centre	A3	Gain	148
Rural	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.	04-26-2016	Out of Centre	A1	Gain	30
Rural	WEC/0091	17/02413/FUL	Tall Trees Service Station, Tarporey Road, Whitley, Northwich, WA4 4EZ	Redevelopment of existing petrol filling station to provide a new pump island and canopy, and a new single storey sales and cafe building	12-08-2017	Out of Town	A1	Loss	-32
Rural	WEC/0091	17/02413/FUL	Tall Trees Service Station, Tarporey Road, Whitley, Northwich, WA4 4EZ	Redevelopment of existing petrol filling station to provide a new pump island and canopy, and a new single storey sales and cafe building	12-08-2017	Out of Town	A3	Gain	203
Rural	WIC/0091	15/01253/PIA	204 Manchester Road Northwich Cheshire CW9 7NN	Change of use from retail (Florist) to residential (Flat)	06-01-2015	Out of Centre	A1	Loss	91
Rural	WIT/0035	14/04411/FUL	Burleydam Nurseries Chester Road Childer Thornton	Improvements to existing garden centre site to include an extension to the existing shop, replacement and	01-28-2016	Out of Centre	A1	Gain	1199.5

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Retail commitments

			Ellesmere Port Cheshire CH66 1QW	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.					
Rural	WIT/0053	16/04016/FUL	Pollard Inn Village Square Willaston Neston Cheshire CH64 2TU	Demolish existing restaurant extension and replace with larger restaurant extension to front - Amendment to application 15/04158/FUL	10-26-2016	Out of Centre	A3	Gain	30
Tarporley	TAR/0064	14/04797/FUL	Lower House Farm Lower Lane Rushton Tarporley Cheshire CW6 9AN	Rebuild and convert outbuilding to form coffee shop/holiday let dual use	02-18-2015	Out of Centre	A3	Gain	108
Tarporley	TAR/0083	15/02450/FUL	The Hollies Forest Road Tarporley Cheshire CW6 9ES	Single storey extension to existing farm shop	07-15-2015	Out of Centre	A1	Gain	135
Tarporley	TAR/0091b	16/04969/FUL	First Floor 69 High Street Tarporley Cheshire CW6 0DP	Change of use of first floor from residential (Use Class C3) to Use Class A3 (food and drink) as an extension to existing restaurant establishment at ground floor level	01-31-2017	Local Centre	A3	Gain	83.3
Tarporley	TAR/0107	17/01994/FUL	32 High Street, Tarporley, Cheshire, CW6 0DY	Change of use of bank and first floor apartment to restaurant and 5 letting rooms, external and internal alterations, private parking area and paved external seating areas.	09-28-2017	Local Centre	A2	Loss	-220
Tarporley	TAR/0107	17/01994/FUL	32 High Street, Tarporley, Cheshire, CW6 0DY	Change of use of bank and first floor apartment to restaurant and 5 letting rooms, external and internal alterations, private parking area and paved external seating areas.	09-28-2017	Local Centre	A3	Gain	220
Tarporley	TAR/0114	17/02393/FUL	44 High Street, Tarporley, Cheshire, CW6 0DX	Converting covered ginnel to the side so that it can be used for retail space.	08-08-2017	Local Centre	A1	Gain	13

Tattenhall	TAT/0020, TAT/0021, TAT/0069	14/00738/FUL	Flute Buildings, Waste Hill Road Land At School Lane And Land At Harthill Road Burwardsley Chester Cheshire	3. no dwellings (Location 1A and 2), conversion of an existing brick barn (Flute Buildings) to provide 2 no. new dwellings and construction of a two storey brick barn to provide up to 378 sqm of retail floor space (demolition of 120 sqm of existing buildings) with associated landscaping.	10-20-2014	Out of Centre	A1	Gain	25
Tattenhall	TAT/0026	13/04149/OUT	Beeston Cattle Market Whitchurch Road Beeston Chester Cheshire	Demolition of existing buildings and redevelopment of the site for up to 103 dwellings with associated open space and redevelopment of existing unused residential cottage for A1 Food Retail (retention of some existing Use Class B1, B2, B8 and Sui Generis uses on site) with associated access	03-20-2015	Out of Centre	A1	Gain	40
Winsford	WIW/0076	17/00256/S73	Nat Lane Retail Park Nat Lane Winsford Cheshire	Erection of a retail unit (outline). Vary condition 5 to use as coffee shop	05-30-2017	Out of Centre	A1	Gain	362
Winsford	WOV/0097	15/04627/FUL	Birtwistle Buildings Over Square Winsford Cheshire CW7 2JP	Two storey side extension and change of use of first floor from retail to residential	02-11-2016	Out of Centre	A1	Loss	-70
Winsford	UPT/0057	17/04199/FUL	95-101 Delamere Street, Winsford, CW7 2LX	Change of use to dental practice, elevational changes and single storey rear extension	12-13-2017	Local Centre	A1	Loss	-147
Winsford	WOV/0003	14/03487/FUL	70 High Street Winsford Cheshire CW7 2AP	Change Of Use Veterinary Surgery to A5 Hot Food Takeaway	10-24-2014	Local Centre	A5	Gain	182
Winsford	WOV/0108	16/04113/PDC	3 Delamere Street Winsford Cheshire CW7 2LX	Change of use from retail to a cafe/coffee shop	10-26-2016	Local Centre	A1	Loss	65
Winsford	WOV/0108	16/04113/PDC	3 Delamere Street Winsford Cheshire CW7 2LX	Change of use from retail to a cafe/coffee shop	10-26-2016	Local Centre	A3	Gain	65

Accessing Cheshire West and Chester Council information and services

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

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

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান, তাহলে দয়া করে আমাদেরকে বলুন।

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

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

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਵੋ।

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

Türkçe bilgi almak istiyorsanız, bize başvurabilirsiniz.

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

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