

Cheshire West & Chester Council

Local Plan



Annual Monitoring Report 2019

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Cheshire West
and Chester

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1 Introduction

1.1 The Annual Monitoring Report (AMR) 2019 covers the period 1 April 2018 to 31 March 2019 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 (2019) is the fifth 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 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.

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

1.5 During this monitoring period, the progress on the Local Plan (Part Two) Land Allocations and Detailed Policies (LPP2) was at an advanced stage. The Plan was submitted for Examination in March 2018 and the Examination hearings were held in September 2018. The LPP2 was adopted on 18th July 2019.

1.6 A monitoring framework has been prepared as part of the Local Plan (Part Two) Land Allocations and Detailed Policies. As this years AMR monitors the period prior to the adoption of the Local Plan (Part Two) and its associated monitoring framework, the monitoring indicators for the policies of the Local Plan (Part Two) have not been incorporated within this AMR. The Local Plan (Part Two) indicators will be incorporated within the AMR 2019/20 and linked to the policies and significant effects indicators of the Local Plan (Part One).

1.7 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.

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

Example indicator table

Table 1.1

LPP1/ SE	Indicator summary		
	Target	Baseline	2017-2018
	Local Plan policy ref(s):		
	Significant Effects ref(s):		
	Source:		

2 Local Plan

2.1 The Cheshire West and Chester Local Plan has two parts, (Part One) Strategic Policies and (Part Two) Land Allocations and Detailed Policies. The Local Plan (Part One) provides the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030. The Local Plan (Part Two) provides further detailed policies and land allocations which support the strategic objectives and policies set out in the Local Plan (Part One). The Local Plan seeks to deliver the Council's aim to produce a comprehensive planning framework to achieve sustainable development in the borough.

2.2 In addition to the Local Plan, 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
- Cuddington Parish - made 27 February 2019
- 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.
- Moulton - made 5 July 2019.
- Neston Neighbourhood Plan - made on 8 June 2016.
- No Mans Heath - made 28 June 2018.
- Norley Neighbourhood Plan - made on 3 February 2016.
- Northwich - made 4 July 2018.
- 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.
- Tarvin Neighbourhood Plan - made on 9 September 2019.

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

2.4 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.
- A Residential Extension, Alteration and Outbuildings SPD is currently in development.

Traveller Development Plan Document (DPD)

2.5 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)

2.6 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 plan was submitted for examination in March 2018.</p> <p>Examination hearings took place in September 2018*</p> <p>Inspector's Report received June 2019.</p> <p>Plan Adopted - 18th July 2019.</p> <p>*It was anticipated that the Examination hearings would take place in July 2018, however delays within the Planning Inspectorate meant that these sessions were postponed until September 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	The delay in the Local Plan (Part Two) process has subsequently delayed progress on the Traveller DPD and a revised LDS will now have to be prepared.				

4 Neighbourhood Planning and Article 4 Directions

4.1 There are 21 made neighbourhood plans within the borough (as of September 2019) 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 twenty 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 September 2019)	
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
Cuddington Parish	Made 27 February 2019
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
Moulton	Made 5 July 2019
Neston	Made 8 June 2016
No Mans Heath	Made 28 June 2018
Norley	Made 3 February 2016
Northwich	Made 4 July 2018
Tarporley	Made 8 June 2016
Tattenhall and District	Made on 4 June 2014

Tarvin	Made on 9 September 2019
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
Burwardsley	Area designated 21 March 2019
Clotton Hoofield	Area designated 14 July 2017
Coddington and District	Area designated 9 March 2016
Comberbach	Area designated 5 October 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 Wincham	Area designated 22 November 2017
Mickle Trafford and District	Area designated 17 December 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 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 Article 4 Directions 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 was produced and submitted for examination alongside the Local Plan (Part Two) (March 2018) which can be viewed via the following link:

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

5.6 A summary of the actions taken during the period from 1 April 2015 to 31 March 2019 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 Middleswich 	<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) 	Consulted on draft Local Landscape Designations: Areas of Special County Value study.
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>

5.7 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.

5.8 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	<p>Consultation on Widnes and Hale Green Belt Study Site Assessment and Local Centres Review.</p> <p>Delivery and Allocations Local Plan Consultation - Feb 2018.</p>	<p>Not considered necessary to submit any comments.</p> <p>Response sent - Feb 2018.</p>
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.

Local Authority / Body	Reason for request for co-operation	Actions taken
Knowsley Council	Draft Halshead Masterplan SPD	Consultation reviewed February 2017.
Lancashire County Council	Lancashire LAA	Consultation reviewed July 2017.
Liverpool City Council	Draft Local Plan consultation Liverpool City Centre Connectivity Scheme 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. Local Plan Partial Review - main mods - July-Sept 2018	Document reviewed March 2017. No response required.

Local Authority / Body	Reason for request for co-operation	Actions taken
St Helen's Metropolitan Borough Council	<p>Invitation to be involved in Mid-Mersey housing group</p> <p>consultation on the St. Helens Local Plan Scoping Document and Bold Forest Park Area Action Plan Publication Draft - Invitation to comment</p> <p>St Helens Local Plan Preferred Options 2018-2033</p>	<p>Agreed Cheshire West and Chester not part of the housing market area and / or functional economic area. Other authorities to take forward evidence work and determine how to proceed based on that work. Consultation documents reviewed March 2016 and January 2017.</p>
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.

Local Authority / Body	Reason for request for co-operation	Actions taken
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> <p>Notification of Conservation Area Appraisal and Management Plan Adoption</p> <p>Adoption of conservation area appraisals</p> <p>Local Plan Issues Paper and Call for Sites -July/Sept 2018</p>	<p>Documents reviewed Jan/Feb and October 2016.</p> <p>Document reviewed - no response required.</p>
Walsall Metropolitan Borough Council	<p>Cross-boundary waste and mineral movements between Walsall and CWaC - check that there are no outstanding issues before submitting for examination</p>	<p>Response sent May 2016.</p>
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>Local Plan Update - Aug 2018</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> <p>No response required.</p>

Local Authority / Body	Reason for request for co-operation	Actions taken
West Berkshire Council	<p>Consultation on the Proposed Submission Housing Site Allocations Development Plan Document (HSA DPD)</p> <p>Notice of the submission of the Housing Site Allocations Development Plan Document (DPD) to the Secretary of State (6th April 2016)</p> <p>Housing site allocations development plan document - main mods</p> <p>West Berkshire Housing and Economic Land Availability Assessment (HELAA) - Call for Sites</p> <p>Minerals and Waste Local Plan Preferred Options</p>	Documents reviewed between 2015 and 2017.
Welsh Government	<p>Consultation on changes to national planning guidance on the Welsh language (TAN20)</p> <p>Consultation on incorporating aspects of the previous Sustainable Buildings National Planning Policy into the Building Regulations in Wales</p> <p>Law Commission Project – Planning Law in Wales: Scoping Paper</p> <p>Proposed amendments to Environmental Impact Assessment for town and country planning</p> <p>Questionnaire - Planning Policy Wales</p> <p>National Infrastructure Commission for Wales</p> <p>National Development Framework - call for evidence and projects</p>	<p>Documents reviewed throughout 2016/17.</p> <p>Council responded - May 2018</p> <p>No response required</p> <p>No response required.</p> <p>Response sent May 2018.</p> <p>No response required.</p>

Local Authority / Body	Reason for request for co-operation	Actions taken
	<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>Planning Policy Wales: Edition 10 -Feb 2018</p> <p>National Development Framework for Wales - Consultation on Issues, Options and Preferred Option - April to July 2018.</p> <p>Change to the approval of infrastructure development consultation - April 2018.</p> <p>Consolidation and amendment of the Use Class Order and Permitted Development Order - May to Aug 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>Wrexham Strategic Road Network Capacity & Improvement Study 2016</p> <p>Wrexham Local Development Plan (2013-2028) Deposit Plan Consultation</p>	<p>Responded online to evidence base consultation October 2014.</p> <p>Document reviewed April and August 2016.</p> <p>Response sent May 2019.</p>

Local Authority / Body	Reason for request for co-operation	Actions taken
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.
SE68	Number of fly-tipping incidents recorded

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 (an average of 1,100 dwellings per year). 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 (2018-2019)				
SE	Target	Baseline	Gross	Losses	Net
	Delivery of 1,100 net dwellings per year (see housing trajectory)	N/A	2,173	21	2,152
	Local Plan policy ref(s): STRAT 2				
	Significant Effects ref(s): SE50				
	Source: Cheshire West and Chester housing land monitor database				

Table 7.1 Annual housing completions by spatial area (2018-2019)

Spatial area	Gross completions	Loss / demolition	Net completions
Chester	369	6	363
Ellesmere Port	594	1	593
Northwich	475	1	474
Winsford	268	2	266
Rural	467	11	456
Total	2,173	21	2,152

7.5 The Local Plan (Part One) [housing trajectory](#) projected completions for the 2018-2019 monitoring period of 2,076 dwellings has been achieved and exceeded.

SE	STRAT 2 (A i) Percentage of new and converted dwellings built on previously developed land		
	Target	Local Plan period	2010-2019 (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) 2018-2019 = 61% (further 7% on mixed pdl/gf sites)	66%
	Local Plan policy ref(s): STRAT 2		
	Significant Effects ref(s): SE25		
	Source: Cheshire West and Chester housing land monitor database		

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 of sites 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. 66 per cent of all new dwellings (new build, conversion and change of use) built between 2010 and 2019 are on previously developed, land. In addition to this the monitor has recorded an annual average of seven per cent gross completions on sites categorised as mixed i.e. part of the site is greenfield land and part of the site is brownfield land.

LPP1	STRAT 2 (C) Total number of net dwelling completions since 2010		
	Target	Baseline	As at 1 April 2019
	Total (net) housing completions since 2010 set out in housing trajectory	0	13,144
	Local Plan policy ref(s): STRAT 2		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester housing land monitor database		

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
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
2018-2019	2,173	21	2,152

LPP1	STRAT 2 (D) Deliverable five year housing supply						
	Target	Baseline	1 April 2015	1 April 2016	1 April 2017	1 April 2018	1 April 2019
	Five year supply based on housing trajectory	8,906	10,151	9,322	8,556	7,744	6,692
	Local Plan policy ref(s): STRAT 2						
	Significant Effects ref(s): N/A						
	Source: Cheshire West and Chester housing land monitor database						

7.7 The Council's housing land monitor process is used to assess the level of annual housing completions for the period and to calculate the deliverable five year housing land supply position. The Council continues to grant planning permission for policy compliant residential schemes, however due to the continuing high level of annual completions the deliverable supply has decreased. In addition, updates to the NPPF and planning guidance relating to land supply have impacted on the assessment of sites and their inclusion in the deliverable housing supply. The Council reviewed the 2017-2018 site assessments in light of these changes and prepared an updated land supply position and report was published which updated the land supply position.

7.8 A number of sites have delivered completions above the level that was forecast reflecting the cautious approach taken when assessing site delivery and completion rates. 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

7.9 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⁾

7.10 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
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)

7.11 The Local Plan (Part One) Strategic Policies identified key sites for employment development. The Local Plan (Part Two) Land Allocations and Detailed Policies makes employment land allocations to meet the strategic development requirements identified in the Local Plan (Part One). The Council is

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

maintaining a flexible supply of employment land to meet the requirements of the Local Plan (part One) policy STRAT 2 for 2010-2030.

LPP1	STRAT 2 (E) Amount of employment land developed by type and location 2010 - 2030		
	Target	Baseline (employment land developed - ha)	1st April 2019
	365 hectares	2010-11: 8.46ha 2011-12: 28.15ha 2012-13: 28.10ha 2013-14: 2.4ha 2014-15: 20.6ha 2015-16: 13.3ha 2016-2017: 11.9ha 2017-2018: 8.9ha 2018-19: 38.86ha Total 2010-2019: 160.7ha	2018-2019: 38.86
	Local Plan policy ref(s): STRAT 2, STRAT 3-6, STRAT 8, ECON 1		
	Significant Effects ref(s): SE57		
	Source: Employment monitor (2019)		

7.12 The total amount of employment land developed during 2018-19 is significantly higher than in previous years. This is mainly due to new large scale manufacturing and warehouse development taking place in Ellesmere Port and for the expansion of existing businesses in Winsford and the rural area. Table 7.3 below summarises the spatial distribution of employment completions, by type and location. Employment development during the monitoring period has resulted in 77204sqm employment floorspace being developed (use classes B1/B2/B8).

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

Area	B1a	B1b	B1c	B2	B8	Mixed B use	Other	Total
Chester	0	0	0	0	0	0	0	0

Area	B1a	B1b	B1c	B2	B8	Mixed B use	Other	Total
Ellesmere Port	0	0	0	0	10.63 (1089)	11.19 (30470)	0	21.82 (31559)
Northwich	0	0	0	0.79 (402)	0	0	0	0.79 (402)
Winsford	0	0	0	4.16 (11689)	0	0	0	4.16 (11689)
Rural	0 (93)	0	0.2 (805)	5.63 (27000)	3.3 (1658)	1.46 (3998)	1.5	12.09 (33554)
Total	0 (93)	0 (0)	0.2 (805)	10.58 (39091)	13.93 (2747)	12.65 (34468)	0	38.86 (77204)

7.13 The total amount of employment land developed during 2018-19 is significantly higher than in previous years. This is mainly due to new large scale manufacturing and warehouse development taking place in Ellesmere Port and for the expansion of existing businesses in Winsford and the rural area.

Ellesmere Port

7.14 In Ellesmere Port, phase 1 of the redevelopment of the former Cabot Carbon site has taken place (17/02481/OUT). The development involved the construction of an advanced manufacturing facility with associated access, parking and ancillary structures. The scheme has been developed by Peel Logistics Property and provides a corrugated sheet board manufacturing facility operated by Prowell. It is estimated to create around 45 jobs and be a £75 million investment in Ellesmere Port. The hybrid planning application also includes the erection of a second manufacturing facility (phase 2), which will be reviewed in future monitoring reports. A single storey extension for 308sqm has also been completed at Arthur V Crutchley And Company for storage and distribution (17/03289/FUL). Both these sites are within the New Bridge Road area, which is identified as a key employment location in the Local Plan (Part One) and the Ellesmere Port Strategic Regeneration Framework (2011).

7.15 Development has also taken place on land at Vauxhall Motors, for temporary storage and distribution (B8 use) for a period of 3 years (18/03080/FUL). As this is a temporary permission, there is a condition in place to ensure the land is restored to its previous condition before October 2021. The temporary change of use of part of vehicle distribution centre for the temporary open storage of insulated

building materials on pallets (18/01902/FUL) has also taken place. This is vacant land that has historically been used for car storage associated with the B2 use. The proposed storage use is in connection with a factory refit. These proposals are within the Hooton Park area identified within Part One policy STRAT4 as a sub-regionally important employment location.

Winsford

7.16 In Winsford, development has taken place for Tiger Trailers (phase 1, plot 1) on greenfield land to the east of Road One, Winsford (17/03818/FUL). The development was for the erection of a 11,689sqm manufacturing unit (Class B2/B8 with ancillary B1). It is estimated that this is a £22 million investment for Winsford, creating around 200 new jobs. The site allocated through the Winsford Neighbourhood Plan to meet the requirements of Local Plan (Part One) STRAT6. This development makes a significant contribution towards meeting the neighbourhood plan objectives relating to economic growth.

Rural

7.17 In the rural area, new employment development has taken place that supports existing businesses in line with Part One policy ECON1 and allows for the expansion of specific employers. A new warehouse (B8 use class, 3998sqm) was completed at HW Coates, Byley (17/02094/FUL, 18/02712/NMA) and expansion of product storage at FP McCann, Byley (17/04482/FUL). At Urenco, Capenhurst the development of a Tails Management Facility has been completed but not yet operational. This is an estimated £1billion investment, which will employ around 100 people and is due to begin operating late 2019.

Chester

7.18 There was no new employment development completed in Chester during 2018-19. However demolition works have taken place to prepare for the development of the Chester Business Quarter (phase 2).

Northwich

7.19 New development has taken place at Thor Specialities UK, for the extension to production facilities to include plant, machinery, process equipment and abatement plant (15/04000/FUL). This is within the Local Plan (Part Two) employment allocation N4.A and the Wincham regeneration area (N2.C). It contributes towards the requirement for at least 30ha employment land for Northwich in Local Plan (Part One) (STRAT5).

7.20 In addition, during this monitoring year the Council has invested in improved commercial facilities at Duttons Business Centre in Northwich through the Council's Property Reinvestment Programme. This scheme involved the demolition and replacement of older derelict buildings, and provided new high quality BREEAM excellent employment floorspace. This provides workspaces for small and medium enterprises, in line with Local Plan policy ECON1 which supports existing businesses, encourages new business growth and encourages the refurbishment and enhancement of existing sites and premises for continued employment use.

7.21 Table 7.4 below summarises the spatial distribution of employment completions, by type and location.

Table 7.4 Employment land completions by type and location 2018-2019 (ha/m2)

Area	B1a	B1b	B1c	B2	B8	Mixed B uses	Other	Total
Chester	0	0	0	0	0	0	0	0
Ellesmere Port	0	0	0	0	10.63	11.19	0	21.82
					(1089)	(30470)		(31559)
Northwich	0	0	0	0.79	0	0	0	0.79
				(402)				(402)
Winsford	0	0	0	4.16	0	0	0	4.16
				(11689)				(11689)
Rural	0	0	0.2	5.63	3.3	1.46	1.5	12.09
	(93)		(805)	(27000)	(1658)	(3998)		(33554)
Total	0	0	0.2	10.58	13.93	12.65	0	38.86
	(93)	(0)	(805)	(39091)	(2747)	(34468)		(77204)

7.22 Employment development during the monitoring period has resulted in 77204sqm employment floorspace being developed (use classes B1/B2/B8).

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: 38.86ha Previously developed land: 28.24ha (73%) Greenfield land: 10.62ha (27%)
	Local Plan policy ref(s): STRAT 1, STRAT 2		
	Significant Effects ref(s): SE26		
	Source: Employment monitor (2019)		

7.23 The majority of employment development during the 2018-2019 monitoring period has taken place on previously developed land in the Ellesmere Port area. Development of greenfield land has taken place to allow for the expansion of established Industrial Estates, rural business parks, or the reuse of rural agricultural buildings for employment use.

LPP1	STRAT 2 (F) Amount of employment land developed since 2010 plus amount of employment land available in supply		
	Target	Baseline	2018-2019
	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 2010-2019: 160.74ha Employment Land available in supply 2019: 253.52ha Total Realistic Employment land supply 2019: 414.26ha
	Local Plan policy ref(s): STRAT 2, STRAT 3-6, STRAT 8, ECON 1		
	Significant Effects ref(s): SE58		
	Source: Employment monitor 2019		

7.24 Indicator STRAT 2(F) monitors the amount of employment land provided 2010-2030, to meet the requirements of Local Plan (Part One) policy STRAT2. This is based on a 'realistic' employment land supply, which excludes sites with planning permission for an alternative use as it assumes these sites will be developed in line with the permission. Employment land provision takes account of cumulative

employment land completions 2010-2019, employment land allocations in the development plan ^(iv) and planning commitments for employment use as at 1st April 2019.

7.25 The Council is continuing to maintain a flexible supply of employment land to exceed the Local Plan (Part One) requirement of 365ha for 2010-2030. It is anticipated additional development could continue to come forward through regeneration schemes, redevelopment of vacant/previously developed land in identified settlements and within existing employment areas, rural conversions/diversification schemes or where supported through Neighbourhood Plans. This provides for a range of sizes and types of site, to meet future business needs. Table 7.5 provides a breakdown of employment land supply, with further information in Appendix C.

Table 7.5 Employment land provision over the plan period 2010-2030 (as at 1st April 2019)

Source (as at 1st April 2019)	Employment Land (ha)
Cumulative completions 2010-2019	160.74
Planning commitments for employment use, includes:	111.64
- Part One/Part Two Allocated sites	- 67.85
- NDP Allocations	- 10.01
- Windfalls	- 33.78
Made neighbourhood plan employment allocations, without planning permission	21.99
Local Plan (Part Two) allocations, without planning permission	119.89
Total available in supply (commitments and allocations)	253.52
Overall Total	414.26
Local Plan (Part One) requirement 2010-2030	365
Summary of Provision (STRAT2)	+49.26ha (+14%)

7.26 Since the base date of 2010, 160ha of employment land has been developed across the borough. Planning permissions account for a further 112ha 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.

7.27 The distribution of employment land across the borough aligns with the overall strategy established in the Local Plan (Part One) as shown in table 7.6.

iv Local Plan (Part One) Strategic Policies, Local Plan (Part Two) Land Allocations and Detailed Policies and 'made' Neighbourhood Plans with employment land allocations (Neston and Winsford).

Table 7.6 Employment Land Supply and Distribution, 1st April 2019

Local Plan (Part One) policy	Local Plan (Part One) requirement 2010-2030	Completions 2010-2019 (ha)	Planning permission (ha)	NDP allocations, without permission (ha)	Local Plan (Part Two) allocations, without permission (ha)	Total ha)	Part One range ED072 - 2014
STRAT3 Chester	Key sites: Chester Business Park Chester Business Quarter	2.05	9.07	0	3.93	15.05	13-14
STRAT4 Ellesmere Port	Maintain a portfolio of employment land Key sites: New Bridge Road Stanlow Ince Park (Protos)	62	54.78	0	63.16	179.94	145-182
STRAT5 Northwich	At least 30 ha	24.55	7.78	0	40.30	72.63	69-77
STRAT6 Winsford	At least 35 ha	24.27	13.43	11	3.9	52.6	46-60
STRAT7 Middlewich	n/a	0	0	0	0	0	0
STRAT8 Rural	At least 10 ha	47.87	26.58	10.99	8.6	94.04	26-44
Total	At least 365ha	160.74	111.64	21.99	119.89	414.26	299-377

STRAT 3 Chester

7.28 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

7.29 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)	2010-2019	% of requirement achieved
	5,200 dwellings by 2030	0 dwellings	3,406 dwellings	65.5 %
	Local Plan policy ref(s): STRAT 3			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor database			

LPP1	STRAT 3 (B) Number of net dwelling completions on Wrexham Road strategic site		
	Target	Baseline (2010)	As at 1 April 2019
	1,300 dwellings (1,264 by 2030)	0 dwellings	31 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		

7.30 The Wrexham Road site in Chester is allocated in Local Plan (Part One) policy STRAT 3, for around 1,300 new homes. Planning permissions were granted in April 2019 for a total of 1,269 dwellings following applications by Redrow and Taylor Wimpey. Preparatory work on site infrastructure, including the first of three access junctions off Wrexham Road, has commenced. The first dwellings are expected to be ready for occupation by the end of 2019. The development of 31 new dwellings at land off Sherbourne Avenue, Chester (within the boundary of the strategic site allocation) was completed in the 2018-2019 monitoring period.

Employment, retail and leisure development

LPP1	STRAT 3 (C) Delivery of Northgate leisure and retail scheme and new theatre		
	Target	Baseline	2018-2019
	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) was granted 1 October 2018
	Local Plan policy ref(s): STRAT 3, ECON 2		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester Retail monitoring, online planning application register and Chester Northgate		

7.31 The Storyhouse opened in 2017 which includes a theatre, one screen cinema and the relocated library. On the 18 October 2018, the Council voted to support the revised vision for an initial phase of Chester Northgate (previous approved scheme [16/02282/OUT](#)) and to release money to start preparing detailed plans.

7.32 Since the monitoring period, a planning application to amend the initial phase of the scheme was submitted in June 2019 and is expected to be considered by Planning Committee in September 2019. The revised scheme ([19/02222/S73](#)) includes amendments to the design of the market, cinema and public space. The addition of a multi-storey car park ([19/02187/FUL](#)) with vehicular access and associated development.

LPP1	STRAT 3 (D) Delivery of Chester Business Quarter		
	Target	Baseline	2018-19
	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>2017-2018 – demolition works underway to Premier House, to prepare the site for phase 2.</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>

LPP1	STRAT 3 (D) Delivery of Chester Business Quarter		
	Target	Baseline	2018-19
			<p>The remaining part of the site has outline permission.</p> <p>Demolition works have been completed October 2018 to Premier house, to prepare the site for phase 2 of the Business Quarter development.</p>
	Local Plan policy ref(s): STRAT 2, STRAT 3, ECON 1		
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2019)		

7.33 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.

7.34 Outline permission is in place for the remainder of the CBQ. Demolition works have completed 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	2018-2019
	No loss	No loss	<p>Chester Business Park - no loss</p> <p>Chester West/Sealand Industrial Estate - no loss</p>
	Local Plan policy ref(s): STRAT 2, STRAT 3, ECON 1		
	Significant Effects ref(s): N/A		

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	2018-2019
	Source: Employment monitor (2019)		

7.35 Indicator ECON1 (E) 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).

7.36 During the monitoring period there have been no losses of employment land at Chester Business Park, Chester West Employment Park and Sealand Industrial Estate. This is in accordance with the Local Plan policies that recognise that these are key sites for employment development in Chester.

STRAT 4 Ellesmere Port

7.37 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

7.38 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)	2010-2019	% of housing requirement achieved
	4,800 dwellings by 2030	0 dwellings	2,129 dwellings	44 %
	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
			2018-2019	Phase 1: 13 completions 15 units under construction Phase 2: 26 units under construction Total site completions = 144 dwellings
	Local Plan policy ref(s): STRAT 4			
	Significant Effects ref(s): N/A			
Source: Cheshire West and Chester housing land monitor database				

Employment development in Ellesmere Port

7.39 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.

7.40 Local Plan (Part One) policies STRAT 4 and ECON 1 identify key sites with considerable potential for future economic growth in the area; New Bridge Road area; Stanlow Special policy area; Protos (Ince Park) and Hooton Park (Vauxhall). Specific sites fall within the Cheshire Science Corridor Enterprise Zone, which supports future investment in these areas.

7.41 The Local Plan (Part Two) has reviewed employment land allocations in Ellesmere Port and makes provision for new employment development in these key locations, to meet the borough wide requirements established in STRAT 2. These are set out in indicator: STRAT 2(F), which also provides information on employment land supply and distribution across the borough.

- 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). Indicator STRAT 2(E), provides information on new employment development completed in this location during the 2018-2019 monitoring period.
- **Stanlow** remains important for petrochemical and related industries. During the preparation of Local Plan (Part Two) a Stanlow Special Policy Area Review was undertaken (2016). This notes that the enterprise zone status of specific sites are attractive to developers and occupiers. There is the potential for vacant land to become available to provide for further employment development within Stanlow. Indicator STRAT 2(E), provides information on new employment development completed in this location during the 2018-2019 monitoring period. 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. In 2018 the development of a biomass facility (21.5MW) was completed. This is now operational and occupied by Bioenergy Infrastructure Group, a specialist investor in biomass and waste to energy sectors. During 2018-19, development has been ongoing on plot 3 (timber recycling plant) and the permission on plot 8 (energy from waste facility) has been implemented. During the monitoring period an appeal was allowed, to remove condition 13 (railway line into the site). The rail infrastructure is to be provided within 10 years (18/01543/S73 and APP/A0665/W/18/3213090). Protos (Peel Environmental) are continuing to invest in the remainder of the site and this will continue to be monitored in future years. Once developed it will make a significant contribution to the local economy.
- **Hooton Park (Vauxhall)** 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. Indicator STRAT 2(E) provides information on new employment development completed in this area during the monitoring period.
- 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.

- New employment development is being brought forward by Redsun Developments, known as AVIATOR, and benefits from being in the Enterprise Zone. During the 2018-19 monitoring period, the first applications were granted permission under the LDO;
- 18/00922/LDO Erection of (i) storage and distribution warehouse with ancillary offices (Unit A) total 30,218 sqm (gross internal area)
- 18/00922/LDO Proposed erection of two new B2/B8 Units with ancillary offices, associated parking, service yards and landscaping
- 18/02695/LDO Proposed erection of two new B2/B8 units with B1(c) Ancillary offices, associated parking, service yards and landscaping (Unit A 14,011 sqm GIA and Unit C 10,777 sqm GIA) – approved 16/04/2019. Provides an alternative scheme to that approved under 18/00922/LDO.

STRAT 5 Northwich

7.42 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

7.43 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)	2010-2019	% of housing requirement achieved
	4,300 dwellings by 2030	0 dwellings	2,659 dwellings	62 %
	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	2018-2019	Total
	1,200 net dwellings completed by 2030	0	86	159	144	176	162	142	869 dwellings
	Local Plan policy ref(s): STRAT 5								
	Significant Effects ref(s): N/A								

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	2018-2019	Total
	Source: Cheshire West and Chester housing land monitor database								

7.44 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 2018-2019 monitoring period was between 32 and 61 dwellings per house builder, and reflects the mix and type of dwellings being delivered by each developer.

LPP1	STRAT 5 (C) Delivery of Wincham Urban Village scheme including up to 950 dwellings						
	Target	Baseline	2015-2016	2016-2017	2017-2018	2018-2019	Total
	Development completed by 2030	Resolution approve permission subject to s106 legal agreement	0 dwellings completed	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						

7.45 This site has been re-considered through the preparation of the Local Plan (Part Two) Land Allocations Background Paper due to the dynamic nature of land ownership across the site. The site remains a mixed use redevelopment opportunity but the housing and employment mix is expected to reflect the latest land ownership and land use information. It remains an allocation for both housing and employment, to include in the region of 200 dwellings.

Employment development

LPP1	STRAT 5 (D) Amount of additional employment land provided 2010-2030 (Northwich)		
	Target	Baseline	2018-2019
	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 adopted 18th July 2019. Policy N 4 makes employment land allocations in Northwich to meet the Local Plan (Part One) requirements. Policy N 5 relates to the development of land to the south west of Gadbrook Park.

LPP1	STRAT 5 (D) Amount of additional employment land provided 2010-2030 (Northwich)		
	Target	Baseline	2018-2019
	Local Plan policy ref(s): STRAT 2, STRAT 5, ECON 1		
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2019), adopted Local Plan (Part Two) Land Allocations and Detailed policies (2019)		

7.46 The Local Plan (Part Two), Policy N 4 makes employment land allocations in Northwich to meet the Local Plan (Part One) requirements, as set out in Table 7.6 on employment land supply and distribution. This indicator should also be read alongside those for monitoring Local Plan (Part One) policy STRAT 2. The Local Plan makes provision for a minimum of 30ha employment land in the Northwich area to meet future demands.

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		

7.47 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. Other retailers have since opened within the scheme.

LPP1	STRAT 5 (F) Amount of employment land and premises lost to other uses at Gadbrook Park		
	Target	Baseline	2018-2019
	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 (2019)		

7.48 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

7.49 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

7.50 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)	2010-2019	% of housing requirement achieved
	3,500 dwellings by 2030	0 dwellings	1,239 dwellings	35 %
	Local Plan policy ref(s): STRAT 6			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor reports			

7.51 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	2018-2019	Total completions
	1,000 dwellings (775 by 2030)	Planning application submitted for development of part of strategic site.	0	0	0	0	30 units under construction	0 dwellings

LPP1	STRAT 6 (B) Number of net dwelling completions at Station Quarter site							
	Target	Baseline	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Total completions
		Site allocated in Winsford Neighbourhood Plan						
	Local Plan policy ref(s): STRAT 6							
	Significant Effects ref(s): N/A							
	Source: Cheshire West and Chester housing land monitor database							

7.52 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 has commenced and 30 units are under construction as at 1 April 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	2018-19
	at least 35 hectares	To be read alongside indicators on employment land supply and completions. The made 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 (sites W6, W7 and O5).	Table 7.7 provides further information on the development of employment land allocated in the Winsford Neighbourhood Plan. Planning permission has been granted on part of the extension to Winsford Industrial Estate East of Road One (site W7) and South Bostock Road, West of Road One (site W6). Land to the west of Oakmere Road (Site O5) is currently without planning permission. Tiger Trailers Phase 1 development has been completed in the monitoring period, included under STRAT2 indicator.
	Local Plan policy ref(s): STRAT 2, STRAT 6, ECON 1		
	Significant Effects ref(s): N/A		

LPP1	STRAT 6 (C) Amount of additional employment land provided 2010-2030		
	Target	Baseline	2018-19
	Source: Employment monitor (2019)		

7.53 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, as set out in Table 7.6 on employment land supply and distribution. 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. Table 7.7 below provides further information on the NDP sites.

Table 7.7 Development progress on employment land allocations in the Winsford Neighbourhood Plan

NDP Allocation	Location	Development Status 2019
Site W6	South Bostock Road	<p>Planning permission has been granted in the 2018-2019 Monitoring period (18/01850/FUL).</p> <p>This is a hybrid planning application: Full planning application for the creation of new access and associated highway and landscaping enabling works to allow for expansion of employment sites,</p> <p>Outline planning application for the development of Class B1, B2, B8 employment/distribution units complementary commercial uses including retail, food and drink, petrol filling station, hotel (Use Classes A1, A3, A4, A5, C1 and sui generis).</p> <p>The proposal includes the provision of ecological mitigation.</p> <p>The planning application also includes land to the east of Road One, adjacent to the Tiger Trailers scheme (below).</p> <p>Development has not yet started, during the 2018-2019 monitoring period.</p>

NDP Allocation	Location	Development Status 2019
Site W7	Extension to Winsford 1-5 Industrial Estate, east of Road One	<p>Tiger Trailers Phase 1 development has completed in the 2018-19 monitoring period. This was for the erection of a Class B2/B8 unit with ancillary Class B1 office accommodation. It has created 11,689sqm employment floorspace, approximately 200 jobs and cost around £22m (17/03818/FUL).</p> <p>Planning permission is in place for Phase 2 on plot 1 adjacent to Tiger Trailers.</p> <p>Further planning permission was granted for employment development on Plots 2A, 2B and 2C on land to the east of Road One, together with the land South Bostock Rd. (18/01850/FUL).</p> <p>Approximately 7.2ha remains available, without planning permission, for future employment development.</p>
Site O5	Land to the west of Oakmere Road and north of the existing employment land	This is a Neighbourhood Plan employment allocation, currently without planning permission.

LPP1	STRAT6 (D) Amount of employment land and premises lost to other uses at Winsford Industrial Estate and Woodford Park		
	Target	Baseline	2018-19
	No loss	No loss	Winsford Industrial Estate - no loss of employment land (ha) or premises (m ²) during the monitoring period
			Woodford Park - No loss of employment land (ha) or premises (m ²) during the monitoring period
	Local Plan policy ref(s): STRAT 2, STRAT 6, ECON 1		
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2019)		

7.54 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, there have been no schemes completed that have resulted in the loss of employment land.

7.55 Outline planning permission has been granted for a mixed use scheme on site W7, to include other commercial uses as shown in Table 7.7. The delivery of the different components of this planning permission will be monitored in future reports. The proposal includes the loss of around 1.95ha of allocated employment land to other uses, together with some use of land for ecological mitigation. These mixed uses are necessary to support the delivery of the scheme as a whole and the planning application was supported by an economic viability appraisal. The scheme can provide significant economic benefits and provide a substantial amount of new warehousing/industrial space. A Reserved Matters application will be required before further development can take place.

LPP1	STRAT 6 (E) Delivery of new food store in town centre		
	Target	Baseline (2010)	2018-2019
	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		

7.56 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.

7.57 Since the monitoring period, it has been announced that Winsford is one of a select few towns in the UK to reach to the next stage in a bid for significant investment from the Government's Future High Street Fund.

STRAT 8 Rural area

7.58 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

7.59 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)	2010-2019	% of housing requirement achieved
	At least 4,200 dwellings by 2030	0 dwellings	3,711 dwellings	88 %
	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 database			

7.60 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 2018-2019 housing land monitor recorded an additional 188 net homes completed outside of key service centres, which equates to 1,683 dwellings (88.5% of the requirement) being delivered 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)	2010-2019	% of housing requirement achieved
Cuddington & Sandiway	200 dwellings	0	194	97 %
Farndon	200 dwellings	0	228	114 %
Frodsham	250 dwellings	0	164	65.5 %
Helsby	300 dwellings	0	217	72 %
Kelsall	200 dwellings	0	179	89.5 %
Malpas	200 dwellings	0	216	108 %
Neston & Parkgate	200 dwellings	0	251	125.5 %
Tarporley	300 dwellings	0	240	80 %
Tarvin	200 dwellings	0	184	92 %
Tattenhall	250 dwellings	0	158	63 %

STRAT 8 (B) Total number of net dwelling completions in key service centres				
Key service centre	Target (by 2030)	Baseline (2010)	2010-2019	% 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 database				

7.61 For each of the key service centres, at least 60 per cent of the housing requirement has been achieved, and three of the key service centres have achieved the Local Plan (Part One) housing requirements.

Employment

LPP1	STRAT 8 (C) Amount of additional employment land provided 2010-2030 (rural area)		
	Target	Baseline	2017-2019
	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) Land Allocations and Detailed Policies, 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 (2019)		

7.62 The Local Plan (Part Two) policy R 3 makes employment land allocations in the rural area to meet the Local Plan (Part One) requirements, as set out in Table 7.6 on employment land supply and distribution. This indicator should also be read alongside those for monitoring Local Plan (Part One) policy STRAT 2. The Local Plan makes provision for a minimum of 10ha employment land in the rural area to meet future demands.

STRAT 9 Green Belt and countryside

7.63 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	2018-2019
	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 includes a monitoring framework with specific indicators relating to new development in the green belt.

7.64 Monitoring indicators for Green Belt and countryside are included 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.

Commercial and employment sites in the Green Belt

7.65 The 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

7.66 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.

7.67 Development at Chester Zoo is monitored under ECON3. Chester Zoo is a unique visitor attraction attracting approximately 1.28 million visitors a year. A number of new developments are planned for the zoo, as set out in the Zoo's Draft Strategic Development Framework. This is a non-statutory document which future aspirations for the site. Planning applications during the monitoring period are set out under ECON3.

GBC1.B Countess of Chester Health Park

7.68 The following planning permissions have been granted during the monitoring period, both of which accord with STRAT9/NPPF:

- 18/04270/FUL Single storey extension to the neonatal unit (17th December 2018)
- 18/03540/FUL Construction of a new A&E entrance and waiting area to include a new ambulance bay and canopy, hard and soft landscaping including new car parks and road alterations. The Local Plan policies support the limited infilling or redevelopment of the site for medical or associated

purposes. In this case, the proposal would not result in a greater impact on the openness of the Green Belt. Very special circumstances exist as the proposal improves facilities at the hospital, eases highway congestion that would outweigh any potential impact on openness.

7.69 GBC1.C Dale Barracks, Chester

7.70 There have been no planning applications within the monitoring period. The 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

7.71 This is an established business park within the Green Belt. There have been no planning permissions during the monitoring period. 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 is an extant outline planning permission for B1(a) office development, no development has taken place in the monitoring period.

GBC1.E Urenco, Capenhurst

7.72 The Urenco Capenhurst complex is a nuclear licensed site and a major employer in the borough, employing around 900 people. There are various planning permissions in place for new development as part of the overall site reconfiguration and a continuation of existing employment uses in line with STRAT9/NPPF. A Tails Management Facility has been completed in the monitoring period and is monitored under employment indicators for STRAT2. Construction on this facility has taken place over several years and is expecting to start operating in late 2019. Development at Urenco contributes towards the borough wide employment land requirement established in the Local Plan (Part One).

STRAT 10 Transport and accessibility

7.73 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).

LPP1	STRAT 10 (A) Carbon emissions from transport Data taken from: 'Local Authority CO ₂ emissions estimates 2005-2017 (kt CO ₂) (Gov.uk)		
	Target	Baseline	2018-2019
	Reduce from 2010 baseline	952.9kt CO ₂ in 2010 (953.8 ktCO ₂ using new methodology) ⁽¹⁾ 941.2 kt CO ₂ in 2011 916.8 kt CO ₂ in 2012	2017: 947.1 kt CO ₂ (latest data) Transport per capita CO ₂ emissions have generally fallen from the 2010 baseline in Cheshire West and Chester until 2015/16. The 2017 figure shows

LPP1	STRAT 10 (A) Carbon emissions from transport Data taken from: 'Local Authority CO ₂ emissions estimates 2005-2017 (kt CO ₂) (Gov.uk)		
	Target	Baseline	2018-2019
		911.8 kt CO ₂ in 2013 928.2 kt CO ₂ in 2014 952.8 kt CO ₂ in 2015 Figures using new methodology - Transport CO ₂ emissions (kt CO ₂): 2011: 949.4 2012: 919.7 2013: 915.2 2014: 931.2 2015: 954.7 2016: 965.3	a reduction again below the baseline figure.
	Local Plan policy ref(s): STRAT 10		
	Significant Effects ref(s): SE1		
	Source: Data taken from: 'Local Authority CO ₂ emissions estimates 2005-2017 (kt CO ₂) (Gov.uk)		
	https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2017		

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

SE	STRAT10 (A i) CO ₂ emissions per capita arising from domestic, transport and industry and commerce Data taken from: 'Local Authority CO ₂ emissions estimates 2005-2017 (kt CO ₂) (Gov.uk)		
	Target	Baseline	2018-2019
	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 Figures using updated methodology -Total CO ₂ emissions per capita (2010-2017) (kt CO ₂): 2010: 15.9 2011: 14.2 2012: 15.6 2013: 14.1 2014: 12.7 2015: 11.8 2016: 11.9	2017: 12.1 kt CO ₂ (latest data)
	Local Plan policy ref(s): STRAT 10		
	Significant Effects ref(s): SE2		
	Source: Data taken from: 'Local Authority CO ₂ emissions estimates 2005-2017 (kt CO ₂) (Gov.uk) https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2017 (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 previously used for the purposes of the AMR).		

7.74 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 6.7kt. The trend shows a reduction in CO₂ until 2013, with the lowest measurement of 915.2 kt, this has increased year on year to the baseline with a slight reduction between 2016 and 2017. However, emissions per capita has reduced by 3.8 kt since 2010, the lowest recording

being in 2015. The data indicates that the overall emissions from transport, industry and commercial and domestic has declined. This could be due to a number of initiatives which have been introduced to reduce CO₂, such as alternative energy and efficiencies in industry.

SE	STRAT10 (A ii) Number of tonnes of NOx emitted annually from road transport		
	Target	Baseline	2018/19
	Reduce from 2012 baseline	2012: 2996.67 t 2014: 2662.28 t 2015: 2898.27 t	2016: 2627.40 t
	Local Plan policy ref(s): STRAT 10		
	Significant Effects ref(s): SE19		
	Source: http://naei.defra.gov.uk/data/gis-mapping		

7.75 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.

7.76 There has been a reduction in NO₂ emitted from road transport by 369 t since the baseline. Many factors will combine to affect NO₂ levels in a particular area; 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	2018/19
	Reduce from 2010 baseline	2012: 189.09 t 2014: 179.91 t 2015: 170.39 t	2016: 161.04 t
	Local Plan policy ref(s): STRAT10		
	Significant Effects ref(s): SE20		
	Source: http://naei.defra.gov.uk/data/gis-mapping		

7.77 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 28 t emitted from road transport and a reduction of 9.35 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	2018/19
	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%	No updated information 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		

7.78 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%.

7.79 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, since the last census, the Council has a Low Emissions Strategy, continues its work on active travel, as well as declaring a climate emergency. Therefore, work is ongoing to increase commuting residents to take other modes of transport other than private car or van.

LPP1	STRAT 10 (B) Delivery of Chester Bus Interchange		
	Target	Baseline	2018/19
	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		

7.80 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	2018/19
	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		

7.81 Initial feasibility work was undertaken in 2016. The development of the scheme is dependent on the release of the land from a private landowner, and there is no intention to do this in the short term. The Stanlow Special Policy Area Review (Aecom, 2016) identified 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.

LPP1	STRAT 10 (D) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2018/19
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.82 It has not been possible to monitor indicator STRAT 10 (D) during the 2018/19 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 2019/20 Annual Monitoring Report through the Local Plan (Part Two) Monitoring Framework.

STRAT 11 Infrastructure

7.83 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	2018-2019
	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 per cent of relevant schemes provided for necessary infrastructure	100 per cent of relevant schemes provided for necessary infrastructure	99% 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.					

7.84 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 2018-2019 period some applications were received relating to infrastructure, but involved changes to car parking, access or drainage rather than removal of this infrastructure. As such, the schemes still provided the necessary infrastructure. However, one application (18/01543/S73) was received relating to the removal of a condition that required provision of rail line into the site at Plot 8, Ince Resource Recovery Park, Grinsome Road, Ellesmere Port. The Council refused permission on 8 August 2018 on the basis that it would fail to maximise opportunities for rail transport at a site well located in relation to the existing rail network. However, the decision was subject to an appeal and the appeal was allowed and planning permission granted on 20 March 2019. There were 3,886 applications received or decided within the monitoring period and only one of these removed a condition relating to provision of the necessary infrastructure. As such, over 99% of relevant schemes provided necessary infrastructure.

Community Infrastructure Levy (CIL)

7.85 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. The CIL report for the financial year 2017/18 identified that there were no CIL receipts and no CIL expenditure for that year. The report for the 2018/19 financial year has not yet been published. This report will explain how much money has been received by the Council through CIL 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	2018-2019
	100 per cent	January 2014 (when Connecting Cheshire project started) 68.1%	89.5% (March 2016)	91.7% (March 2017)	93.9% (March 2018)	95.2% (March 2019)
	Local Plan policy ref(s): STRAT 11					
	Significant Effects ref(s): SE67					
	Source: Connecting Cheshire					

7.86 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

7.87 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

7.88 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.

7.89 Indicators ECON 1(A) - (C) monitor employment levels and economic activity across the borough during the 2018-2019 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).

7.90 The Council is working with the Cheshire and Warrington Local Enterprise Partnership to develop Local Industrial Strategies in line with the Government's Industrial Strategy. This will update the Local Economic Assessment (2011). Work is underway by the LEP in partnership with other stakeholders, to develop a suite of economic evidence, identify economic strengths and priorities for the area. Further information will be provided in future Monitoring Reports

7.91 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	2018-2019
	Increase from 2010 baseline	74.6 % in employment 2010 74.0 % in employment 2014 73.6 % in employment in December 2015 72.7 % in December 2016 73.7 % in December 2017	76.6 in December 2018
	Local Plan policy ref(s): ECON 1		
	Significant Effects ref(s): SE45		
	Source: ONS Crown Copyright Reserved [from Nomis All People Economically Active in Employment]		

1. Data taken from ONS Office for National Statistics on Employment

7.92 Economic activity for the borough's residents has fluctuated since 2010. Since 2016 the level of people in employment has gradually increased. The current figures (Jan 2018-Dec 2018) show that the percentage of borough residents in employment is greater than the North West (73.8%) and Great Britain (75.1%) levels. It is also higher than Warrington (76%), but slightly lower than the neighbouring authority of Cheshire East (77.5). This is an improvement from the previous monitoring year.

LPP1	ECON 1 (B) Unemployment rate ⁽¹⁾		
	Target	Baseline	2018-2019
	Reduce from 2010 baseline	6.7 % in 2010 5.0 % in 2014 4.0 % in 2015 (December) 4.0 % in 2016 3.8 % in 2017	3.6 in January 2018-December 2018.
	Local Plan policy ref(s): ECON 1		
	Significant Effects ref(s): SE63		
	Source: ONS Crown Copyright Reserved [from Nomis, All people economically active, unemployed]		

1. Data taken from ONS Model based estimates of unemployment

7.93 Indicator ECON 1 (B) relates to the percentage of borough residents who are unemployed. The unemployment rate for Cheshire West and Chester has steadily declined since 2010. It continues to be lower than the North West (4%) and Great Britain (4.2%) rates. It is slightly higher than the neighbouring authority of Cheshire East (3.1%), but lower than the Warrington level (4%).

SE	ECON1 (B i) GVA per head of population (£)		
	Target	Baseline	2018-2019
	None identified	2010 - 24,983	The latest released data for 2017 - 29,238 See Table 7.8 below for trends.
	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		

7.94 Table ^(v) shows the trend from the baseline date of 2010 for Cheshire West and Chester, when compared to the north west and UK levels.

v Note these figures are revised for the whole series each year, so are not comparable to last year's release included within the AMR 2018

Table 7.8 GVA per head of population 2010-2017

Year	CWAC	North West	UK
2010	24983	19872	22779
2011	24630	19792	23202
2012	25624	20354	23780
2013	25652	21003	24541
2014	27387	21593	25480
2015	27111	22294	25987
2016	28447	23053	26749
2017	29238	23563	27430

7.95 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. The GVA for Cheshire West and Chester have gradually increased over the plan period and continues to be higher than both regional and national levels..

SE	ECON1 (B ii) Earnings within the borough (£)		
	Target	Baseline	2017-2019
	N/a	Local Economic Assessment (2011) provides the economic data for Borough. The Council is producing a Local Industrial Strategy which will provide more up to date information on earnings.	Gross weekly pay (resident based) 562.2 (2018) Gross weekly pay (workplace based) 529.7 (2018)
	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 - resident analysis; ONS annual survey of hours and earnings - workplace analysis		

7.96 This indicator shows that average resident based earnings in the borough are higher than workplace based earnings. There has been a gradual increase in both levels over the last few years. Table 7.9 shows this both resident and workplace earnings are higher than the North West average,

but lower than the average for Great Britain. This is in line with the Local Economic Assessment (2011) which suggests that workplace earnings are not particularly high compared to neighbouring authorities.

7.97 Table 7.9 below provides further comparison of average earnings in the borough compared to the north west and regional averages.

Table 7.9 Earnings by residence and workplace (2018)

	Cheshire West and Chester (£)	North West (£)	Great Britain (£)
Earnings by residence (2018) gross weekly pay, all workers	562.2	529.6	571.1
Earnings by workplace (2018) gross weekly pay, all workers	529.7	529.6	570.9

LPP1	ECON 1 (C) Number of businesses ⁽¹⁾		
	Target	Baseline	2018-2019
	Increase from 2010 baseline	Number of businesses	Number of businesses
		2010 - 11,285	2018 - 14,060
		2011 - 11,165	
		2012 - 11,540	
		2013 - 11,630	
		2014 - 12,195	
		2015 - 13,175	
		2016 - 13,615	
		2017 - 14,025	
	Local Plan policy ref(s): ECON 1		
	Significant Effects ref(s): SE59		
	Source: Nomis official labour market statistics, ONS total enterprises		

1. ONS data on Total Enterprises

7.98 The total enterprises in the borough are gradually increasing, which is a positive trend for the borough's economy. This aligns with regional and national trends. However this indicator should also be read alongside the data on business births and deaths.

SE	ECON1 (C i) Enterprise births and deaths		
	Target	Baseline	2018-2019
	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 2017 - 1705 Business deaths: 2010 - 1,205 2011 - 1,185 2012 - 1,325 2013 - 1,225 2014 - 1,205 2015 - 1,385 2016 - 1,375 2017 - 1,650	Data updated with the latest release and ONS revisions available in November 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.
	Local Plan policy ref(s): ECON 1		
	Significant Effects ref(s): SE59		

SE	ECON1 (C i) Enterprise births and deaths		
	Target	Baseline	2018-2019
	Source: Office for National Statistics licensed under the Open Government Licence v. 3.0, ONS Business Demography 2017, release November 2018.		

7.99 This indicator shows that business births (new enterprises created in the reference year) continue to exceed business deaths (enterprises that have ceased trading during the year). However the gap between these levels has narrowed, which indicates economic growth in the borough may be slowing down. This trend is mirrored at a national level. Whilst this relates to new enterprises, it does not measure the contribution of existing employers made to the economy and needs to be read alongside other indicators (e.g. GVA which shows an average growth in productivity for the borough).

LPP1	ECON 1 (D) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2018-19
	100 per cent	N/a	<p>Key sites - see indicators STRAT 2(D) and STRAT 2(E) for Chester.</p> <p>Indicators for key sites in Ellesmere Port will be considered in Local Plan (Part Two).</p> <p>Indicator ECON 1(Di) relates to the loss of employment land.</p> <p>Broadband infrastructure see STRAT 11 (Ai)/SE67.</p>
	Local Plan policy ref(s): ECON 1		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester Employment land monitor (2019)		

7.100 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

7.101 These are monitored under indicators for Local Plan (Part One) policies STRAT 2, STRAT 3 and STRAT 4. Local Plan (Part One) policy ECON 1 also relates to the provision and protection of employment land and premises. The indicator below shows the loss of existing or allocated employment land to another use during the monitoring period.

LPP1	ECON 1 (D i) Loss of existing or allocated employment land to other uses 2018-2019		
	Spatial area	Redevelopment of employment land/buildings to other uses (ha)	Amount of floorspace developed for alternative uses (m ²)
	Chester	0.62	7848
	Ellesmere Port	13.17	10,107.91
	Northwich	0.66	0
	Rural	0	0
	Winsford	3	2446.90
	Total	17.46	20,402.81
	Local Plan policy ref(s): ECON 1		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester employment land monitor (2019)		

7.102 During the monitoring period, 17.46ha of employment land has been developed for other uses (over 20,000sqm). Losses 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) indicators for STRAT 2, as these are based on the 'realistic' employment land supply (excluding losses).

7.103 The largest site where a loss of employment land was recorded was at Cromwell Road, Ellesmere Port (11.70ha). This scheme is being redeveloped for housing and supports the wider regeneration objectives for Ellesmere Port. Overall the majority of employment land losses were in Ellesmere Port (13.17ha), which is expected as this is the area with the largest amount of brownfield employment land with potential for redevelopment. In Chester, whilst there is limited loss of employment land, there has been around 7800sqm of employment floorspace developed for other uses. Developments include a Fitness Space Gym, a 150 bedroom student accommodation scheme and two hotels on Pepper Street, Chester (hotel developments are monitored under policy ECON 3).

ECON 2 Town centres

7.104 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.

7.105 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. Local Plan (Part Two), Policy DM 14 defines primary shopping frontages and primary shopping areas and DM 15 designates local retail centres. As this report is looking back over 2018/2019 monitoring period, the following local retail centre designations are considered 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. Next years monitoring report will no longer use the boundaries and designations from the former plans which will be replaced by the Local Plan (Part Two).

LPP1	ECON 2 (A) Delivery of Northgate leisure and retail scheme and new theatre in Chester ⁽¹⁾		
	Target	Baseline	2018-2019
	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)

7.106 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](#)), however, a change in design to the initial phase has been submitted ([19/02222/S73](#)). Since the monitoring period the application has been approved (September 2019) by Planning Committee along with a further application for a multi-storey car park to the north of the site ([19/02187/FUL](#)). This will be monitored through indicator STRAT 3 (C) of this report.

LPP1	ECON 2 (B) Delivery of Barons Quay scheme, Northwich		
	Target	Baseline	2018-2019
	Development completed by 2017	12/05368/FUL - planning permission granted. Work due to commence Autumn 2014	Development complete.
	Local Plan policy ref(s): STRAT 2, STRAT 5, ECON 2		
	Significant Effects ref(s): N/A		
	Source: www.baronsquay.co.uk		

7.107 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. Additional retailers have opened within the scheme including H&M, The Entertainer and Sports Direct.

LPP1	ECON 2 (C) Vacancy rates on primary shopping streets		
	Target	Baseline	2018-2019
	Reduce from baseline	2010 can be viewed in table 7.10 below	see table 7.10
	Local Plan policy ref(s): ECON 2		
	Significant Effects ref(s): SE61		
	Source: Cheshire West and Chester officer site visits		

Policy ECON 2 defines the hierarchy of centres. For this monitoring period, the retained policies from the former district plans were still applied to the town centres.

The defined hierarchy of centres are the:

- 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](#).

7.108 The vacancy rates for these centres are set out in table 7.10 below. The baseline for each centre is 2010, the start of the plan period.

Table 7.10 Percentage vacancy rates in the primary shopping area within town centres

Location	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Chester (primary and secondary shopping streets)	9.9	10.6	12.2	13.2	13.7	12.9	11.4	9.6	12.9	16.2
Northwich (primary shopping area)	14.4	17.1	18.4	21.6	19.4	20.2	30.2	32.4	44.4	41.5
Winsford (town centre)	22.8	15.9	15.8	19.0	15.3	19.4	19.8	6.4	12.7	13.2
Ellesmere Port (town centre)	17.6	14.4	17.8	16.6	14.4	13.3	14.6	14.8	16.9	17
Frodsham (town centre)	4.1	2.6	2.6	3.9	3.8	5.9	4.4	2.9	3.7	5.11
Neston (town centre) ⁽¹⁾	-	-	-	10.9	10.3	15.6	14.0	11.3	8.6	7.3

1. Data only available from 2013 monitoring period onwards

7.109 Table 7.10 shows that most centres have experienced an increase in vacancy rates apart from Neston and Northwich.

- Chester, the vacancy rate is significantly higher than previous years in the plan period, with a 3.3 per cent increase since last year.
- Ellesmere Port has seen a 0.1 per cent increase in its vacancy rate since last year to 17 per cent (this is only 0.8 per cent below the highest vacancy rate in the centre since 2010).
- Northwich vacancy rate has reduced by 2.9 per cent since last year, with a number of retailers occupying Barons Quay contributing to this decrease.
- Winsford, has seen a 0.5 per cent increase. A number of units have become long term vacant this year (vacant over 1 year). A number of these are clustered around The Cross.
- Frodsham, the vacancy rate has risen this year by 1.4 per cent to the highest rate since 2010.
- Neston has experienced a 1.3 per cent reduction compared with last year and has reduced every year since 2015.

7.110 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. Nationally, Boots, Debenhams and Marks and Spencer have all announced store closures, with the M&S in Northwich as a confirmed closure. In a bid to support the high streets across the country, the government have launched a 'Future High Streets Fund' to support transformative change. It has recently been announced that Winsford Town Centre has been shortlisted for this funding. In addition to funding, the government have also made changes to the permitted development rights to now allow some main town centre uses

to convert to B1 office space and hot food takeaways to C3 residential without the need for planning permission.

7.111 In Chester, store closures by national chains have negatively impacted on the vitality of the city centre. These larger units have struggled to be re-occupied or find alternative uses. Independent retailers are also closing their stores within the city centre, many of which are located within The Rows. There are also pockets of high vacancies, especially long term vacant units include Foregate street, Eastgate Street Row, Watergate Street and St Werburgh Street.

7.112 In Northwich, the vacancy rate has slightly reduced this monitoring period, although it is still significantly higher than the national average. There is a number of long term vacant units, especially clustered around Weaver Square Shopping Centre and Barons Quay. A consultation was held last year which set out the development opportunities and options for Weaver Square, including residential, and more operators have been opening stores in the Barons Quay development. Witton Street, High Street and Leicester Street have relatively fewer vacancies, although Marks and Spencer, the main anchor has confirmed closure of their Northwich store.

7.113 In Ellesmere Port, there has been a slight increase in the number of vacancies, such as the loss of Poundworld and Carphone Warehouse. New occupiers that have taken previously vacant units include Wok & Go and Surface and Beyond. There is still some large long term vacant units within the town centre such as the former B&M and Poundstretcher. Although a planning application has been received for a new Public Services Hub, which will affect the former Poundstretcher and relocate the bus station ([19/02366/FUL](#)).

7.114 In Neston, vacancy rates have reduced over the past year. Brook Street, an area identified in Neston Neighbourhood Plan as in need of intervention has seen new occupiers over the past few years such as Brook Brothers Barnes, Dolls and Diamonds and Treasure Hunters. Two new food and drink operators have opened within Neston (Dominos and Real Food Kitchen).

7.115 In Winsford, a number of vacant units have become long term vacant this year (vacant for over 1 year). Some of these units are clustered around The Cross. It has been recently announced that Winsford has been one of the shortlisted areas that will receive the Future High Street Fund and the Council will receive £150,000 to work on a business case for the next stage in the bid.

7.116 In Frodsham, the vacancy rate has risen this year, especially the number of long term vacant units. This is mainly due to closure of banks such as HSBC and Barclays. New vacancies in the town include Passion for Property and Hospice of the Good Sheppard. No units that were previously recorded as vacant have been occupied in the last year.

LPP1	ECON 2 (D) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2018-2019
	100 per cent	2015 data can be viewed in table 7.11	See table 7.11

LPP1	ECON 2 (D) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2018-2019
	Local Plan policy ref(s): ECON 2		
	Significant Effects ref(s): SE62		
	Source: Cheshire West and Chester planning application monitoring		

Table 7.11 Percentage of retail applications and floorspace permitted in centre

	Percentage of A1 retail applications permitted in centre	Percentage of A1 retail floorspace permitted in centre	Percentage of A1-A5 and D2 applications permitted in centre	Percentage of A1-A5, D2 floorspace permitted in centre
2014/2015	32.4			
2015/2016	25.7	14.9		
2016/2017	44	46.3		
2017/2018	41.7	31		
2018/2019	21.4	9	22.9	18.1

7.117 The table above shows the amount of retail floorspace and number of applications that have been approved in centre.

7.118 In this monitoring period, there has been a significant reduction in the number of planning applications approved in centre, with only 9 per cent of permitted floorspace for A1 in an in centre location. Most approved planning applications in centre have involved the loss of A1 retail to A3 cafe or restaurant and have been located in Chester.

7.119 In addition to A1 retail, other main town centre uses have been included in this indicator this year as a result of the changing nature of town centres. Food, drink and leisure applications have gained in popularity in recent years, although only a small proportion have been approved within the town centre in this monitoring period.

7.120 The table below shows the amount of completed floor space (gross and net) for town centre uses which have been approved in centre (m2).

Table 7.12 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
2018-2019	Gross	5,372	0	1,473	244	382	0	3,144	10,616
	Net	454	-454	1,473	244	382	0	2,653	4,752

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

7.121 The table shows that there has been a large amount of retail floorspace created in the town centre (gross), however when factoring in the losses, this significantly reduces (net). There has however been a gain compared to last year when there was a net loss.

7.122 No new floorspace has been created for A2 uses in the town centre and there has been a small loss. This is consistent with the vacancies seen in the town centres, especially from smaller units that tend to be due to the closure of banks. There have been no losses of A3 floorspace in the town centres and the majority of new A3 floorspace is located within Chester. There has been no loss of A4 floorspace in the town centres, with all applications for A4 uses involving the change of use from A1, A3 and B1. Most A4 applications are located in Chester, with one in Northwich. A total of three hot food takeaways were completed this monitoring period, all of which were located within a town centre.

7.123 D2 leisure floorspace in centre is the highest it has been over the plan period. In this monitoring period, planning permissions for D2 floorspace which have been completed in centre have included a gym, wedding venue, yoga studio and function space all in the town centres.

Table 7.13 Amount of floor space completed (gross and net) for town centre uses in edge of and out of centre locations (m2)

Year		A1	A2	A3	A4	A5	B1 (a)	D2	Total
2018-2019	Gross	13,017	85	2,122	929	0	93	918	17,164
	Net	6,365	30	2,122	744	-157	93	412	9,609

7.124 The table above shows the amount of floorspace (m2) which has been completed this year for town centre uses in edge of centre and out of centre locations. Cheshire Oaks have completed their expansion this monitoring period and created space for 25 new retail and food and beverage brands, including additional car parking and new guest welcome centre. This results in an increase of 3,704 sqm of retail, food and drink floorspace.

7.125 Many out of town retailers are including food and drink in their offer, such as The Range, which has occupied the former Toys R Us at Chester Retail Park. The store includes the addition of a mezzanine, cafe and outdoor retail space, increasing the floorspace by 1,858 sqm ([18/02115/FUL](#)). Aldi has planning permission to replace its existing store off Bumpers Lane, Chester and rebuild a larger store ([18/01654/FUL](#)). A new Aldi store is under construction located on Parkgate Road ([16/05265/FUL](#)) and since the end of the monitoring period, has completed. Lidl has opened in the former Next store at the Greyhound Park, Chester ([18/02106/FUL](#)) which involved sub-division of the existing unit, with 527 sqm still available.

7.126 The gain in A2 floorspace out of centre is due to a student letting agent in Chester. A higher amount of A4 floorspace has been created out of centre and is mainly due to completion of a pub at Jacks Wood Avenue in Ellesmere Port ([12/04369/OUT](#)), which has a large Farmhouse Inn pub, along with a petrol filling station (with shop) and Subway.

7.127 Whilst there is still a higher amount of D2 floorspace created out of centre, the gap compared with in centre, has reduced when considering previous years. This would suggest that town centres are looking beyond retail and using leisure and experiences to support the vitality and viability of the high street.

ECON 3 Visitor economy

7.128 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	2018-2019
	100 per cent	N/a	<p>1. New tourism attractions / facilities - see table 7.14 for the schemes granted during the monitoring period</p> <p>2. Visitor accommodation</p> <p>The following proposals were granted during the monitoring period:</p> <p>Camping Pods/glamping (1 application approved for 10 glamping pods in Winsford, 1 application at Blakemere - see below)</p> <p>Caravan Parks (1 application approved for the siting of 23 static caravans and 14 camping pods at Blakemere)</p> <p>Lodges/Log Cabins (There is an extant planning permission at Fourways Quarry for log cabins. The scheme is progressing and during the monitoring period there were non-material amendments and a discharge of condition approval in relation to the scheme).</p> <p>Holiday lets (4 planning applications approved, barn conversions and outbuildings in the rural area)</p> <p>Hotels/bedroom spaces (3 applications approved for new hotels/bedroom spaces, 1 application for improved facilities, 2 extant permissions having conditions discharged and under construction).</p>
	Local Plan policy ref(s): ECON 3		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning applications determined 1st April 2018-31st March 2019, extant planning permissions for large scale tourism facilities April 2019		

7.129 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.

7.130 Tourism Attractions/facilities

7.131 Table 7.14 below shows the planning applications granted during the monitoring period for tourism attractions/facilities.

Table 7.14 Planning applications granted 2018-19 for new tourism attractions

Location	Planning application reference	Description of proposal
Chester Zoo	18/00202/FUL	Expansion of existing holding area to accommodate animals as part of the zoo's conservation and breeding activities
Chester Zoo	18/00965/FUL	Development of a new asiatic lion exhibit and erection of new perimeter fence
Chester: A Life Story	18/01706/FUL	Internal refurbishment and alterations to create a Heritage Centre, Bridge Street, Chester.
Chester Racecourse	18/04188/FUL	Construction of a new open air split level roof top terrace, with glazed canopy over trackside viewing area
Chester Racecourse	18/04200/FUL	Construction of new restaurant and rooftop terrace with standing terraces
Lion Salt Works	19/00036/FUL	Restoration of the Brine Extraction Train at the Lion Salt Works, including reinstatement of the Derrick and associated modifications to the Pump House. It will provide an enhanced experience for visitors to the site.
Outdoor Education (Moss Wood, Bickley)	Discharge of conditions on 16/04759/FUL.	Conditions are being discharged in relation to the children's outdoor adventure attraction and educational use (BeWILDerwood)

7.132 These schemes are in accordance with policy ECON3, which requires major tourism attractions that will attract a significant number of visitors, should be located within or accessible to Chester or other town centres. Chester Racecourse are progressing with a wider masterplan for the site, which will be reviewed in future monitoring reports.

7.133 A Life Story is a unique multi-sensory visitor experience, set within the Grade II listed medieval church of St Michael's. It focuses on the Cheshire history through objects and human stories and is run by Big Heritage. This is a new heritage visitor attraction for Chester, which is anticipated to attract around 40,000 visitors a year and bring £2 million per year to the local economy. The site was formerly occupied by Chester History and Heritage, which have relocated to the Grosvenor Museum.

7.134 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.

7.135 Visitor Accommodation

7.136 The proposals for visitor accommodation that were granted during the monitoring period are shown in Table 7.15.

Table 7.15

Planning Application	Location	Proposal	Type of Visitor Accommodation
17/05197/FUL	Chester	Erection of a hotel (Use Class C1) and self-contained commercial unit (Use Class A3/D2) with associated landscaping	Hotel
18/04293/FUL	Chester	Refurbishment and extension to the existing Eaton Hotel to create 49 bedrooms, restaurant, bar area and meeting room	Hotel
18/02032/DIS	Chester	Discharge of Condition 11 (Plant acoustics) on Planning Application 17/00487/FUL (Change of use and associated external works to existing B1a office building including rooftop extension to provide a 112 bedroom hotel (use class C1)	Hotel
18/03775/DIS	Chester	Discharge of condition 11 (travel plan) of planning permission 17/01826/FUL	Hotel
17/05142/FUL	Chester	To convert and extend part of outbuildings as a single storey holiday let accommodation	Holiday Let
18/01499/FUL	Rural	Conversion of Barn to holiday let accommodation	Holiday Let
18/03663/FUL	Rural	Barn conversion to form ancillary residential accommodation including use for holiday lettings	Holiday Let
18/03705/FUL	Rural	Proposed boundary fence and conversion & extension of existing garage and outbuildings to holiday let accommodation	Holiday Let
18/01848/FUL	Rural (Malpas)	Alterations and extensions to provide enhanced dining/drinking floor space, refurbished and additional guest bedrooms, and parking for 33 no. cars, following the partial demolition of existing outbuildings	Hotel
18/03788/FUL	Rural	Construction of new garden area serving Spa building	Hotel

7

Monitoring Framework

Planning Application	Location	Proposal	Type of Visitor Accommodation
18/02760/DIS	Rural	Discharge of conditions 24 (Bird Boxes, Bat Boxes, etc) and 25 (Ecological Management Plan) of planning permission 15/01803/FUL	Lodges (Fourways)
18/03606/NMA	Rural	Amendment to condition 15 of 15/01803/FUL to revise the timing for providing the agreed highway works on site, See covering statement dated 12.9.2018 and suggested amended wording to condition 15.	Lodges (Fourways)
18/03607/NMA	Rural	Amendment to condition 19 of 15/01803/FUL to allow for a phasing plan to be introduced for the implementation of the agreed remediation works	Lodges (Fourways)
18/02091/NMA	Rural	Non material amendment to Planning application 15/01803/FUL to allow for the siting of 32 twin unit lodges in lieu of 32 single unit lodges (a totality of 143 twin unit lodges across the site).	Lodges (Fourways)
18/03031/FUL	Winsford	Siting of 10 Glamping Pods (Extension to Existing Camping and Caravan Site)	Camping (Pods)
18/02372/FUL	Rural	Siting of 23 no. static caravans and 14 camping pods within the existing touring park	Caravan (Static) and Camping (Pods)

7.137 In Chester, planning permission was granted for a new 5-6 storey hotel and a commercial unit on land adjacent to Waitrose, Chester. This will create 7000sqm of floorspace, with 194 bedroom spaces and a commercial gym. This will be a Moxy Hotel, part of the Marriott Hotel group, which targets younger travellers/visitors. Construction work has started during the monitoring period. Work is also progressing on a new 73 bedroom hotel on Grosvenor Park Road (to be Hotel Indigo), and a 112 bedroom hotel on Pepper Street, Chester. Planning permission was also granted for refurbishment and extension to the Eaton Hotel on City Road to create 29 additional bedrooms. These developments are in line with Local Plan (Part One) policy ECON 3, which supports proposals that would enhance the role of Chester as an international tourist and visitor destination. They will increase the tourism offer and benefit the local economy.

7.138 In addition in Chester, the delivery of the Northgate scheme is monitored under STRAT 3 Chester. Part of the scheme includes the relocation of the Crowne Plaza hotel to a new 168 bedroom, 4 star hotel on Princess Street, Chester.

7.139 The other planning permissions were mainly in the rural area. Holiday lets have been supported through the conversion of rural buildings (in line with STRAT9). In Malpas, the refurbishment of the Red Lion pub will include 14 guest accommodation rooms. The largest rural scheme granted permission was at Blakemere, Cuddington located in the countryside. Whilst this is located in the countryside, there is an established caravan park at Blakemere. The principle of using this part of the site for caravan/camping was established through previous consents and would allow for the expansion of an existing asset in line with ECON3. These schemes support a prosperous rural economy in line with NPPF.

7.140 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 previous monitoring reports. The development of this scheme is progressing during the 2018-19 monitoring period.

SE	ECON 3 (A i) Number of day and overnight visitors to the borough		
	Target	Baseline	2018-2019
	N/a	2010 Staying visitor numbers: 1,234,980 2010 Day visitor numbers: 21,800,000 See table below	The most recent information is from 2017. This data indicates: 2017 Staying visitor numbers: 1,454,950 2017 Day visitor numbers: 34,800,000
	Local Plan policy ref(s): ECON 3		
	Significant Effects ref(s): SE65		
	Source: Cheshire West and Chester JSNA statistics (STEAM Draft Trend report for 2012-2017, Global Tourism Solutions UK)		

7.141 The latest data available on visitor numbers to the borough covers the 2012-2017 period, as shown in Table 7.16 below. This 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. The number of day visitors has also steadily increased since 2010.

Table 7.16 Visitor numbers to Cheshire West and Chester

	2010	2011	2012	2013	2014	2015	2016	2017
Staying visitor (serviced accommodation)	676,110	818,650	858,570	853,820	853,230	792,430	832,380	839,770

	2010	2011	2012	2013	2014	2015	2016	2017
Staying visitor (non-serviced accommodation)	65,030	72,910	91,250	95,290	92,460	94,870	95,220	102,470
Staying visitor (staying with friends or relatives)	493,840	491,800	497,580	502,570	499,930	503,780	511,940	512,710
Staying visitor total	1,234,980	1,383,360	1,447,400	1,451,680	1,445,620	1,391,080	1,439,540	1,454,950
Day visitors total	21,800,000	25,430,000	26,870,000	27,570,000	29,610,000	31,060,000	31,130,000	34,800,000
Total			28,317,400	29,021,680	31,055,620	32,451,080	35,569,540	36,254,950

Social

7.142 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

7.143 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	SOC 1-2 (A) Number of affordable housing completions in monitoring year			
SE	Target	Baseline (2010)	Completions 2018-2019	Total completions 2010-2019
	6,600 affordable homes by 2030 (based upon up to 30 per cent of 22,000 net additional dwellings)	0	436	3,575
	100 per cent affordable housing on relevant rural exception schemes	0	One rural exception scheme was completed within the monitoring period = 23 dwellings	See Table 7.18
	Local Plan (Part One) policy ref(s): SOC 1, SOC 2			
	Significant Effects ref(s): SE46			

LPP1 SE	SOC 1-2 (A) Number of affordable housing completions in monitoring year			
	Target	Baseline (2010)	Completions 2018-2019	Total completions 2010-2019
	Source: Cheshire West and Chester housing land monitor database			

7.144 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. As at 1 April 2019 over 54 per cent of this target has been achieved.

7.145 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.

7.146 Table 7.17 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 7.17 below.

Table 7.17 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	2018 - 2019	Total
Affordable housing	263	390	184	161	572	478	461	630	436	3,575
Total	680	858	698	1,032	1,613	1,816	2,041	2,569	2,155	13,462
% affordable completions	39 %	45.5 %	26 %	15.5 %	35 %	26 %	22.5 %	24.5 %	20 %	Average = 28 %

7.147 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

7.148 Since the base date of the Local Plan (Part One) a number of rural exception sites have been granted planning permission. Table 7.18 lists these sites and those in the planning process including details of location, number of dwellings, and site status.

Table 7.18 Rural exception sites

Address / location	RP / developer	Location	Application ref	No. of units	Site Status (1 April 2019)
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	Blueoak Estates	Christleton	17/00201/FUL (06/04/2017)	10	Under construction (2018-2019)
Troopers Field (1) , Whitchurch Road, Chester	Edward Homes	Christleton	13/04277/FUL (20/05/2014)	17	Complete
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	Complete (2018-2019)
Pike Lane, Kingsley	McInerney Homes & Plus Dane Group Ltd	Kingsley	09/02370/FUL (15/07/2010)	13	Complete
Higher Heyes Drive, Kingsley	Torus / Liverpool Mutual Homes	Kingsley	17/02356/FUL (15/03/2018)	15	Approved Development not started

Address / location	RP / developer	Location	Application ref	No. of units	Site Status (1 April 2019)
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
Sandy Lane, Weaverham, Northwich		Weaverham	18/00473/FUL	7	Approved Not started

7.149 23 affordable dwellings were completed on one rural exception site(s) within the current monitoring period as follows:

- Proffits Lane, Helsby (scheme comprising 23 affordable dwellings)

7.150 The Council notes that some 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

7.151 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 7.18). 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 7.19) 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 7.19

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
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) ⁽¹⁾ 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

Address/site	Location	Allocation of units
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

1. no data available on affordable rent units

SOC 3 Housing mix and type

7.152 Local Plan (Part One) policy [SOC 3](#) makes provision for the delivery of a mix of housing types, tenures and sizes, including housing for the elderly and for student accommodation, to support the delivery of balanced and sustainable communities in the borough. Delivering a wide range of house types, sizes, and tenures provides the appropriate supply of new housing in the borough which "meets the needs of our residents", which is a key priority in the Council Plan. 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)	2018-2019
	100 per cent of relevant schemes	0 dwellings	See tables 7.20 and 7.21
	Local Plan policy ref(s): SOC 3		
	Significant Effects ref(s): SE51, SE46		
	Source: Cheshire West and Chester housing land monitor database		

7.153 Tables 7.20 and 7.21 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.

7.154 Local Plan (Part One) policy [SOC 3](#) 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.

7.155 Communal accommodation which includes both care homes and student halls of residence (multiple bedrooms sharing bathrooms and cooking facilities) are not currently included in the supply of new housing to meet the Local Plan housing requirement. However, they are included for the purpose

of calculating the NPPF housing delivery test, and are reported through the Housing Flow Reconciliation required by the Ministry of Housing, Communities and Local Government.

Table 7.20 Annual market housing completions 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
2018-2019	5	73	784	501	1	27	9	206	97	11	0
TOTAL	28	424	3,436	3,510	10	90	47	1,221	1,036	32	82

Table 7.21 Annual affordable housing completions 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
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
2018-2019	0	125	198	3	4	2	0	65	34	5	0
TOTAL	6	1,094	1,078	31	4	22	9	591	673	34	0

7.156 The tables above illustrate the range of homes that have been delivered since the base date of the plan. The Local Plan acknowledges the importance of providing a range of options to meet the changing needs of the current and future population. This includes delivering smaller homes, such as one and two bedroom houses and flats, which can help new households to enter the housing market as well as provide options for households, such as the elderly, to downsize their property. The Local Plan acknowledges that the number of elderly residents is expected to increase through the plan period, and policy SOC 3 encourages the development of a range of housing options (not restricted to communal care homes) to meet this change in demographic.

7.157 Collectively, the development of one and two bed, market and affordable homes accounts for almost 36 per cent of all new completed homes. This includes houses, flats and bungalows which can provide housing for new or smaller households, as well housing options for the elderly.

7.158 Monitoring indicator SOC 3 (A i) below sets out the delivery of specialist accommodation provided through extra care or age-restricted developments. These schemes provide another housing option to meet the changing needs of the borough's population.

SE	SOC 3 (A i) Number of extra care schemes approved and number of older persons dwellings provided in monitoring period		
	Target	Baseline (2010)	2018-2019
	N/A	0 schemes permitted	<p>3 new planning permissions granted within monitoring period:</p> <ul style="list-style-type: none"> 9 additional care bedrooms - Old Rectory Nursing Home, Capenhurst 64 (1 and 2 bed) self-contained retirement apartments - Cheshire Avenue, Lostock Gralam 21 bungalows and 8 apartments for over 55's - Flat Lane, Kelsall <p>Consented schemes outstanding as at 1 April 2019:</p> <ul style="list-style-type: none"> 72 bed care home and 23 self-contained apartments - BELONG: City House, City Road, Chester (under construction) 58 bed care home - Chester Road, Huntington (under construction) 5 additional extra care beds - High Street, Malpas (not started) 56 (1 and 2 bed) self-contained retirement apartments - Phase Two, Gifford Lea, Tattenhall (under construction) 47 (1 and 2 bed) self-contained retirement apartments - Phase Three, Gifford Lea, Tattenhall Care home - Hooton Road, Hooton (not started) 16 (1 bed) self-contained supported living apartments - Springbank Crescent, Winsford (not started)
	N/A	0 schemes completed	One scheme completed within the monitoring period:

SE	SOC 3 (A i) Number of extra care schemes approved and number of older persons dwellings provided in monitoring period		
	Target	Baseline (2010)	2018-2019
			<ul style="list-style-type: none"> 15 (1 bed) self-contained assisted living apartments - Dane House, Northwich
	Local Plan policy ref(s): SOC 3		
	Significant Effects ref(s): SE47		
	Source: Cheshire West and Chester housing land monitor database		

7.159 Three new specialist accommodation schemes were consented within the monitoring period, providing a mix of extra care bedspaces, self-contained apartments, and an over 55's bungalow development. The permitted schemes (including those approved within this monitoring period) will provide the following:

- 14 additional beds in communal care homes
- 3 new care homes
- 214 (1 and 2 bed) self-contained age restricted apartments
- 21 age restricted bungalows

7.160 Since the end of the monitoring period a further scheme to provide age-restricted accommodation has been granted planning permission. This scheme will be included the housing land supply figures in the 2019-2020 monitoring period.

Table 7.22 Annual specialist accommodation completions 2010-2019

Monitoring period	Completed self-contained units	Completed communal bedspaces
2010-2011	47	0
2011-2012	0	8
2012-2013	22	0
2013-2014	54	0
2014-2015	206	0
2015-2016	279	13
2016-2017	125	66
2017-2018	35	81
2018-2019	15	0

Monitoring period	Completed self-contained units	Completed communal bedspaces
Total	781	168

Table 7.23 Annual student housing completions 2010-2019

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
2018-2019	151	0

7.161 The Council adopted a supplementary planning document (SPD) on student accommodation and houses in multiple occupation in 2016. Two new criterion, shown in the table below, have been set up to assess the SPD.

Monitoring period	Number of applications received for new purpose built student accommodation	Number of applications received for new purpose built student accommodation that include a management plan	Percentage of applications including a management plan (target 100%)
2015 - 2016	1 (refused, but approved at appeal)	0	0%
2016 - 2017	2 (refused but approved at appeal), 1 approved	2	66%
2017 - 2018	1	1	100%
2018 - 2019	2	0	0%

7.162 The percentage of applications including a management plan is very variable over the period from 2015 to 2019. The differences in results appear greater due to the relatively low numbers of applications received for this type of development. Management plans were submitted for the larger, new build schemes, but not for the smaller, change of use schemes and this position does not seem to have changed as a result of the SPD.

7.163 Applications for houses in multiple occupation (HMO) are assessed against the SPD, and the table below sets out the number of applications decided against this SPD.

Monitoring period	Number of applications decided for Houses in Multiple Occupation	Number of applications refused	Was concentration of HMO's used as a reason for refusal?
2015 - 2016	15	2	No (one referred to over proliferation of HMOs, but not percentages)
2016 - 2017	8	2 (but approved at appeal)	Yes, in both cases.
2017 - 2018	7	1	Yes
2018 - 2019	5	1 (and refused at appeal)	Yes

7.164 Since the SPD was adopted in 2016, the concentration of HMO's has consistently been used as a reason for approval. However, two of the refused applications were approved at appeal.

SE	SOC 3 (A ii) Number of vacant and unfit dwellings		
	Target	Baseline	2018-2019
	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 (30 per cent of the total housing stock) failing Decent Homes thermal comfort 425 reported cases of unfit properties
	Local Plan policy ref(s):		
	Significant Effects ref(s): SE48		
	Source: Cheshire West and Chester Council Housing Strategy / Regulatory Services.		

7.165 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'.

7.166 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.

7.167 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%).

7.168 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

7.169 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.

7.170 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: 21 pitches 2017-2030 2 pitches 2030-2032	30 Gypsy and Traveller pitches granted permission 0 Travelling Showpersons plots

LPP1 SE	SOC 4 (A) Provision of sites for Gypsy and Traveller and Travelling Showpersons accommodation	
	Target	Baseline
	Travelling Showpersons plots: 3 plots by 2030 Transit site: 5-10 pitches by 2030	0 Transit site pitches
	Monitoring outcome	
	2014-2015	Two permanent sites completed during the monitoring period ^(vi) : 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
	2018-2019	Two sites that had been refused by the local authority were granted at appeal. Gethsemane (16/02334/FUL), which includes 3 permanent pitches and Little Meadow (14/04412/FUL), which includes 2 permanent pitches and 6 transit pitches.
	Local Plan policy ref(s): SOC 4	
	Significant Effects ref(s): SE49	
	Source: Cheshire West and Chester Housing Land Monitor report, GTAA (2014)	

7.171 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.

vi The provision of these sites has already been factored in to the supply and therefore the requirement set out in policy [SOC 4](#) remains the same.

7.172 During the 2018-19 monitoring period permission was granted on appeal at two sites, for a total of five permanent pitches and 6 transit pitches.

7.173 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. Recognising that further work needs to be done on site identification, the Council decided to produce a separate Traveller Development Plan Document (DPD). An Issues report was prepared and was consulted on from July to October 2018.

7.174 An [updated GTAA](#) was published in July 2018 and identifies a need for 23 additional pitches for households that meet the Government's planning definition. 21 of these are required for the period from 2017-2030 and 2 for the period from 2030-2032. The study identified a need for three additional plots in Cheshire West and Chester to 2030 for Travelling Showpeople households that meet the planning definition. The study also identified due to sustained, and in some places increased numbers of encampments, there is the need for a new transit site of between 5-10 pitches in Cheshire West and Chester. These figures are used as the target figures in the monitoring table above.

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

7.175 Although there are no current planning permissions, 5 pitches were granted on appeal in this monitoring period (retrospective (temporary to permanent)). This therefore reduces the requirement of 21 pitches (2017-2030) to a requirement of 16 pitches (2019 - 2030). 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 7.24 and 7.25.

Table 7.24 Local Authority Gypsy and Traveller pitches with permanent permission

Local Authority sites	
Location	Number of pitches
Barlow Drive, Winsford	18

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

Table 7.25 Private Gypsy and Traveller pitches with permanent permission in the borough

Private sites with permanent planning permission	
Location	Number of pitches
Maryburgh Caravan Park, Hapsford	25
Land at junction of Grass Road and A5117, Elton	5
County Meadow Field, Dunham on the Hill	3
Land at Travellers Rest, Winsford	16
The Old Pumping Station, Frodsham	13
Land at Old Hall Lane, Elton	1
Land at junction of Davenham Bypass and London Road, Northwich (Oaklands Caravan Park)	8
Gethsemane, Dunham on the Hill	3
Little Meadow, Thornton-le-Moors	2
Total	76

SOC 5 Health and well-being

7.176 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.

7.177 The Local Plan (Part Two) 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 in the Local Plan (Part Two) includes indicators specific to these new policies and will be included within next years Annual Monitoring Report.

LPP1	SOC 5 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2018-2019
	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 adopted 18 July 2019. This indicator will be removed and replaced with specific indicators in line with the monitoring framework.

SE	SOC5 (A i) Number and extent of Air Quality Management Areas (AQMA's)		
	Target	Baseline	2018-2019
	To meet national air quality objectives - ultimately to enable existing AQMA's to be revoked.	(2014-2015) Two AQMA's: - A5032 Whitby Road/Station Road in Ellesmere Port town centre and Boughton gyratory in Chester	Four AQMA's: - A5032 Whitby Road/Station Road in central Ellesmere Port - Chester city (including Boughton) - Frodsham: junction at Fluin Lane with the A56 High Street - Thornton-Le-Moors ⁽¹⁾
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE18		
	Source: 2018 air quality annual status report		

1. Caused by SO₂

7.178 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.

7.179 There are currently three Air Quality Management Areas (AQMA's) in the Borough, which have been declared as a result of traffic pollution causing an exceedance of the annual mean NO₂ Air Quality Objective (AQO) of 40 micrograms per cubic metre (µgm-3). These AQMA's are in Ellesmere Port, Chester and, Frodsham. An AQMA has also been declared in Thornton le Moors as a result of industrial emissions causing an exceedance of the sulphur dioxide (SO₂) 15-minute mean AQO.

7.180 The Council published the Low Emissions Strategy (2018-2021) (LES) in September 2018 with the objective to reduce traffic emissions by promoting and encouraging sustainable transport including the adoption of low emission vehicles and technologies while discouraging the use of high emitting vehicles wherever possible.

SE	SOC5 (A ii) Annual average nitrogen dioxide concentration in AQMAs (ug/m ³)		
	Target	Baseline	2018-2019
	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 - Thornton-le-Moors (2016) 56 exceedances SO2 15-minute mean 	<ul style="list-style-type: none"> - Whitby Road/Station Road AQMA 36ug/m³ - Fluin Lane, Frodsham AQMA 40.5ug/m³ - Chester AQMA 48.5ug/m³ (2016) ⁽¹⁾ - Thornton-le-Moors 36 exceedances SO2 15-minute mean
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE17		
	Source: 2018 air quality annual status report		

1. (includes Boughton AQMA)

7.181 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.

7.182 The air quality objective for NO₂ is 40 ug/m³ annually. Two of the existing AQMAs exceed this figure. Ellesmere Port has made improvements since it was declared in 2005 and has reported an improvement that meets the indicator target. It should be noted, however, that realtime monitoring stations are not necessarily in worst-case locations because of siting constraints. Frodsham has a small area 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 decreased, 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) policy [DM 31](#) seeks to reduce the impact of development on air quality within the borough. This is endorsed by the Low Emissions Strategy.

7.183 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.

SE	SOC5 (A iii) Number and type of new health facilities		
	Target	Baseline	2018-2019
	Increase from baseline	(2015-2016) - 5 new and loss of 4 health facilities. (2016-2017) - 10 new and loss of 1 health facility. (2017-2018) - 7 new and loss of 1 health facilities.	10 new and 1 loss of health facilities.
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE44		
	Source: Cheshire West and Chester planning application monitoring		

7.184 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 well-being 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.

7.185 There has been an increase in the number of approved applications for health facilities. Most of the applications are based around Chester and Ellesmere Port. The Countess of Chester Hospital has submitted three planning applications this year, although 1 was refused ([18/02636/FUL](#)) at planning committee and resubmitted ([18/04270/FUL](#)). The reason for refusal was the impact on residential amenity of neighboring properties. The design was amended and has since been approved by planning committee. The development consisted of an extension to both the neo-natal unit and A&E ([18/03540/FUL](#)).

7.186 Other applications in Chester include a plastic surgery clinic in Hoole ([18/00784/FUL](#)) and a temporary permission for a community food store, with access to social care in Blacon ([18/02500/FUL](#)). An extension to a house was granted to provide a dentist clinic ([18/00661/FUL](#)) and there was also a loss of a former gym ([18/00930/FUL](#)) in Chester city centre which has been returned to a B1 office. Within Ellesmere Port, a doctors surgery is relocating across the road in Great Sutton ([18/04408/FUL](#)), a new ultrasound scan clinic ([18/02278/FUL](#)) has opened near the town centre and an occupational health clinic ([18/01689/FUL](#)) was approved in Little Sutton. A new gym has been given permission to change from a office in Ellesmere Port. There has been an application permitted in Tarporley for a beauty clinic that also involved the loss of B1 office space.

SE	SOC5 (A iv) Domestic burglaries		
	Target	Baseline	2018-2019
	Reduction from baseline	(2013-2014): 83 (2015-2016): 585 (2016-2017): 602 (2017-2018): 1,029	944
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE52		
	Source: https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/recordedcrimedatabycommunitysafetypartnershiparea		

7.187 Due to the release of data, the figure for last years monitoring period for domestic burglaries was 12 months prior to 31 December 2017, which overlapped with data collected from the 2016-2017 monitoring period and therefore does not give a complete picture of the situation. This has now been amended for 2017-2018, which confirms the total amount of domestic burglaries was 1,029 rather than 852 reported in last years AMR.

7.188 The figures for this monitoring period show a significant increase in the number of incidents compared with the baseline. Nationally, the number of incidents decreased by 3 per cent compared with around 8 per cent in Cheshire West and Chester. However, the number of incidents in the last monitoring period did increase significantly, which is similar to national trends. ^(vii)

vii <https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/bulletins/crimeinenglandandwales/yearendingmarch2019#overview-of-crime>

SE	SOC5 (A v) Violent crime per year in the local authority area		
	Target	Baseline	2018-2019
	None identified	2013/14: 1800 ⁽¹⁾ (2015-2016): 2,311 (2016-2017): 2,770 (2017-2018): 3,184	3,291 ⁽²⁾
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE53		
	Source: https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/recordedcrimedatabycommunitysafetypartnershiparea		

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

7.189 Due to the release of data, the figure for last years monitoring period for violent crime was 12 months prior to 31 December 2017, which overlapped with data collected from the 2016-2017 monitoring period and therefore does not give a complete picture of the situation. This has now been amended for 2017-2018, which confirms the total amount of violent crime with injury was 3,184 rather than 3,076 reported in last years AMR.

7.190 The number of crimes reported in Cheshire West and Chester that involved violence with injury and has increased compared with the baseline in 2013/2014. Nationally, there is no change in the overall level of violence, including homicide, death or serious injury by unlawful driving, violence with injury, violence without injury, stalking and harassment. However, there has been a rise in higher harm, but less common types of violence including offences involving knives or sharp instruments. ^(viii)

viii <https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/bulletins/crimeinenglandandwales/yearendingmarch2019#overview-of-crime>

SE	SOC5 (A vi) Fear of crime (Community Survey)		
	Target	Baseline	2018- 2019
	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 %	2017 How safe or unsafe do you feel when outside in your local area ... ? ... during the day: 53% very safe; 41% fairly safe; 4% fairly unsafe; 1% very unsafe and 1% don't know. ... after dark: 15% very safe; 46% fairly safe; 16% neither safe nor unsafe; 14% fairly unsafe; 6% very unsafe and 2% don't know.
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE54		
	Source: Residents Survey 2017		

7.191 The residents survey was undertaken in house by the Insight and Intelligence Team during February 2017. The response rate for the survey was 24%, with a good spread of responses, which have been weighted to broadly reflect the borough's adult population.

7.192 The questions within the Residents Survey 2017 differ from the Our Community Survey in 2011, therefore comparison between the two surveys cannot be undertaken. Further analysis has been undertaken on those who responded very or fairly safe and their locations. Respondents in the rural area felt most safe both day (96%) and after dark (74%), followed by Chester (95% in the day and 62% after dark), Northwich and Winsford (92% in the day and 61% after dark) with residents in Ellesmere Port feeling the least safe (90% during the day). Most of the figures are fairly comparable, apart from residents in Ellesmere Port after dark, with 48% reporting feeling safe. However, the survey does not report how the other residents felt about safety in the area and to what extent.

SE	SOC5 (A vii) Total number of people killed or seriously injured (KSI) in road traffic collisions		
	Target	Baseline	2018-2019
	None identified	2013: 136 2014: 191 2016: 135	2017: 112
	Local Plan policy ref(s): SOC 5 & STRAT 10		
	Significant Effects ref(s): SE55		
	Source: Table RAS30038 - Reported casualties by county, lower tier local authority, severity, child KSI and all ages, England, latest available years		

7.193 The total number of people killed or seriously injured (KSI) in 2017 was 112. Of this, six people were killed and 106 were seriously injured. 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.

7.194 Since the monitoring period, the Council agreed a motion on 18 July 2019 for the leader of the Council to work with the Police Crime Commissioner and other relevant agencies to reduce the number of those killed or seriously injured on the roads within the borough.

SE	SOC5 (A viii) Total number of children (aged under 16) killed or seriously injured (KSI) in road traffic collisions		
	Target	Baseline	2018-2019
	None identified	2013: 15 2014: 9 2016: 8	2017: 8
	Local Plan policy ref(s): SOC 5 & STRAT 10		
	Significant Effects ref(s): SE56		

SE	SOC5 (A viii) Total number of children (aged under 16) killed or seriously injured (KSI) in road traffic collisions		
	Target	Baseline	2018-2019
	Source: Table RAS30039 - Reported casualties by county, lower tier local authority, severity, child KSI and all ages, England, latest available years		

7.195 Of the 112 KSI in Cheshire West and Chester (2017), eight were children. This equates to 7.1 per cent of the total figure. Whilst the number of children KSI has remained the same as last year, the total number of KSI has reduced, resulting in a increase in the percentage when compared with last year.

SE	SOC5 (A xiv) Number of LSOA's in the bottom 20 per cent of IMD		
	Target	Baseline	2018-2019
	Reduce the number of areas in the worst 5 per cent nationally for deprivation, by 2009	2010: 30 (15.6 %) 2015: 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		

7.196 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.

7.197 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	2018-2019
	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 %)	2017: 16,179 (10.9%)

SE	SOC5 (A xv) Number of households in fuel poverty		
	Target	Baseline	2018-2019
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE42		
	Source: Fuel poverty sub-regional statistics Fuel poverty detailed tables 2019		

7.198 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.

7.199 Across the North West, 13.1 per cent of households were considered fuel poor, compared with 11.8 per cent in 2016. This results in an increase of 1.3 per cent compared with the borough increase of 0.8 per cent. Within England, it is estimated 10.9 per cent of the population are in fuel poverty.

7.200 Since the monitoring period the Council has consulted on the Cheshire West Draft Place Plan, which will replace the Health and Well-being Strategy. Fuel poverty is acknowledged within the draft plan, causing around 10 per cent of excess winter deaths. ^(ix) The Council seeks to "work to ensure sustainable, high quality and low carbon housing/energy supplies thereby reducing fuel poverty". In May 2019, the Council declared a climate emergency with one of the actions agreed the the Council would establish a long-term nationwide Warm Homes strategy with adequate investment for energy-efficiency measures.

ix <http://inside.cheshirewestandchester.gov.uk/GetFile?fileUrl=/icwac%20documents/place-plan-consultation-document.pdf&extension=pdf>

SE	SOC5 (A xvi) Household composition and size		
	Target	Baseline	2018-2019
	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.

7.201 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

7.202 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	2018-2019
	At least maintain baseline amount	2010-2011 <ul style="list-style-type: none"> Parks & Gardens: 74.15 ha Natural & Semi Natural Open Space: 456.73 ha Amenity Green Space: 246.643 ha Provision for 12 and Under: 18.64 ha Provision for Young People: 7.5 ha Allotments: 38.85 ha Outdoor Sports Facilities: 1769.93 ha Cemeteries and Churchyards: 70.96 ha Green Corridors: 80.06 ha and 1287 km PROW⁽¹⁾ Civic Spaces: 2.41 ha 	<ul style="list-style-type: none"> Park and Recreation Ground: 169.76 ha Accessible Natural Green Space: 2550.12 ha Amenity Green Space: 169.21 ha Play Space (Children): 16.2 ha Play Space (Youth): 4.65 ha Allotments: 36.23 ha Playing pitches: See table below
		<ul style="list-style-type: none"> 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 Cemeteries and Churchyards: 0.22 ha per 1000 population 	<ul style="list-style-type: none"> Park and Recreation Ground: 0.52 ha per 1000 population Accessible Natural Green Space: 7.74 ha per 1000 population Amenity Green Space: 0.51 ha per 1000 population Play Space (Children): 0.05 ha per 1000 population Play Space (Youth): 0.01 ha per 1000 population Allotments: 0.11 ha per 1000 population
	Local Plan policy ref(s): SOC6		
	Significant Effects ref(s): SE12		

LPP1	SOC 6 (A) Amount of open space (Ha and Ha/1000 population)		
	Target	Baseline	2018-2019
	Source: Cheshire West and Chester Open Space Assessment 2011; Cheshire West and Chester Open Space Study 2016-2030; Playing Pitch Strategy 2015; Playing Pitch Strategy Updated 2018		

1. Public Rights of Way

Table 7.26 Playing pitch amount and shortfall position in the borough

Sport	2015		2018	
	Amount	Shortfall position	Amount	Shortfall position
Football (grass pitches)	396 pitches across 176 sites	<ul style="list-style-type: none"> 6.75 adult pitches (shortfall of 9.5 adult pitches expected by 2027) 5 youth (11v11) pitches (shortfall of 12.5 youth 11v11 pitches expected by 2027) 4.25 youth (9v9) pitches (shortfall of 11 youth 9v9 pitches expected by 2027) Demand currently being met (shortfall of 1.75 mini 7v7 pitches expected by 2027) Demand currently being met (shortfall of 2.25 mini 5v5 pitches expected by 2027) 	416 pitches across 178 sites	<ul style="list-style-type: none"> 3.25 adult pitches (shortfall of 5 adult pitches expected by 2030) 6.5 youth (11v11) pitches (shortfall of 14.75 youth 11v11 pitches expected by 2030) 5.25 youth (9v9) pitches (shortfall of 8.75 youth 9v9 expected by 2030) 2 mini (7v7) pitches (shortfall of 5 mini 7v7 pitches expected by 2030) 5.75 mini (5v5) pitches (shortfall of 8.75 mini 5v5 pitches expected by 2030)
Football (3G artificial grass pitches)	3 full size 3G artificial grass pitches	14 full size 3G pitches	11 full size 3G artificial grass pitches	5 full size 3G pitches (shortfall of 7 full size 3G pitches expected by 2030)

Sport	2015		2018	
	Amount	Shortfall position	Amount	Shortfall position
Cricket	31 grass cricket squares	Demand currently being met (shortfall of 0.9 of a pitch expected by 2027)	29 grass cricket squares	Demand currently being met (shortfall of 0.6 of a pitch expected by 2030)
Rugby union	50 rugby union pitches (40 senior and 10 mini) across 24 sites	4.5 pitches (shortfall of 5.75 pitches expected by 2027)	50 rugby union pitches (40 senior and 10 mini) across 24 sites	5 pitches (shortfall of 6.25 full size 3G pitches expected by 2030)
Rugby league	1 rugby league pitch	Demand currently being met (shortfall of 1 adult pitch expected by 2027)	1 rugby league pitch	Demand currently being met (shortfall of 1 adult pitch expected by 2030)
Hockey	12 full size pitches	Demand met currently and in the future if Neston Recreation Centre is re-provided	11 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; Cheshire West and Chester Playing Pitch Strategy Updated 2018				

7.203 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 the Local Plan.

7.204 The Open Space Study 2016-2030 provides a snapshot of open space provision within Cheshire West and Chester in 2016, and shows that there are deficiencies of open space in at least two typologies in each study area (highlighted in red in the table below):

Table 7.27 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

7.205 The Open Space Study assessed the 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 following table:

Table 7.28 ANGSt Standards in Cheshire West and Chester

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.

7.206 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 the 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.

7.207 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 2016, 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 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.

7.208 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 2016-2030 which can be used to update the baseline figure.

7.209 An update to the Playing Pitch Strategy was completed in 2018 which refreshed the playing pitch provision and shortfall position across the borough, from the previous study which was carried out in 2015. The findings showed generally the number of the different types of pitch to have remained the same or to have increased. Where a reduction was identified, this was due to either clubs relocating to different pitches or a temporary loss due to redevelopment of a site. The existing position for all pitch sports is either demand is being met or there is a shortfall, whereas the future position shows the exacerbation of current shortfalls and additional shortfalls in some areas and for some sports. Where demand is being met, this does not equate to a surplus of provision, with any spare capacity instead considered as a solution to accommodating existing or future demand, or as strategic reserve. As such, there is a need to protect all existing provision until all demand is met, or there is a requirement to replace any lost provision to an equal or greater quantity and an equal or better quality before it is lost.

SE	SOC 6 (A i) Number of Green Flag awarded open spaces		
	Target	Baseline	2018-2019
	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		

7.210 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: seven Green Flag award sites (Whitby Park, Castle Park, Northwich Woodlands, Grosvenor Park, Caldby Nature Park, Countess of Chester Country Park and Westminster Park); and three sites with Green Flag community awards (Park Fields Neston, Tarvin Community Woodland and Meadow Park, Ellesmere Port).

7.211 Awards are given annually and sites must re-apply each year to ensure standards are maintained. Although some sites have been removed from the list since the last monitoring period, the number of sites (ten) has been retained. 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	2018-2019
	100 per cent	Baseline to be identified through the Local Plan (Part Two) monitoring framework	N/A

7.212 It has not been possible to monitor indicator SOC 6 (B) during the 2018-2019 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 Local Plan (Part Two) which was adopted in July 2019 to monitor relevant planning applications.

Environmental

7.213 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

7.214 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	2018-2019
	100% - 0 applications granted contrary to EA advice	2010 - one permission granted contrary to the advice of the EA	<p>There were no applications granted contrary to EA advice on water quality grounds in 2018-2019.</p> <p>Table 7.29 shows that 1 application was approved contrary to EA advice, 2 applications were approved following submission of a FRA and subsequent withdrawal of an objection by the EA, 2 applications were refused (not related to flood risk grounds) and 3 applications were awaiting a decision at the time of writing.</p>
	Local Plan policy ref(s): ENV1		
	Significant Effects ref(s): SE3 and SE14		
	Source: Environment Agency published monitoring records July 2019:		
	https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk		

Table 7.29

Planning application reference	EA Reason for Objection	Decision
18/01560/OUT	Request for a Flood Risk Assessment.	Approved
18/03599/FUL	Request for a Flood Risk Assessment.	Awaiting decision (August 2019)
18/04177/FUL	Unsatisfactory Flood Risk Assessment submitted.	Approved - A Flood Risk Assessment was subsequently submitted and the objection removed subject to a condition securing the mitigation measures proposed.
18/03317/FUL	Request for a Flood Risk Assessment.	Awaiting decision (August 2019)
18/04391/REM	Development next to a watercourse/flood defense. Request for a Flood Risk Assessment.	Approved -EA objection subsequently withdrawn.
18/02679/FUL	Request for a Flood Risk Assessment.	Awaiting decision (August 2019)
18/02677/OUT	Unsatisfactory Flood Risk Assessment submitted.	Refused (design and residential amenity).
18/02678/FUL	Request for a Flood Risk Assessment.	Refused (scale, massing and design). EA objection subsequently withdrawn following submission of a revised Flood Risk Assessment.

7.215 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 7.29). Of the eight applications identified by the EA, 1 application was approved contrary to EA advice, 2 applications were approved following submission of a FRA and subsequent withdrawal of an objection by the EA, 2 applications were refused (not related to flood risk grounds) and 3 applications were awaiting a decision at the time of writing.

SE	ENV 1 (A i) Change in extent to flood risk area within the borough/Number of properties in Flood Zone 3.		
	Target	Baseline	2018-2019
	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		

7.216 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).

7.217 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.

7.218 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.

7.219 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.

7.220 The Local Plan (Part Two) includes detailed policies and a monitoring framework with specific indicators relating to flood risk and water management.

Water Management

7.221 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.

7.222 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.

7.223 Policy DM41 of the Local Plan (Part Two) includes a policy which requires proposals for major development to incorporate SuDS.

LPP1	ENV 1 (A ii) Percentage of relevant development incorporating SUDS		
	Target	Baseline	2018-2019
	100 per cent of relevant developments	2015 - following the requirement for the LLFA to implement the adoption of SUDS schemes.	N/A

7.224 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

7.225 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.

7.226 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

7.227 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 7.30

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			

7.228 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.

7.229 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.

7.230 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	2018-2019
	Deliver 'good' ecological status or 'good ecological potential' on all water bodies by 2027.	2016 - 2 water bodies achieving 'good ecological status'	2015 - 6* water bodies achieving 'good ecological status' or 'good ecological potential' **2016 - 2 water bodies achieving 'good ecological status'
	Local Plan policy ref(s): ENV1, SOC5		
	Significant Effects ref(s): SE15		
	Source: EA statistics summary (May 2018) - **the water body classification will not be updated until late 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.

7.231 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 late 2019.

Protected areas

7.232 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

7.233 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	2018-2019
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.234 It has not been possible to monitor indicator ENV 2 (A) during the 2018-2019 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) includes detailed policies and a Monitoring Framework with specific indicators relating to landscape which will be monitored through the 2019/20 AMR.

7.235 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) provides additional detailed policies for the protection of landscape.

7.236 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 2018-2019 against the baseline is not possible as the baseline data comprises information for the whole of Cheshire (including Cheshire East). However, comparisons between the 2017-2018 and the current monitoring period show that the proportions of agricultural land quality for Cheshire West and Chester in 2017-2018 show there has been a slight decrease in percentage of land classified as Grade 3 (by approximately one 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	2018-2019
	Increase from baseline (Grade 1 to 4).	2010 Agricultural land quality in Cheshire (including Cheshire East): Grade 1+2 = 12.5% Grade 3 = 59.2% Grade 4 = 8.0% Grade 5 = 2.8% Non agricultural land = 5.7% Urban land = 11.5%	Agricultural land quality in Cheshire West and Chester: Grade 1+2 = 10.34% Grade 3 = 71.65% Grade 4 = 4.13 % Grade 5 = 2.05% Non-agricultural land = 1.01% Urban land = 7.80%
	Local Plan policy ref(s): STRAT1, ENV2		
	Significant Effects ref(s): SE24		
	Source: Natural England via Data.gov.uk		

ENV 3 Green Infrastructure

7.237 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	2018-2019
	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 3 (A) during the 2018/19 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.

7.239 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.

7.240 The Local Plan (Part Two) includes detailed policies and a monitoring framework with further indicators relating to Green Infrastructure.

ENV 4 Biodiversity and geodiversity

7.241 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	2018-2019
	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 4 (A) during the 2018-2019 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 adopted in July 2019 and 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	2018-2019
	At least maintain the baseline amount	2014-2015 Statutory: Special Protection Areas (SPA) - 2 sites (19,318.3 ha) Special Areas of Conservation (SAC) - 4 sites (17,329.7 ha) Ramsar - 4 sites (21,424.5 ha)	Statutory: No change Non-statutory:

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	2018-2019
		Sites of Special Scientific Interest (SSSI) - 28 sites (13,940 ha) Local Nature Reserve - 6 sites (103.49 ha) National Nature Reserves - 0 sites Non-statutory: Areas of Nature Conservation Value (ANCV) - 39 sites ⁽²⁾ Non-statutory Nature Reserves - 36 sites ^(x) Local Wildlife Sites - 443 sites (5,400 ha) Regionally Important Geological Sites (RIGS) - 24 sites (174 ha)	6 new Local Wildlife Sites, increasing number from 477 sites to 483 (hectarage not available at the time of writing). No other changes.
	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.

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

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

xi Natura 2000 Networking Programme

7.244 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 which remained the same for the 2016-2017 and 2017-2018 monitoring periods. The number of LWS has increased by 6 over the 2018-2019 period increasing the number of sites from 477 to 483.

7.245 The number of Regionally Important Geological Sites (RIGS) increased in the 2016-17 monitoring period, with the identification of the following new sites: Ashton Neumanns, Meadow Bank Breccia Collapse, Adelaide Mine Works, Pickmere lake. No further RIGS have been identified in the 2017/18 or 2018/19 monitoring periods. RIGS, as with LWS, are subject to rolling reviews where sites may be added/removed or boundaries amended.

7.246 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.

7.247 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:

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, Liverpool Bay (SPA)	
Brown Moss (SAC)	

7.248 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	2018-2019
	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.

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	2018-2019
	Local Plan policy ref(s): ENV4		
	Significant Effects ref(s): SE9		
	Source: JNCC, Designated Sites View, Natural England.		

7.249 Condition of land designated as SSSI in the borough this monitoring period is the same as for the 2017-2018 period 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.

7.250 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	2018-2019
	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.		

7.251 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	2018-2019
	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		

7.252 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.

7.253 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

7.254 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 7.31

Neighbourhood Plan	Number of Local Green Spaces designated
Tattenhall & District	30

Neighbourhood Plan	Number of Local Green Spaces designated
Broxton	4
Cuddington Parish	9
Farndon	3
Helsby	17
Kelsall and Willington	6
Moulton	7
Neston	5
Northwich	28
Tarporley	9
Ashton Hayes	10

SE	ENV4 (B v) Number of designated Local Green Space sites within made Neighbourhood Plans		
	Target	Baseline	2018-2019
	Increase from baseline figure.	2014-2015: 30 designated Local Green Space sites (Tattenhall & District Neighbourhood Plan)	<p>128 Local Green Space sites</p> <p>Ashton Hayes: 10 sites</p> <p>Tattenhall and District: 30 sites</p> <p>Broxton: 4 sites</p> <p>Cuddington Parish: 9 sites</p> <p>Farndon: 3 sites</p> <p>Helsby: 17 sites</p> <p>Kelsall and Willington: 6 sites</p> <p>Moulton: 7 sites</p> <p>Northwich: 28 sites</p>

SE	ENV4 (B v) Number of designated Local Green Space sites within made Neighbourhood Plans		
	Target	Baseline	2018-2019
			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		

7.255 In the 2018-2019 monitoring period, the Cuddington Parish. Moulton and Northwich Neighbourhood Plans were made, which designate a further 44 Local Green Space sites. To date (as at August 2019), this brings the total number of LGS in made neighbourhood plans to 128.

ENV 5 Historic environment

7.256 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	2018/19
	100 per cent	Baseline to be identified through the Local Plan (Part Two) Monitoring Framework	N/A

7.257 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	2018/19
	100 per cent	40% - 2014/15	42%
	Local Plan policy ref(s): ENV5		
	Significant Effects ref(s): N/A		
	Source: Cheshire Historic Environment Record		

7.258 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 42 per cent of the borough's Conservation Areas have a Conservation Area Appraisal. This is an increase of 2% 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.

7.259 On 17 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). In August 2018 an update to the Northwich Conservation Area Appraisal and Management Plan was finalised adding to the list of Conservation Area Appraisals since the last AMR.

LPP1	ENV 5 (B) Number of heritage assets at risk ⁽¹⁾		
	Target	Baseline	2018/19
	Reduce from 2010 baseline	2010 Heritage at risk register: Listed buildings - 10 Scheduled Monuments - 22 Conservation Areas - 8 Total at risk: 40	2018/19 Heritage at Risk Register: Listed Buildings - 11 Scheduled Monuments - 11 Conservation Areas - 1 Total at risk: 23
	Local Plan policy ref(s): ENV5		
	Significant Effects ref(s): SE36		

LPP1	ENV 5 (B) Number of heritage assets at risk ⁽¹⁾		
SE	Target	Baseline	2018/19
	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 August 2019		

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

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

7.261 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 2018/19 Heritage At Risk Register identifies no new 'at risk' heritage assets since the last monitoring period. The number of Listed Buildings at risk has reduced by one since the last monitoring period 2017/18. The total number of heritage assets 'at risk' has reduced to 23 in 2018/19 from a baseline of 40 in 2010.

7.262 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) provides additional detailed policies for the protection and enhancement of heritage assets across the borough.

7.263 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 101 which a significant increase 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	2017/18	2018/19
	Increase from 2010 baseline	4395	10,808	10,909

xii Grade I and II* listed buildings, Grade I, II* and II listed place of worship buildings, scheduled monuments, registered parks and gardens, battlefields, wreck sites and conservation areas.

SE	ENV 5 (B i) Total number of heritage assets (Listed Buildings, Scheduled Monuments, Conservation Areas)			
	Target	Baseline	2017/18	2018/19
	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

7.264 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	2018-2019
	100 per cent	Baseline to be identified through the Local Plan (Part Two) monitoring framework	N/A

7.265 It has not been possible to monitor indicator ENV 6 (A) during the 2018/19 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. The Local Plan (Part Two) includes indicators relating to high quality design and sustainable construction.

7.266 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.

7.267 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 2017.

SE	ENV 6 (A i) Annual average domestic consumption of electricity (Kilowatt hours/year)		
	Target	Baseline	2018-2019
	Reduce from baseline	2010	2011 - 4,120 KWh
		4,199 KWh	2012 - 4,050
			2013 - 4,101
			2014 - 4,064
			2015 - 3,761
			2016 - 3,973
		2017- 3,871	
Local Plan policy ref(s): ENV 6			
Significant Effects ref(s): SE4			
Source: BEIS Sub national electricity consumption statistics 2005-2017			

SE	ENV 6 (A ii) Annual average domestic consumption of gas (Kilowatt hours)		
	Target	Baseline	2018-2019
	Reduce from baseline	2010	2011 - 14,074 KWh
		15,282 KWh	2012 - 14,076
			2013 - 13,581
			2014 - 12,951
			2015 - 12,717
			2016 - 12,733
			2017 - 13,785

SE	ENV 6 (A ii) Annual average domestic consumption of gas (Kilowatt hours)		
	Target	Baseline	2018-2019
	Local Plan policy ref(s): ENV 6		
	Significant Effects ref(s): SE5		
	Source: BEIS Sub-national gas consumption statistics 2005-2017		

7.268 These indicators show that the annual average consumption of gas has been reducing since 2013 with a slight rise in 2017, however this is still lower than the 2010 baseline figure. For electricity, the figure had been relatively consistent between 2009-2014 with a decrease in 2017.

7.269 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	2018-2019
	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		

7.270 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

7.271 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	2018-2019
	100 per cent	2018-19 Two relevant applications determined, both in accordance with policy (100%).	One application (17/05078/FUL) for solar photovoltaic panels was approved during this period and the proposal was in accordance with the policy. One application (18/02411/FUL) was approved for an extension to a waste management facility that generates energy. The decision was in accordance with the policy.

7.272 This is the first year with monitoring findings for this indicator and as such, the baseline relates to the 2018 - 19 period. Future years will be compared to this baseline.

LPP1	ENV 7 (B) Installed capacity from renewable energy sources		
	Target	Baseline	2018-2019
	Increase from 2014 baseline	<p>Future years will be assessed against the figure for 2014</p> <p>Installed capacity (MWh) in Cheshire West and Chester (as at end of 2014):</p> <p>Total: 23 MW</p> <p>This is made up of</p> <p>Photovoltaics: 14.01 MW</p> <p>Onshore wind: 0.03 MW</p> <p>Anaerobic digestion: 0.24 MW</p> <p>Sewage gas: 1.47 MW</p> <p>Landfill gas: 7.21 MW</p>	<p>Installed capacity (MW) in Cheshire West and Chester (as at end of 2018):</p> <p>Total: 118.47 MW</p> <p>Photovoltaics: 32.50 MW</p> <p>Onshore wind: 50.38 MW</p> <p>Anaerobic digestion: 5.41 MW</p> <p>Sewage gas: 1.47 MW</p> <p>Landfill gas: 7.21 MW</p> <p>Plant biomass: 21.50 MW</p> <p>Number of installations (end 2018)</p> <p>Photovoltaics: 5,262</p> <p>Onshore wind: 5*</p> <p>Anaerobic digestion: 3</p>

LPP1	ENV 7 (B) Installed capacity from renewable energy sources		
	Target	Baseline	2018-2019
		Number of installations (2014): Photovoltaics 3,225 Onshore Wind: 4 Anaerobic digestion: 1 Sewage gas: 2 Landfill gas: 3 Total renewable electricity generation (2014): 44,697 MWh This is derived from Photovoltaics: 10,525 MWh Onshore wind: 61 MWh Anaerobic digestion: 1,325 MWh Sewage gas: 5,958 MWh Landfill gas: 26,828 MWh	Sewage gas: 2 Landfill gas: 3 Plant biomass: 1 Total renewable electricity generation (MWh) Total: 244,085 MWh This is made up of Photovoltaics: 31,391MWh Onshore wind: 92,016 MWh Anaerobic digestion: 24,343 MWh Sewage gas: 6,397 MWh Landfill gas: 28,713 MWh Plant biomass: 61,225 MWh
	Local Plan policy ref(s): ENV 7		
	Significant Effects ref(s): SE7		
	Source: Government National Statistics - Renewable electricity by local authority. Published September 2019 * Stats only added 1 installation, but all 19 turbines at Frodsham Wind Farm are operational, bringing the total of wind turbines to 23		

7.273 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. Installed capacity has seen a large increase between 2014 and 2018 from 23MW to 118 MW. This is mostly attributed to the introduction of onshore wind capacity (50.4MW), anaerobic digestion facility (5.2MW) and plant biomass facility (21 MW), along with significant increases in photovoltaics. 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. The increase in photovoltaics includes an approved application (17/05078/FUL) for solar photovoltaic panels at Huntington waste water treatment works, with a peak generating capacity of 7.2 MW.

ENV 8 Managing waste

7.274 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.

7.275 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.

7.276 For this 2018-2019 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.

7.277 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 7.32 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

7.278 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	2019
	Sufficient capacity to meet identified needs throughout the plan period	<p>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)*</p> <p>4,000,000m³ landfill (including hazardous) capacity as at 2013</p>	<p>2,367,654 tonnes per annum capacity in operational sites (materials recycling facilities, composting, recycling, transfer stations, hazardous waste treatment, landfill and other waste facilities)</p> <p>A further 1,000,000m³ consented capacity at Gowy landfill site</p> <p>See table below for additional consented, but not yet operational, capacity.</p>
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): SE 34		
	<p>Source: Waste Needs Assessment 2016,</p> <p>Baseline figures based on EA licence data</p> <p>2019 figures based on average inputs 2012-2017 for operational sites from EA Waste Data Interrogator 2017.</p>		

7.279 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 2012-2017 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.

7.280 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 7.33

Waste management type	Number of operational facilities (in 2017)	Average inputs 2012-2017 (tonnes per annum)
Materials Recycling Facilities (MRF)	3	98,376
Organic waste processing (composting)	4	53,898
Metal recycling	4	5,969
Transfer stations	11	92,657
Household waste recycling sites	7	41,588
Reprocessors / treatment	9	298,698
Hazardous	5	16,102
Landfill	2	248,981
Other facilities (including wastewater treatment facilities, private / in-house facilities and reclamation)	8	275,758
Total	54	2,367,654

7.281 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 Protos (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 became operational in 2018, but due to the delay in waste input figures being released, is not included in the table above.

Table 7.34

Site	Consented Use	Indicative capacity from planning permissions where available (tonnes of waste per annum)
Protos, 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

Site	Consented Use	Indicative capacity from planning permissions where available (tonnes of waste per annum)
Plot 7	Water treatment plant (on-site waste) (outline)	
Plot 8	Energy from waste plant	350,000
Plot 9	Biomass renewable energy plant (now operational)	176,500
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	Research and development facility with materials recycling, recovery and processing (including materials for anaerobic digestion)	15,000

7.282 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	2018 - 2019
	Annual growth reduced to 1% by 2015	192,109 tonnes	173,207 tonnes	178,188 tonnes	169,182 tonnes	171,196 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					

7.283 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.

7.284 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.

7.285 There was 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).

7.286 There has been a very slight increase in arisings from 2017/18 to 2018/19, which is probably due to an increase in number of properties.

7.287 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 and 2018-2019.

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	2018-2019
	No specific target identified	508.63	491.41	465.65	476.06	483.42	483.92	462.02	478.25	480.28
	Local Plan policy ref(s): ENV 8									
	Significant Effects ref(s): SE28									
	Source: Cheshire West and Chester Waste Management Service									
	Target: n/a									

7.288 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. In the 2018-2019 period the percentage reduced again, although not to the extremely low level experienced in 2016-17.

7.289 The percentage of local authority collected waste sent for energy recovery seems to have stabilised, with similar levels experienced from 2015-16 to 2018-19.

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	2018-2019
	No specific target identified	49.98%	48.21%	41.09%	39.80%	25.8%	2.93%	0.25%	1.54%	0.61%
	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	2018-2019
	No specific target identified	0%	0%	0.28%	0.25%	14.67%	39.14%	41.76%	40.13%	40.38%
	Local Plan policy ref(s): ENV 8									
	Significant Effects ref(s): SE33									
	Source: Cheshire West and Chester Waste Management Service Target: n/a									

7.290 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	2018-2019
	50% recycling rate	48.09%	49.61%	56.10%	57.49%	59.11%	57.67%	57.99%	58.25%	58.97%
	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

7.291 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

7.292 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

arising 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)

7.293 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	2019
	No target set	Estimated arisings in 2010 - 345,000 tonnes	Estimated arisings in 2014 - 457,300 tonnes
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): SE29		
	Source: Waste Needs Assessments 2011 and 2016		

SE	ENV 8 (A vii) Amount of commercial and industrial waste produced in the borough sent for energy recovery / landfill / treatment (estimated)		
	Target	Baseline	2019
	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

7.294 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.

7.295 Examining 2017 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.
- 61 per cent of all waste generated in Cheshire West and Chester appears to be processed or disposed of in the borough;
- Of that handled outside of Cheshire West and Chester, the main destinations are Cheshire East, other authorities within the North West region, the Yorkshire and Humber region and Thurrock.
- Conversely, 43 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.
- A significant proportion of the remainder of the inputs come from the North West region in general and from close neighbours St Helens, Wirral, Liverpool, Flintshire, Cheshire East and Knowsley, along with Lincolnshire and Birminham. The inputs from the North West region are 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	2018-2019
	No target set	1,137,523	2012 - 890,271
			2013 - 1,083,948
			2014 - 792,157
			2016 - 839,048
			2017 - 970,376
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): SE35		
	Source: EA Waste Data Interrogator 2017		

SE	ENV 8 (A ix) Waste exports from Cheshire West and Chester (tonnes)		
	Target	Baseline - 2011	2018-2019
	No target set	685,113	2012 - 799,804
			2013 - 665,046
			2014 - 276,714*
			2016 - 319,922*
			2017 - 348,441*
Local Plan policy ref(s): ENV 8			
Significant Effects ref(s): SE35			
Source: - EA Waste Data Interrogator 2017			
*Note the 2014, 2016 and 2017 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.			

Local Plan (Part One) policy ENV 8 Safeguarded sites

7.296 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	2018-2019
	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		

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	2018-2019
	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	2018-2019
	To meet borough's needs for sustainable waste management through implementation of policy ENV 8	<p>Planning permission in place for multi modal resource recovery park at Ince Park (Protos)</p> <p>Planning permission for mineral extraction, recovery of waste for recycling and re-use; restoration of mineral working by waste disposal (landfill), after use and restoration at Kinderton Lodge</p> <p>Planning permission for a variety of waste management uses on sites at Lostock Works</p>	<p>Ince Park (Protos) -</p> <p>Phase 1 infrastructure works complete</p> <p>Plot 3 - Timber recycling facility is under construction</p> <p>Plot 8 - Energy from waste plant is under construction</p> <p>Plot 9 - Biomass renewable energy plant is now complete and operational</p> <p>Lostock Works -</p> <p>Sustainable Waste Treatment Facility with energy generation (Orsted). Construction complete and site operational. Planning application for extensions approved Nov 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>

LPP1	ENV 8 (B i) Progress with development for waste management uses at Ince Park, Lostock Works and Kinderton Lodge		
	Target	Baseline	2018-2019
			<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		
	Source: Cheshire West and Chester annual monitoring of planning applications		

7.297 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.

7.298 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.

7.299 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	2018-2019
	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		

LPP1	ENV 8 (C) Relevant planning applications determined in accordance with policy		
	Target	2014-2015	2018-2019
	Significant Effects ref(s):		
	Source: Cheshire West and Chester annual monitoring of planning applications and decisions		

7.300 No applications for waste development were approved in the 2017-2018 monitoring period which were contrary to Local Plan (Part One) policy ENV 8. Two applications relating to waste development were decided within this period, one was approved and was in accordance with policy. The other was refused, as it was considered not be in accordance with policy as it removed the requirement for the railway line (however, this application was then approved at appeal, after the 2018-19 monitoring period).

ENV 9 Minerals supply and safeguarding

7.301 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.

7.302 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. Borehole evidence of the occurrence of industrial silica was submitted as part of a planning application on the border with Cheshire East, which has now been approved. The site is not yet operational 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.

7.303 The Council's Local Aggregate Assessment 2018 reports sales and reserve figures for aggregate sand and gravel for the period 1 January to 31 December 2017. This provides the most up to date review of aggregate supply and demand in the borough. The Local Aggregate Assessment 2019 (which is currently being finalised) will update this review with figures from 1 January to 31 December 2018.

LPP1	ENV 9 (A) Supply of permitted reserves of sand and gravel		
	Target	Baseline	2018-2019
	Maintain at least 7 year landbank throughout the plan period	5.53 years (4.4 million tonnes) as at 31 December 2010	7.55 years (6.04 million tonnes) based on the annual apportionment figure as at 31 December 2017.
	Local Plan policy ref(s): ENV9		

LPP1	ENV 9 (A) Supply of permitted reserves of sand and gravel		
	Target	Baseline	2018-2019
	Significant Effects ref(s): N/A		
	Source: Local Aggregate Assessment 2018		

7.304 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 2017-2018 period is significantly 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 reserves in the borough in 2018.

Table 7.35 Aggregate sand and gravel sites within Cheshire West and Chester (2018 status)

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

7.305 By the end of 2018, reserves were bound up in only three 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, the Local Plan (Part Two) 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.

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

xiv Closed in 2018, but was active during part of the 2018 LAA monitoring period

SE	ENV9 (A i) Supply of Primary-Won aggregate sand and gravel		
	Target	Baseline	2018-2019
		4.4 million tonnes as at 31 December 2010	6.0 million tonnes as at 31 December 2017
	Local Plan policy ref(s): ENV9		
	Significant Effects ref(s): SE21		
	Source: Local Aggregate Assessment 2018		

7.306 Aggregate sand and gravel reserves as at 31 December 2017 were 6.0 million tonnes. This has increased significantly from the 2014 figure due to inclusion of figures for the larger Cheshire Sands site which was granted permission in 2012 but could not be included in the reserve figures until 2015 when the Section 106 was signed.

SE	ENV9 (A ii) Sales of Primary-Won aggregate sand and gravel		
	Target	Baseline	2018-2019
		0.54 million tonnes during 2010	0.67 million tonnes during as at December 2017
	Local Plan policy ref(s): ENV9		
	Significant Effects ref(s): SE22		
	Source: Local Aggregate Assessment 2018		

7.307 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 then increased. The sales levels in 2018 were slightly lower than in 2016.

SE	ENV9 (A iii) Percentage of total aggregate sand and gravel produced that is from secondary and recycled sources		
	Target	Baseline	2018-2019
		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.	0% (in 2017)
	Local Plan policy ref(s): ENV9		
	Significant Effects ref(s): SE23		

SE	ENV9 (A iii) Percentage of total aggregate sand and gravel produced that is from secondary and recycled sources		
	Target	Baseline	2018-2019
	Source: Local Aggregate Assessment 2018		

7.308 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 2018, 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 nine responses, no operators reported sales of secondary and recycled material or industry bi-products or minerals waste. This does not reflect the national picture 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 two years (with 2% of sales being recycled or secondary aggregates in 2016). 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	2018-2019
	100 per cent	100 per cent in accordance	One application for silica sand extraction at Rudheath Lodge was pending in the 2018/19 period. One application for a construction batching plant at Cheshire Sands quarry was approved and 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		

7.309 No applications for minerals development were approved in the 2018-2019 which were contrary to policy ENV 9. The application at Rudheath Lodge was approved on 18 July 2019.

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 (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 - development commenced
STRAT 3 (C)	Delivery of Northgate leisure and retail scheme and new theatre No (New phasing timetable) Theatre completed 2017
STRAT 3 (D)	Delivery of Chester Business Quarter On target
STRAT 3 (E)	Amount of employment land and premises lost to other uses at Chester Business Park, Chester West Employment Park and Sealand Industrial Estate On target
STRAT 4 Ellesmere Port	
STRAT 4 (A)	Number of net dwelling completions in Ellesmere Port spatial area 2010 - 2030 On target

Indicator		Target met?
STRAT 4 (B)	Number of net dwelling completions on Ledsham Road site 2010 - 2030	No annual target - site 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	No annual target - site 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	No annual target - development commenced
STRAT 6 (C)	Amount of additional employment land provided 2010 - 2030	On target
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 - exceeded
STRAT 8 (B)	Number of net dwelling completions in key service centres 2010 - 2030	On target - exceeded
STRAT 8 (C)	Amount of additional employment land provided 2010 - 2030	On target

Indicator	Target met?
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 On target (reducing)
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 (increasing)
STRAT 10 (B)	Delivery of Chester Bus Interchange Yes (complete)
STRAT 10 (C)	Delivery of New Bridge Road/A5117 link road No
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 No - slight reduction in figure due to one appeal decision
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

Indicator		Target met?
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	No (New phasing timetable) Theatre completed 2017
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		
ECON 3 (A)	Relevant planning applications determined in accordance with policy	On target
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 and SOC 2)
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)
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
SOC 5 (A i)	Number and extent of Air Quality Management Areas (AQMAs)	No

Indicator	Target met?
SOC 5 (A ii)	No
SOC 5 (A iii)	On target - increased from baseline
SOC 5 (A iv)	No
SOC 5 (A v)	N/A
SOC 5 (A vi)	N/A
SOC 5 (A vii)	N/A
SOC 5 (A viii)	N/A
SOC 5 (A xiv)	N/A
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 2018-2019 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	
ENV 1 (A)	On target - no increase from base date.
ENV 1 (A i)	N/A to be updated through any subsequent review of the SFRA mapping

Indicator		Target met?
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 2018-2019 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	Yes - increasing
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
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

Indicator	Target met?
ENV 5 (B)	On target (reducing)
ENV 5 (B i)	On target (increasing)
ENV 6 High quality design and sustainable construction	
ENV 6 (A)	N/A
ENV 6 (A i)	Relevant planning applications determined in accordance with policy
ENV 6 (A ii)	Annual average domestic consumption of electricity (Kilowatt hours)
ENV 6 (A iii)	Annual average domestic consumption of gas (Kilowatt hours)
ENV 6 (A iv)	Housing energy efficiency (average SAP rating of private sector dwellings)
ENV 7 Alternative energy supplies	
ENV 7 (A)	Relevant planning applications determined in accordance with policy
ENV 7 (B)	Installed capacity from renewable energy sources
ENV 8 Managing waste	
ENV 8 (A)	Capacity of waste management facilities in CWaC (existing facilities)
ENV 8 (A i)	Local Authority Collected Waste
ENV 8 (A ii)	Kilogrammes of household waste collected per head
ENV 8 (A iii)	% of local authority collected waste landfilled
ENV 8 (A iv)	% of local authority collected waste sent for energy recovery
ENV 8 (A v)	% of local authority collected waste recycled and composted
ENV 8 (A vi)	Total amount of commercial and industrial waste
ENV 8 (A vii)	Amount of commercial and industrial waste produced in the borough sent for energy recovery/landfill/treatment (estimated)
ENV 8 (A viii)	Waste imports to CWaC (tonnes)
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

Indicator		Target met?
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
ENV 8 (D)	Number of fly-tipping incidents recorded	No target specified
ENV 9 Minerals supply and safeguarding		
ENV 9 (A)	Supply of permitted reserves of sand and gravel	On target 2018-2019
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 2018-2019

B Housing commitments

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 (2010-2019)	Remaining net requirement (2019-2030)	Small sites windfall	Permission brownfield (PDL)	Permission greenfield (GF)	Permission mix	Total (excl. small sites windfall)
Chester	5,200	3,408	1,792	221	1,286	158	25	1,690*
Ellesmere Port	4,800	2,129	2,671	165	882	1,947		2,994
Northwich	4,300	2,639	1,661	129	805	849	104	1,887**
Winsford	3,500	1,239	2,261	83	474	704	187	1,448***
Rural (whole)	4,200	3,711	489	322	1,208	820	29	2,379
Total	22,000	13,126	8,874	920	4,655	4,478	345	10,398

*Chester strategic site at Wrexham Road is allocated for in the region of 1,200 dwellings. Planning applications for in the region of 1,400 were pending at the base date of the monitor, and have subsequently been granted permission (but are not included in the table above).

**There are two strategic sites identified in the Local Plan (Part One) in Northwich and further housing allocations 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.1 A small site windfall allowance of 115 dwellings per annum is included from year four onwards i.e. an allowance is included from 2022-2023 onward for eight 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 (2010-2019)	Remaining net requirement (2019-2030)	Permission brownfield (PDL)	Permission greenfield (GF)	Permission mix	Total permissions
Cuddington and Sandiway	200	194	6		10		10
Farndon	200	228	-		24		24
Frodsham	250	164	96	38	62		100
Helsby	300	217	83	206	7		213
Kelsall	200	179	21	12	34		46
Malpas	200	216	-	35	118	1	154
Neston and Parkgate	200	248	-	40	7		47
Tarporley	300	240	60	10	51		61
Tarvin	200	184	16	14	1		15
Tattenhall	250	158	92	12	134		146

Neighbourhood Plans

B.2 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 2019 is set out below.

Tarporley Neighbourhood Plan

Table B.3

Site ref	Location	NP capacity	HELAA ref	Planning status	Permission capacity
TH1	Royal British Legion site, Tarporley	Approximately 8 dwellings	TAR/0066a	17/00760/FUL approved August 2017 (10 dwellings - under construction)	10 (+2 NP capacity)

Winsford Neighbourhood Plan

Table B.4

Site ref	Location	NP capacity	HELAA ref	Planning status	Permission capacity
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 approved (12 one bed apartments)	12 (= NP capacity)
NTC 4	North of Winsford Police Station	14 dwellings	WOV/0067		
NTC 5	Former Richmond Packaging and Liquid Lounge sites, New Road	61 dwellings	WOV/0034, WOV/0038, WOV/0070 WOV/0079	WOV/0079 (Former Richmond Packaging site): 15/00663/FUL (49 dwellings) - COMPLETE	49 (-12 NP capacity)
NTC 6	Land between New Road and River Weaver (Site of former New Road Business Centre)	50 dwellings	WOV/0040	15/01088/FUL (64 dwellings) - COMPLETE	64 (+14 NP capacity)
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 (93 dwellings) - COMPLETE	93 (= NP capacity)
STC 2	Land off Way's Green	100 dwellings	WSD/0026	15/00083/FUL approved 8 July 2016 (119 dwellings) - UNDER CONSTRUCTION	119 (+19 NP capacity)
	Land at the edge of the Flashes	Open space/leisure	WSD/0008		

B

Housing commitments

Site ref	Location	NP capacity	HELAA ref	Planning status	Permission capacity
STC 4	Land rear of Gladstone Street	188	WSD/0045	13/02760/OUT, 15/00864/REM, 16/02710/FUL site under construction (198 dwellings) - UNDER CONSTRUCTION	198 (+10 NP capacity)
S 1	Rilshaw Farm, Rilshaw Lane	Mixed use incl. 665 dwellings	WIW/0047		
S 2	North of Rilshaw lane, south of A54	Mixed use incl. 224 dwellings	WIW/0018	14/01266/OUT, 15/01032/OUT. 17/04426/REM (215 dwellings) - UNDER CONSTRUCTION	215 (-9 NP capacity)
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 (22 dwellings) - COMPLETE	22 (-1 NP capacity)
W 2	Land rear of Beaulieu Avenue	17 dwellings	WIW/0046	14/04916/FUL (24 dwellings) - COMPLETE	24 (+7 NP capacity)
W 3	Wharton car transplants, Wharton Road	150 dwellings	WIW/0034	11/005588/OUT (up to 150 dwellings and 12,000sq.ft of B1, B2 and B8) - NOT STARTED 17/04449/OUT pending decision (renewal of 11/00558/OUT).	150 (= NP capacity)
W 4	Land at Nat Lane	161 dwellings	WIW/0030	12/04804/OUT (161 dwellings) - NOT STARTED	
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	WOV/0016 (Rear of Littler House): 12/01756/OUT and 16/05419/REM (280 dwellings)- UNDER CONSTRUCTION	487 (+12 NP capacity)

Site ref	Location	NP capacity	HELAA ref	Planning status	Permission capacity
				WOV/0056 (Oakmere Road): 15/04777/OUT (26 dwellings) - NOT STARTED WOV/0086 (Spring Croft): 12/00800/OUT, 14/03269/REM (181 dwellings) - UNDER CONSTRUCTION	
O 2	Land at Littler Lane / Oakmere Road	65 dwellings	WOV/0065		
O 3	Former Woodford Lodge High School site	400 dwellings	WOV/0064	15/05139/FUL (406 dwellings) - UNDER CONSTRUCTION	406 (+6 NP capacity)
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	18/01996/FUL (Over 55's scheme including 21 bungalows and 8 apartments) - NOT STARTED

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 2019) in the report. This provides details of;

- Extant planning commitments for employment use, 1st April 2019
- 'made' Neighbourhood Plan employment land allocations
- 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 2019

Local Plan Spatial Area	Site Reference	Application No.	Name and Address	Realistic supply ⁽¹⁾
Chester	BLA/0073	17/00478/FUL	The Wash Shop Hartford Way Chester Cheshire CH1 4NT	0.16
Chester	BLA/0100	15/05222/FUL; 15/03888/DEM 17/01961/S73 17/02995/NMA	Central Depot Bumpers Lane Chester Cheshire CH1 4LT	2.5
Chester	BLA/0123	17/05314/FUL	14 & 16 Bumpers Lane Chester Ch1 4Lt	0.13
Chester	BOU/0045a	12/04895/FUL 14/01799/NMA 14/01940/DIS 16/03384/DIS 15/03842/DIS 15/00460/DIS	Land At Premier House Charterhall Drive Chester Cheshire (Chester business quarter - outline area)	2.2
Chester	CHC/0004	04/01764/REM 14/00616/OUT 16/05458/FUL 17/02289/REM 18/02565/DIS 18/02676/DIS 19/00184/FUL	Part of NE Urban Action Area - Black Diamond Street	0 ⁽²⁾
Chester	CHC/0018a	16/02282/OUT	Northgate Scheme - Land Bounded By Hunter Street, Northgate Street, Watergate Street And St Martins Way Chester Cheshire (Northgate)	0.33

Local Plan Spatial Area	Site Reference	Application No.	Name and Address	Realistic supply ⁽¹⁾
Chester	CHC/0018b	16/02285/FUL	Chester Library, Northgate Street, Chester	0.05
Chester	DOH/0020	17/00385/OUT	Chester Business Park	3.7
Ellesmere Port	ELT/0041a (whole Protos site)	Various permissions across the plots. B uses likely on plots 3, 10A, 10B, 12, 13.	Ince Park (Protos)	15.38
Ellesmere Port	ELT/0062b	17/02812/FUL	Stanlow Refinery Oil Sites Road Ellesmere Port Cheshire Ch65 4Bd	0.67
Ellesmere Port	EPT/0030b	17/02481/OUT 17/01909/FUL 18/00034/DIS 17/04383/S73 17/04442/S73 17/04443/S73 18/02230/NMA	Cabot Carbon (phase 2), New Bridge Road, Ellesmere Port	7.34
Ellesmere Port	EPT/0033	17/00876/WAS 18/04637/DIS Pending 19/00714/DIS Pending 19/00326/LDC 14/02805/FUL	Land West Of Garth Road Ellesmere Port Cheshire	0
Ellesmere Port	EPT/0082	18/04257/FUL	Store First Ltd Stanney Mill Road Little Stanney Ellesmere Port CH2 4HX	1.14
Ellesmere Port	EPT/0111	18/01517/FUL 18/03739/DIS 18/04710/DIS pending	Land To The Rear Of Helix Court New Bridge Road Ellesmere Port	1.15
Ellesmere Port	NET/0009a	18/00922/LDO	Hooton Park, South Rd, Ellesmere Port (Proposed Unit A)	0

Local Plan Spatial Area	Site Reference	Application No.	Name and Address	Realistic supply ⁽¹⁾
Ellesmere Port	NET/0009a	18/02695/LDO	Hooton Business Park North Road Ellesmere Port Ch65 1Bw	6.2
Ellesmere Port	NET/0023	18/00922/LDO	Hooton Park, South Rd, Ellesmere Port (Proposed Unit B)	0
Ellesmere Port	NET/0023	18/03938/LDO 18/04931/DIS	Land Fronting Phoenix Building North Road Ellesmere Port (proposed unit B)	3
Ellesmere Port	ROS/0015	17/02582/OUT	Land At North Road Ellesmere Port Cheshire	4
Ellesmere Port	ROS/0016	17/02313/FUL	Land Adjacent To Unit 25 Meadow Lane Industrial Pa, Meadow Lane, Ellesmere Port	0.1
Ellesmere Port	ROS/0020	10/02062/OUT 15/04631/S73 14/05347/NMA 16/02052/REM pending 17/02330/NMA	Rossmore Road East (Former Gas Board Site), Ellesmere Port (employment part)	0
Ellesmere Port	ROS/0020	17/02583/OUT	Rossmore Road East - Land At North Road Ellesmere Port Cheshire	3
Ellesmere Port	ROS/0046	17/01208/FUL	8 Portside Business Park Portside North Ellesmere Port CH65 2HQ	0.44
Ellesmere Port	EPT/0105b	18/00285/FUL	Land At Deans Road Ellesmere Port (Newport Business Park)	1.56
Ellesmere Port	NET/0009c	18/00922/LDO	Hooton Park, South Rd, Ellesmere Port (remaining area)	10.6
Ellesmere Port	EPT/0132	18/03246/FUL	Hoyer Industrial Estate South Road Stanlow Ellesmere Port	0.2

Local Plan Spatial Area	Site Reference	Application No.	Name and Address	Realistic supply ⁽¹⁾
Northwich	MAR/0043b	13/00470/FUL 13/02529/DIS 14/03593/DIS 14/00270/NMA 16/01195/S73	Land Rear Of Swan House Wincham Lane Wincham Northwich Cheshire (Phase 2a, 2b and 3)	1.37
Northwich	MAR/0090	16/03656/FUL	Land Rear Of Victoria House Wincham Lane Wincham Northwich Cheshire	0.82
Northwich	MAR/0100	17/02224/FUL	Land Adjacent To Victoria House New Cheshire Business Park Wincham Lane Wincham Northwich	1.63
Northwich	SHA/0043	17/02978/FUL	Land At Cheshire Avenue Lostock Gralam Northwich (Lostock Triangle remaining area)	0.87
Northwich	WIC/0078a	16/04733/FUL	Northwich Glass Leicester Street Northwich CW9 5HW	0.07
Northwich	WIC/0119	18/01470/FUL	61 Manchester Road Northwich Cw9 5Nd	0.62
Northwich	WIC/0050b	17/01965/OUT 18/01099/DEM	Land at Winnington Avenue - employment part	2.4
Rural	DOH/0016	15/01429/OUT Allowed on appeal - APP/A0665W/153140690	Land At Decoy Farm Lache Lane Marlston Cum Lache Chester	0.61
Rural	MAL/0056	08/00580/FUL 11/03151/EXT 14/01090/DIS	Adjacent Hampton Heath Industrial Estate. OS Field No 5412 Edge	2.4
Rural	NES/0008a	18/02123/FUL	Land at Long Acres, Neston	0
Rural	NES/0042	17/05234/FUL	Lees Lane Poultry Farm Lees Lane Little Neston Neston Cheshire Ch64 7Th	1
Rural	SAM/0040	12/00552/FUL	Urenco UK Ltd Capenhurst Lane Capenhurst Chester Cheshire CH1 6ER	8.5

Local Plan Spatial Area	Site Reference	Application No.	Name and Address	Realistic supply ⁽¹⁾
Rural	SAM/0058b	17/01919/FUL 18/04324/NMA	Urenco (Capenhurst) Ltd, Capenhurst Lane, Capenhurst, Chester, CH1 6HE	0.64
Rural	SAM/0071	15/04893/FUL 16/04578/DIS 17/03409/DIS 17/04528/DIS 18/04459/CWC	Urenco (Capenhurst) Ltd, Capenhurst Lane, Capenhurst, Chester, CH1 6HE	9.1
Rural	SAM/0085	17/01294/FUL 17/02864/DIS	185, Pear Tree Farm, Hermitage Road, Saughall, Chester, CH1 6AE	1.5
Rural	SAM/0088	17/00722/FUL	Urenco UK Ltd Capenhurst Lane Capenhurst Chester Cheshire CH1 6ER	0.98
Rural	SHA/0073	13/03828/FUL 17/02990/DIS 19/00652/REM Pending	Land off Holmes Chapel Road, Middlewich (Cheshire Fresh)	0.95
Rural	SHA/0098	16/02763/FUL	Crown Inn Farm, Hulme Lane, Nether Peover, Northwich, WA16 9QE	0.4
Rural	TAR/0117	18/00732/FUL	Rose Farm Shop John Street Utkinton Tarporley Cw6 0Lp	0.1
Rural	SHA/0090c	18/03956/FUL	FP McCann, Limited Kings Lane Byley Northwich Cheshire CW10 9NB	0.4
Winsford	WIW/0080	16/01175/FUL 15/00713/DEM 17/01286/S73	Land At Former DJM Logistics Road One Winsford	2.78
Winsford	WIW/0080	18/04407/FUL	Land Opposite Pineapple Park Road One Winsford	0
Winsford	WIW/0096	18/01533/FUL	Land To Rear of Minsups Limited Factory Road One Winsford	0.28

Local Plan Spatial Area	Site Reference	Application No.	Name and Address	Realistic supply ⁽¹⁾
Winsford	WOV/0101	16/00476/FUL	Land Adjacent Windowseal And Distinctive Windows Bradford Road Winsford Cheshire	0.36
Winsford	WIW/0043c	17/03818/FUL	Tiger Trailers (phase 2) Land East Road One Winsford - Plot 1	3.07
Winsford	WIW/0043d	18/01850/FUL	Land East Road One, Winsford - Plot 2A	2.87
Winsford	WIW/0043e	18/01850/FUL	Land East Road One, Winsford - Plot 2B	1.31
Winsford	WIW/0043f	18/01850/FUL	Land East Road One, Winsford - Plot 2C	2.76
Total				111.64

1. Realistic employment land supply does not include employment sites with planning permission for an alternative use.
2. This site has two extant planning permissions, (i) for office development and (ii) for student accommodation. Conditions are being discharged for the student accommodation scheme.

Table C.2 Neighbourhood Plan allocations without planning permission, 1st April 2019

Site Reference	Name and Address	Realistic supply
NES/0007	Clayhill 1	0.57
NES/0008b	Clayhill 2, Buildwas Road, Neston	0.53
NES/0009	Clayhill 3, Long Acres Road, Neston	0.92
NES/0010	Clayhill 4, Long Acres Road, Neston	0.64
NES/0011	Morgans Land, Water Tower Road, Neston	1.13
WIW/0043a	Extension to Winsford 1-5 Industrial Estate (policy allocation W7 Winsford Neighbourhood Plan) Remaining Area.	7.20

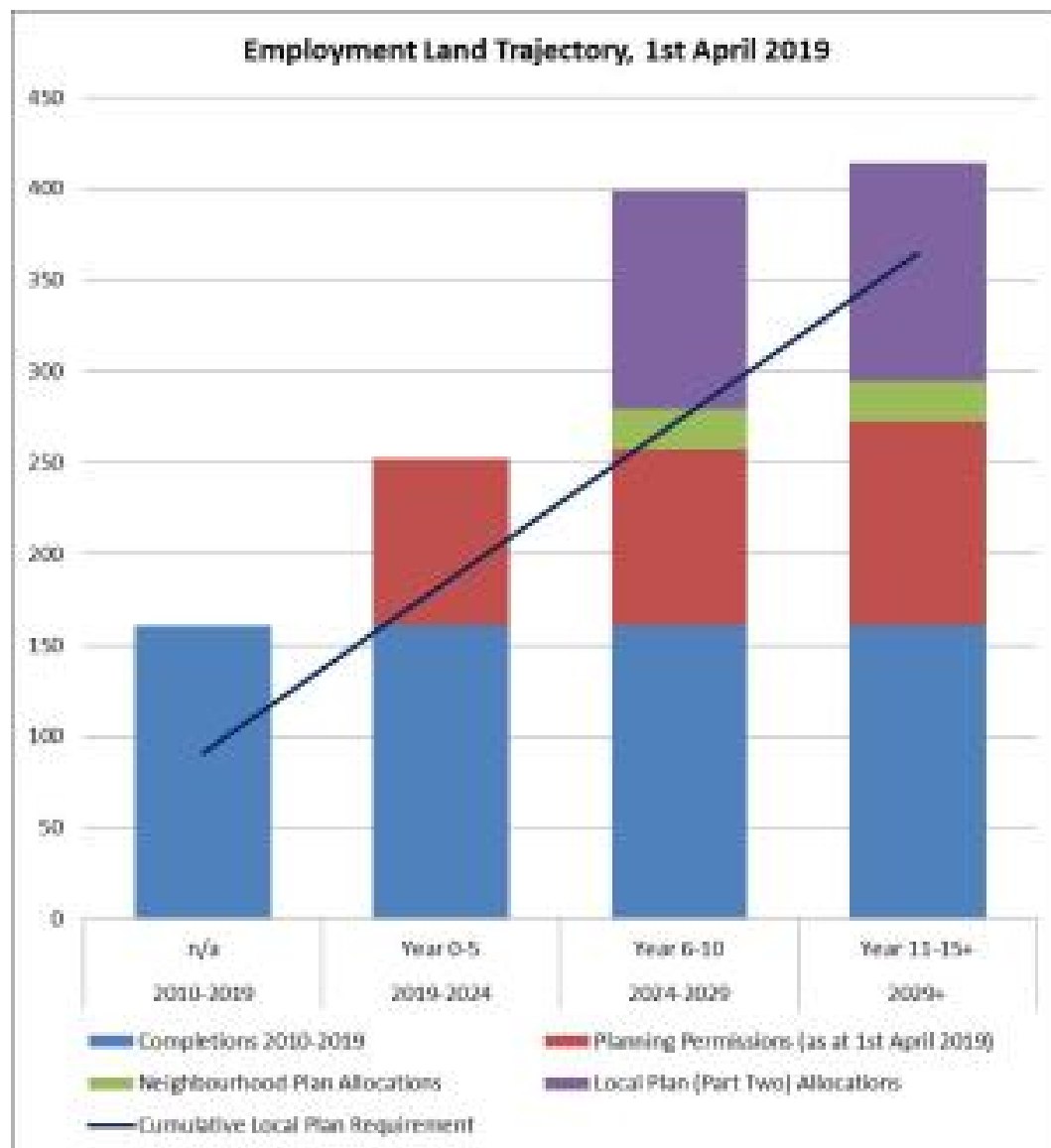
Site Reference	Name and Address	Realistic supply
WOV/0044	Land to the west of Oakmere Road (policy O5 Winsford Neighbourhood Plan)	11.00
Total		21.99

Table C.3 Local Plan Allocations, without planning permission, 1st April 2019

Local Plan Spatial Area	Local Plan (Part Two) Employment allocation	Site Reference	Name and Address	Realistic supply
Chester	CH3.C	HOO/0017	Hoole Enterprise Centre	0.70
Chester	CH3.D	BOU/0046	Part of NE Urban Action Area - Hoole Lane, Boughton	0.65
Chester	CH3.E	CHC/0030	Part of NE Urban Action Area - Garden Lane	0.32
Chester	CH3.F	BLA/0084	Chester West, Sovereign Way	0.76
Chester	CH3.G	GAQ/0012	Old Port (Southern Tail, Crane Street frontage) - (employment)	1.50
Ellesmere Port	EP2.A	ELT/0030	Former Ince Power Station/Encirc (Former Quinn Glass) - remaining area	27.40
Ellesmere Port	EP2.B	ELT/0031	Dutton Green, Little Stanney	0.65
Ellesmere Port	EP2.B	EPT/0028	Rushtons, New Bridge Rd, Ellesmere Port	0.88
Ellesmere Port	EP2.B	EPT/0105a	Land at Newport Business Park, Ellesmere Port (remaining area)	0.00
Ellesmere Port	EP2.B	EPT/0109	Cloister Way 1, off New Bridge Road, Ellesmere Port	0.97
Ellesmere Port	EP2.C	NET/0019a	Former Booston Oil Depot	3.64
Ellesmere Port	EP2.E	WHI/0012	Cheshire Oaks Area 5C (West), Lloyd Drive, Ellesmere Port	1.70

Local Plan Spatial Area	Local Plan (Part Two) Employment allocation	Site Reference	Name and Address	Realistic supply
Ellesmere Port	EP2.G	ELT/0029	Station Road Ince (Old Camp Site)	5.42
Ellesmere Port	EP2.H	EPT/0108	Land off Stanney Mill Lane (north) Ellesmere Port	0.50
Ellesmere Port	EP3	NET/0008b	Land Adjacent to Vauxhalls, North Road, Ellesmere Port	22.00
Northwich	N4.A	MAR/0039	Land at Chapel Street, Wincham	16.00
Northwich	N4.C	WIR/0027	Land at Lostock Works House	1.70
Northwich	N4.D	WIC/0044	Land on Denton Drive Industrial Estate	0.60
Northwich	N4.E, N5	WIR/0016	Land on Gadbrook Employment Site	3.00
Northwich	N4.F, N5	DAM/0058	Land to the south A556/south-west Gadbrook Park	19.00
Rural	R3.A	FAR/0034	Extension to Monument Place, Farndon	1.90
Rural	R3.B	GOW/0056	BICC Helsby	3.50
Rural	R3.C	TAT/0055	Land to the west of Chowley Oak	2.20
Rural	R3.D	WIT/0049	Extension to Oaklands Office Park	1.00
Winsford	W2.B	WOV/0041	Land on Woodford Park Industrial Estate	1.50
Winsford	W2.A	WIW/0027a	Remaining area - Land West Road One, Winsford	2.40
Total				119.89

Picture C.1



D Retail commitments

D.1 Table D1 details the applications recorded in table 7.12 'amount of completed floor space (gross and net) for town centre uses in centre (m2)' and table 7.13 'amount of completed floor space (gross and net) for town centre uses in the local authority area (m2)'.

Table D.1 2018-2019 retail completions

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)	Current Status
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 to be replaced with Trade Recycling Center.	Out of Centre	A1	Gain	60	Complete
Chester	BLA/0120	18/02115/FUL	Unit 7 Chester Retail Park Old Seals Way Chester Cheshire CH1 4RY	Insertion of mezzanine floor and provision of ancillary cafe	Out of Centre	A1	Gain	1663	Complete
Chester	BLA/0120	18/02115/FUL	Unit 7 Chester Retail Park Old Seals Way Chester Cheshire CH1 4RY	Insertion of mezzanine floor and provision of ancillary cafe	Out of Centre	A3	Gain	195	Complete
Chester	BLA/0120	18/02115/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.	Out of Centre	A1	Same	0	Complete
Chester	BLA/0121	18/00595/FUL	Unit 7 Chester Retail Park Old Seals Way Chester Cheshire CH1 4RY	Garden Centre to the side of existing retail unit	Out of Centre	A1	Gain	534	Complete
Chester	BLA/0125	18/02106/FUL	Unit 1A Greyhound Retail Park Greyhound Park Road Chester CH1 4QG	Sub-division of existing retail store, alterations to external elevations, re-arrangement of car park and erection of trolley bay	Out of Centre	A1	Same	0	Complete
Chester	BOU/0090	17/02478/FUL	22 Christleton Road, Chester, CH3 5UF	Change of use of ground floor from use class A2 to B1	Out of Centre	A2	Loss	-55	Complete
Chester	CHC/0045	18/02672/FUL	Yo Sushi 46 Bridge Street Chester CH1 1NQ	Alterations to the external seating area and erection of two freestanding barriers	Town Centre	A3	Same	0	Complete
Chester	CHC/0050	17/00487/FUL	Windsor House, Pepper Street, Chester, CH1 1DF	Change of use and associated external works to existing B1a office building including rooftop extension to provide a 112 bedroom hotel (use class C1) with ancillary bar and restaurant.	Town Centre	A3	Gain	125	Complete

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)	Current Status
Chester	CHC/0113	17/03907/FUL	12 Godstall Lane, Chester, Cheshire, CH1 1LN	Change fo use from coffee shop to bar.	Town Centre	A1	Loss	-20	Complete
Chester	CHC/0113	17/03907/FUL	12 Godstall Lane, Chester, Cheshire, CH1 1LN	Change fo use from coffee shop to bar.	Town Centre	A4	Gain	20	Complete
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)	Town Centre	D2	Gain	650	Complete
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)	Out of Centre	D2	Gain	111	Complete
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	Town Centre	A1	Gain	45	Complete
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	Town Centre	A2	Loss	-116	Complete
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	Town Centre	A3	Gain	68	Complete
Chester	CHC/0187	18/01954/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.	Town Centre	D2	Gain	2280	Complete
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 new accessible entrance route	Edge of centre	A3	Gain	176.5	Complete
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	Town Centre	D2	Loss	-355	Complete
Chester	CHC/0205	18/00478/FUL	32 Bridge Street Row West Bridge Street Chester CH1 1NN	Change of use of second floor from A1 to Sui generis use (Tattoo studio).	Town Centre	A1	Loss	-42	Complete

D

Retail commitments

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)	Current Status
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	Town Centre	A3	Gain	45	Complete
Chester	CHC/0210	18/00930/FUL	2 George Street Chester CH1 3EQ	Change of use from gym (D3) back to office use. No demolition or building alterations	Edge of centre	D2	Loss	-334	Complete
Chester	CHC/0211	17/04780/FUL	32 Bridge Street and 30 Bridge Street Row West Bridge Street Chester CH1 1NN	Change of use of existing shop premises to restaurant, installation of a spiral staircase to link the ground floor to the first floor premises, formation of an external decking area & associated works	Town Centre	A1	Loss	-165	Complete
Chester	CHC/0211	17/04780/FUL	32 Bridge Street and 30 Bridge Street Row West Bridge Street Chester CH1 1NN	Change of use of existing shop premises to restaurant, installation of a spiral staircase to link the ground floor to the first floor premises, formation of an external decking area & associated works	Town Centre	A3	Gain	165	Complete
Chester	CHC/0215	18/01712/FUL	61 Bridge Street Row East Bridge Street Chester CH1 1NW	Change of use from A1 to A3/A4 (Bar /restaurant/cafe)	Town Centre	A1	Loss	-220	Complete
Chester	CHC/0215	18/01712/FUL	61 Bridge Street Row East Bridge Street Chester CH1 1NW	Change of use from A1 to A3/A4 (Bar /restaurant/cafe)	Town Centre	A3	Gain	110	Complete
Chester	CHC/0215	18/01712/FUL	61 Bridge Street Row East Bridge Street Chester CH1 1NW	Change of use from A1 to A3/A4 (Bar /restaurant/cafe)	Town Centre	A4	Gain	110	Complete
Chester	CHC/0221	18/03660/PDC	118 Northgate Street Chester CH1 2HT	Change of Use from A1 to A3	Town Centre	A1	Loss	-67	Complete
Chester	CHC/0221	18/03660/PDC	118 Northgate Street Chester CH1 2HT	Change of Use from A1 to A3	Town Centre	A3	Gain	67	Complete
Chester	CHC/0223	18/02654/COU	22 Watergate Row North Watergate Street Chester CH1 2LD	Change of use from retail (A1) to wine shop and tasting (A1 and A4 use)	Town Centre	A1	Loss	-70	Complete
Chester	CHC/0223	18/02654/COU	22 Watergate Row North Watergate Street Chester CH1 2LD	Change of use from retail (A1) to wine shop and tasting (A1 and A4 use)	Town Centre	A4	Gain	70	Complete
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	Out of Centre	A2	Gain	85	Complete
Chester	GAQ/0039	18/02831/FUL	97 Garden Lane Chester CH1 4EY	Change of Use from A1 Sandwich Shop to A5 Hot Food Takeaway (Retrospective)	Local Retail Centre	A1	Loss	-65	Complete

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)	Current Status
Chester	GAQ/0039	18/02831/FUL	97 Garden Lane Chester CH1 4EY	Change of Use from A1 Sandwich Shop to A5 Hot Food Takeaway (Retrospective)	Local Retail Centre	A5	Gain	65	Complete
Chester	GRB/0048	18/01934/FUL	Sainsburys, Caldley Valley Road, Great Boughton, Chester, Cheshire, CH3 5QJ	Erection of Barbershop POD (Use Class A1)	Local Retail Centre	A1	Gain	18	Complete
Chester	HAP/0054	18/00560/FUL	Handbridge Institute 1 Overleigh Road Chester Cheshire CH4 7HL	Change of use to mixed use, B1, D1 and D2 - Amendment to application 17/01894/FUL	Out of Centre	D2	Gain	376	Complete
Chester	HAP/0055	17/04075/FUL	16 Chester Street, Chester, CH4 8BJ	Change of use of ground floor from Sui Generis to A1	Local Centre	A1	Gain	85	Complete
Chester	HOO/0013	15/00269/OUT	Hoole Lawn Tennis Club Fairfield Road Chester Cheshire CH2 3RN	Residential development for 8 houses	Out of Centre	D2	Loss	-128	Complete
Chester	HOO/0062	17/04496/COU	17 Faulkner Street, Chester, CH2 3BD	Change of use from Estate Agent to Nail Bar	Local Centre	A2	Loss	-27	Complete
Chester	HOO/0064	18/00581/PDC	3A Ermine Road Chester CH2 3PN	Change of use from A1 hairdressers to A3 coffee shop	Out of Centre	A1	Loss	-63	Complete
Chester	HOO/0064	18/00581/PDC	3A Ermine Road Chester CH2 3PN	Change of use from A1 hairdressers to A3 coffee shop	Out of Centre	A3	Gain	63	Complete
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.	Local Centre	A1	Gain	1299	Complete
Northwich	WIC/0137	17/04013/FUL	6 Crown Street, Northwich, Cheshire, CW9 5AX	Change of use from a A1 to A3	Town Centre	A1	Loss	-139	Complete
Northwich	WIC/0137	17/04013/FUL	6 Crown Street, Northwich, Cheshire, CW9 5AX	Change of use from a A1 to A3	Town Centre	A3	Gain	139	Complete
Northwich	WIC/0140	18/00317/FUL	5 Market Street Northwich CW9 5BD	Change of use to A3 (snack bar/cafe)	Town Centre	A3	Gain	136	Complete
Northwich	WIC/0140	18/00317/FUL	5 Market Street Northwich CW9 5BD	[Loss of fitness studio] Change of use to A3 (snack bar/cafe)	Town Centre	D2	Loss	-136	Complete
Northwich	WIC/0141	18/00105/FUL	Northwich Retail Park Denton Drive Northwich	Erection of a coffee shop unit (Class A1/A3) and associated works	Out of Centre	A1	Gain	83	Complete
Northwich	WIC/0141	18/00105/FUL	Northwich Retail Park Denton Drive Northwich	Erection of a coffee shop unit (Class A1/A3) and associated works	Out of Centre	A3	Gain	83	Complete
Northwich	WIC/0146	17/05303/FUL	34-36 Witton Street Northwich Cheshire CW9 5AH	Change of use at ground floor level from chemist to tapas bar and bar(A3)	Town Centre	A1	Loss	-165	Complete

D

Retail commitments

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)	Current Status
Northwich	WIC/0146	17/05303/FUL	34-36 Witton Street Northwich Cheshire CW9 5AH	Change of use at ground floor level from chemist to tapas bar and bar(A3)	Town Centre	A3	Gain	165	Complete
Northwich	WIC/0149	18/02841/FUL	29A High Street Northwich CW9 5BY	Change of use from office to yoga studio	Town Centre	D2	Gain	184	Complete
Northwich	WIC/0152	18/03341/FUL	5 - 7 High Street Northwich CW9 5BU	Conversion of office to Bar	Town Centre	A2	Loss	-44	Complete
Northwich	WIC/0152	18/03341/FUL	5 - 7 High Street Northwich CW9 5BU	Conversion of office to Bar	Town Centre	A4	Gain	44	Complete
Ellesmere Port	EPT/0060	18/01209/FUL	52 Whitby Road Ellesmere Port CH65 8AE	Change of use from retail (Class A1) to mixed retail and hair and beauty salon use (sui generis)	Town Centre	A1	Loss	-117	Complete
Ellesmere Port	EPT/0096	18/02984/FUL	Ground Floor, 53 Whitby Road Ellesmere Port CH65 8AB	Change of use of ground floor to A1 Use (retail)	Local Retail Centre	A1	Gain	276	Complete
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	Out of Centre	A1	Gain	2715	Complete
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	Out of Centre	A3	Gain	989	Complete
Ellesmere Port	EPT/0133	18/01481/FUL	7 Enfield Road Ellesmere Port CH65 8DA	Change of use to veterinary care	Edge of centre	A1	Loss	-30	Complete
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.	Out of Centre	A1	Gain	390	Complete
Ellesmere Port	ROS/0006a	12/04369/OUT 16/04805/REM	Land Off Jacks Wood Avenue And Rosmore 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	Out of Centre	A1	Gain	476	Complete

					Location in relation to the centre i.e. Town Centre, Edge of Centre, Out of Centre, Local Centre				
Local Plan area	HELAA Site Reference	Application number	Site Address	Proposal		Use Class	Loss or Gain	New floorspace Net (m2)	Current Status
				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)					
Ellesmere Port	ROS/0006a	12/04369/OUT 16/04805/REM	Land Off Jacks Wood Avenue And Rossmore Road East Ellesmere Port Cheshire	Mixed use development comprising: (a) hotel (Class C1); (b) pub/restaurant (Class A3/A4); (c) crèche (Class D1); (d) petrol filling station (sui generis) including local convenience store (Class A1); (e) drive through cafe/restaurant (Class A3/A5); and (f) development up to 558 square metres, for office (Class B1) and / or showroom/retail (Class A1) and / or a range of other uses including community room (Class D1), health related use (Class D1) and / or fitness suite (Class D2); together with landscaping and ancillary works (Outline)	Out of Centre	A3	Gain	185	Complete
Ellesmere Port	ROS/0006b	12/04369/OUT 16/04805/REM 17/01399/REM	Land Off Jacks Wood Avenue And Rossmore Road East Ellesmere Port Cheshire	Mixed use development comprising: (a) hotel (Class C1); (b) pub/restaurant (Class A3/A4); (c) crèche (Class D1); (d) petrol filling station (sui generis) including local convenience store (Class A1); (e) drive through cafe/restaurant (Class A3/A5); and (f) development up to 558 square metres, for office (Class B1) and / or showroom/retail (Class A1) and / or a range of other uses including community room (Class D1), health related use (Class D1) and / or fitness suite (Class D2); together with landscaping and ancillary works (Outline)	Out of Centre	A4	Gain	929	Complete
Ellesmere Port	ROS/0049	18/02278/FUL	115 - 117 Station Road Ellesmere Port CH65 4BW	Change of use from A1 to D1 to create a clinic for diagnostic ultrasound scans	Edge of centre	A1	Loss	-131	Complete
Ellesmere Port	ROS/0054	18/00888/FUL	8 Church Parade Ellesmere Port Cheshire CH65 2ER	Change of use from retail to dog groomers	Local Retail Centre	A1	Loss	-49	Complete
Ellesmere Port	STP/0046	16/02795/FUL	5A Whetstone Hey Great Sutton Ellesmere Port CH66 3PG	Change of use from laundrette to A3 hot food takeaway	Local Retail Centre	A5	Gain	50	Complete

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Retail commitments

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)	Current Status
Winsford	WIW/0087	16/03725/FUL	Rilshaw Farm Rilshaw Lane Winsford Cheshire CW7 3PF	Change of use from shop and office to ancillary residential use	Out of Centre	A1	Loss	-118	Complete
Winsford	WOV/0125	18/02447/FUL	1 Meadow Grove Winsford Cheshire CW7 2PQ	Change of use from retail to residential (Retrospective)	Out of Centre	A1	Loss	-50	Complete
Frodsham	FRO/0072	18/03940/FUL	Frodsham Golf Course Simons Lane Frodsham WA6 6HE	Change of Use of existing greenkeepers building into new clubhouse and visitors centre	Out of Centre	D2	Gain	218	Complete
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.	Town Centre	A2	Loss	-267	Complete
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.	Town Centre	A5	Gain	267	Complete
Neston and Parkgate	PAR/0038	18/01029/FUL	First Floor, 21 Parkgate Road Neston CH64 9XF	Alterations to front and rear elevations. Change of use from ground floor hairdresser's shop and first floor flat to community cafe (Class A3 use) with retail section (Class A1 use) and function space (Class D1 and D2 use) and additional mixed use service areas at first floor	Town Centre	D2	Gain	30	Complete
Neston and Parkgate	PAR/0038	18/01029/FUL	Ground Floor, 21 Parkgate Road Neston CH64 9XF	Alterations to front and rear elevations. Change of use from ground floor hairdresser's shop and first floor flat to community cafe (Class A3 use) with retail section (Class A1 use) and function space (Class D1 and D2 use) and additional mixed use service areas at first floor	Town Centre	A1	Loss	-150	Complete
Neston and Parkgate	PAR/0038	18/01029/FUL	Ground Floor, 21 Parkgate Road Neston CH64 9XF	Alterations to front and rear elevations. Change of use from ground floor hairdresser's shop and first floor flat to community cafe (Class A3 use) with retail section (Class A1 use) and function space (Class D1 and D2 use) and additional mixed use service areas at first floor	Town Centre	A3	Gain	150	Complete
Rural	ELT/0063	16/05321/FUL	Elton Green Service Station Shotwick-Frodsham Road Elton Chester Cheshire CH2 4LD	Redevelopment of an existing petrol filling station.	Out of Town	A1	Gain	190	Complete

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)	Current Status
Rural	FAR/0088	16/03842/FUL	Green Lake Barns Green Lake Lane Aldford Chester Cheshire CH3 6HW	Conversion of two barns into a village shop, retail/cafe space and 4 apartments (2 to be affordable). Demolition of the forestry shed and the previous extension (barn two), the erection of bin store, creation of car parking areas and associated hard / soft landscaping.	Out of Centre	A1	Gain	140	Complete
Rural	FAR/0088	16/03842/FUL	Green Lake Barns Green Lake Lane Aldford Chester Cheshire CH3 6HW	Conversion of two barns into a village shop, retail/cafe space and 4 apartments (2 to be affordable). Demolition of the forestry shed and the previous extension (barn two), the erection of bin store, creation of car parking areas and associated hard / soft landscaping.	Out of Centre	A3	Gain	140	Complete
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.	Out of Town	D2	Gain	169	Complete
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	Out of Centre	A5	Loss	-157	Complete
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.	Out of Centre	A1	Gain	305	Complete
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.	Out of Centre	A4	Loss	-185	Complete
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	Out of Centre	A3	Gain	76	Complete
Rural	TAR/0083	17/02383/FUL	The Hollies, Forest Road, Tarporley, Cheshire, CW6 9ES	Extension of the existinf coffee shop and increase of opening hours in coffee shop from 8am-11pm.	Out of Centre	A3	Gain	148	Complete
Rural	WIW/0097	18/03563/PDR	The Old Stables Manor Farm Forge Mill Lane Occleston Middlewich CW10 0LY	Change of use of outbuilding to Farm Shop and tea room	Out of Town	A1	Gain	66	Complete
Rural	WIW/0097	18/03563/PDR	The Old Stables Manor Farm Forge Mill Lane Occleston Middlewich CW10 0LY	Change of use of outbuilding to Farm Shop and tea room	Out of Town	A3	Gain	66	Complete

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)	Current Status
Tarporley	TAR/0083	15/02450/FUL	The Hollies Forest Road Tarporley Cheshire CW6 9ES	Single storey extension to existing farm shop	Out of Centre	A1	Gain	135	Complete
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	Local Retail Centre	A3	Gain	83.3	Complete
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.	Local Centre	A3	Gain	220	Complete

Table D.2 2018-19 outstanding retail permissions

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)	Current Status
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	Out of Centre	A1	Gain	237	Not started
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	Out of Centre	A1	Same	0	Not started
Chester	BLA/0121	18/00969/FUL	Unit 6 Western Avenue Shopping Mall Chester CH1 5PN	Change of use from A1 (Tanning Salon) to A3 use	Local Retail Centre	A3	Gain	64	Not started
Chester	BLA/0124	18/01654/FUL	Aldi Store Bumpers Lane Hartford Way Chester CH1 4NT	Demolition of existing foodstore and commercial building and the erection of a foodstore, car park, servicing, access and landscaping	Out of Centre	A1	Gain	398	Not started
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	Out of Centre	A3	Loss	-140	Not started
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)	Out of Centre	A1	Gain	2000	Not started
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.	Out of Centre	A3	Gain	124	Not started

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Retail commitments

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)	Current Status
Chester	BOU/0085	17/03484/FUL	109 Brook Street, Chester, Cheshire, CH1 3DX	Change of use of office to café, takeaway and cookery school.	Local Centre	A3	Gain	56	Not started
Chester	BOU/0094	18/02834/FUL	46 Brook Street Chester CH1 3DZ	Change of use to A1 retail and new shopfront	Local Retail Centre	A1	Gain	200	Not started
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)	Town Centre	A3	Gain	760	Not started
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)	Town Centre	A4	Gain	760	Not started
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	Town Centre	D2	Gain	2663	Not started
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 - Market Hall	Town Centre	A1	Gain	2161	Not started
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	Town Centre	A3	Gain	14022	Not started
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	Town Centre	A1	Loss	-169	Not started

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)	Current Status
				A1) / residential (26 apartments - as amended) (Use Class C3) / food and beverage (Use Class A3)					
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)	Town Centre	A3	Gain	109	Not started
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.	Edge of Local Centre	A5	Loss	-85	Not started
Chester	CHC/0192	16/05335/FUL	51 Frodsham Street, Chester, Cheshire, CH1 3JJ	Change of use from a charity shop to a take away	Town Centre	A1	Loss	-45	Not started
Chester	CHC/0192	16/05335/FUL	51 Frodsham Street, Chester, Cheshire, CH1 3JJ	Change of use from a charity shop to a take away	Town Centre	A5	Gain	45	Not started
Chester	CHC/0201	16/05367/FUL	83-89 Foregate Street, Chester, Cheshire, CH1 1HE	Demolition of existng units and Erection of 1 retail unit	Town Centre	A1	Loss	-576	Not started
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.	Town Centre	A1	Loss	-2486	Not started
Chester	CHC/0212	18/00713/FUL	31 Watergate Street, Chester, CH1 2LB	Change of use of ground floor retail (A1) unit to restaurant (A3) and bar (A4)	Town Centre	A1	Loss	-129	Not started
Chester	CHC/0212	18/00713/FUL	31 Watergate Street, Chester, CH1 2LB	Change of use of ground floor retail (A1) unit to restaurant (A3) and bar (A4)	Town Centre	A3	Gain	64.5	Not started
Chester	CHC/0212	18/00713/FUL	31 Watergate Street, Chester, CH1 2LB	Change of use of ground floor retail (A1) unit to restaurant (A3) and bar (A4)	Town Centre	A4	Gain	64.5	Not started
Chester	CHC/0214	18/01257/FUL	51 Watergate Street Chester Cheshire CH1 2LB	Change of use from A1 to Sui Generis	Town Centre	A1	Loss	-62	Not started
Chester	CHC/0216	18/01995/FUL	44 Bridge Street Row West Bridge Street Chester CH1 1NN	Change of Use from A1 retail to to A3 restaurant/cafe	Town Centre	A1	Loss	-679	Not started
Chester	CHC/0216	18/01995/FUL	44 Bridge Street Row West Bridge	Change of Use from A1 retail to to A3 restaurant/cafe	Town Centre	A3	Gain	679	Not started

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Retail commitments

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)	Current Status
			Street Chester CH1 1NN						
Chester	CHC/0217	18/04188/FUL	Chester Racecourse Watergate Square Chester Cheshire CH1 2LY	Construction of a new open air split level roof-top terrace, with open table seating beneath and the construction of a glazed canopy over the existing trackside viewing area.	Edge of centre	A3	Gain	318	Not started
Chester	CHC/0218	18/00714/FUL	15 - 23 Frodsham Street Chester Cheshire CH1 3JJ	Conversion of the ground floor to restaurant/cafe space (Use Class A3) and retail (Use Class A1)	Town Centre	A1	Loss	-47	Not started
Chester	CHC/0218	18/00714/FUL	15 - 23 Frodsham Street Chester Cheshire CH1 3JJ	Conversion of the ground floor to restaurant/cafe space (Use Class A3) and retail (Use Class A1)	Town Centre	A3	Gain	347	Not started
Chester	CHC/0218	18/00714/FUL	15 - 23 Frodsham Street Chester Cheshire CH1 3JJ	Conversion of the ground floor to restaurant/cafe space (Use Class A3) and retail (Use Class A1)	Town Centre	A4	Loss	-638	Not started
Chester	CHC/0218	18/00714/FUL	15 - 23 Frodsham Street Chester Cheshire CH1 3JJ	Conversion of the ground floor to restaurant/cafe space (Use Class A3) and retail (Use Class A1)	Town Centre	A5	Loss	-85	Not started
Chester	CHC/0224	18/04163/FUL	102 Northgate Street Chester CH1 2HT	Change of use from musical instrument sales (A1) to delicatessen and eatery with internal refurbishment to install a kitchen area and second toilet.	Town Centre	A1	Loss	-91.54	Not started
Chester	CHC/0224	18/04163/FUL	102 Northgate Street Chester CH1 2HT	Change of use from musical instrument sales (A1) to delicatessen and eatery with internal refurbishment to install a kitchen area and second toilet.	Town Centre	A3	Gain	91.54	Not started
Chester	CHC/0225	18/03508/FUL	124 Northgate Street Chester CH1 2HT	Change of use from A1 to A5 licence	Town Centre	A1	Loss	-35	Not started
Chester	CHC/0225	18/03508/FUL	124 Northgate Street Chester CH1 2HT	Change of use from A1 to A5 licence	Town Centre	A5	Gain	35	Not started
Chester	CHC/0227	18/04200/FUL	Chester Racecourse Watergate Square Chester Cheshire CH1 2LY	Construction of new restaurant and rooftop terrace with standing terraces	Edge of centre	A3	Gain	431	Not started
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)	Edge of centre	A3	Loss	-169	Not started

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)	Current Status
Chester	GRB/0049	18/04018/FUL	21 Queens Road Great Boughton Chester Cheshire CH3 5HB	Change of use from arts and craft studio to domestic home care business	Local Retail Centre	D2	Loss	-38	Not started
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	Town Centre	A1	Loss	-504	Not started
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	Town Centre	A3	Gain	286	Not started
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	Town Centre	A3/A4	Gain	11878	Outline
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	Town Centre	D2	Gain	2429	Outline
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), 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	Town Centre	A1	Gain	18393	Outline

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Retail commitments

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)	Current Status
				infrastructure, landscaping and public realm works.					
Chester	BOU/0017	17/05197/FUL	Land Adjacent To Waitrose Boughton Chester	Erection of a hotel (Use Class C1) and self-contained commercial unit (Use Class A3/D2) with associated landscaping.	Local Retail Centre	A3	Gain	336	Under construction
Chester	BOU/0017	17/05197/FUL	Land Adjacent To Waitrose Boughton Chester	Erection of a hotel (Use Class C1) and self-contained commercial unit (Use Class A3/D2) with associated landscaping.	Local Retail Centre	D2	Gain	502	Under construction
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	Edge of centre	A1	Loss	-273	Under construction
Chester	CHC/0112	16/04807/FUL	14-20 Frodsham Street Chester	Change of use of first and second floors from retail to student accommodation	Town Centre	A1	Loss	-239	Under construction
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	Town Centre	A3	Gain	53	Under construction
Chester	CHC/0173	18/016067/FUL	Pepper House Pepper Street Chester Cheshire CH1 1DW	Change of use of part of the Grosvenor Shopping Centre from A1 retail and B1 office to a 94 bedroom hotel (use class C1) with bar and restaurant (A3/A4), external alterations to Pepper Street elevation, new shopfronts, roof top plant areas and associated works [Restaurant retained from former permission - unit 5]	Town Centre	A1	Loss	-1553	Under construction
Chester	CHC/0173	18/016067/FUL	Pepper House Pepper Street Chester Cheshire CH1 1DW	Change of use of part of the Grosvenor Shopping Centre from A1 retail and B1 office to a 94 bedroom hotel (use class C1) with bar and restaurant (A3/A4), external alterations to Pepper Street elevation, new shopfronts, roof top plant areas and associated works [Restaurant retained from former permission - unit 5]	Town Centre	A3	Gain	413	Under construction
Chester	DOH/0054	17/05073/FUL	Rike and Pikel, Chester Road,	Alterations and recladding to the front lobby; demolition of the rear outbuilding and formal car	Out of Centre	A3	Gain	50	Under construction

Local Plan area	HELAA Site Reference	Application number	Site Address	Proposal	Location in relation to the centre i.e. Town Centre, Edge of Centre, Out of Centre, Local Centre	Use Class	Loss or Gain	New floorspace Net (m2)	Current Status
			Huntington, Chester, CH3 6BS	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)					
Chester	HAP/0056	18/02145/FUL	Handbridge Service Station Handbridge Chester Cheshire CH4 7JF	Extension to existing service station and associated works Demolition of existing service station and erection of new service station building with pumps and canopy	Edge of centre	A1	Gain	217	Under construction
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	Out of Centre	A1	Gain	1743	Under construction
Chester	CHC/0222	18/02099/FUL	14 Frodsham Street Chester CH1 3JL	Change of use to ground floor restaurant (Use Class A3) and residential use (Use Class C3) for student accommodation above with alterations to existing frontage to create ground floor access lobby.	Town Centre	A3	Loss	-122	Under construction
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).	Out of Centre	A1	Loss	-87	Not started
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).	Out of Centre	A3	Gain	87	Not started
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.	Out of Centre	A3	Gain	59	Not started
Northwich	HAG/0068	18/03929/FUL	Hartford Golf Club Wallerscote Road Weaverham Northwich Cheshire CW8 3AP	Extensions and alterations to the existing function room and storage areas	Out of Centre	D2	Gain	90	Not started
Northwich	MAR/0115	18/04888/FUL	Barnton Cricket Club Townfield Lane Barnton Northwich Cheshire CW8 4QL	Single storey front extension	Out of Centre	D2	Gain	6	Not started
Northwich	WIC/0004	12/05368/FUL	BLOCK 5 - Barons Quay, Northwich	Retail led, mixed use scheme - 40,000 sqm - retail	Town Centre	A1	Gain	300	Not started

D

Retail commitments

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)	Current Status
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)	Out of Centre	Flexible	Gain	665	Not started
Northwich	WIC/0015	17/03239/FUL	Winnington Urban Village, Winnington Avenue, Northwich	[OUTLINE] A4 pub/restaurant	Out of Centre	A4	Gain	683	Not started
Northwich	WIC/0015	17/03239/FUL	Winnington Urban Village, Winnington Avenue, Northwich	[OUTLINE] Community building / facility	Out of Centre	D2	Gain	122	Not started
Northwich	WIC/0015	17/03239/FUL 18/04127/REM	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 childrens day nursery (Class D1), pub/restaurant (Class A4) and community building/facility	Out of Centre	A1	Gain	438	Not started
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.	Town Centre	A1	Loss	-1013	Not started
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	Edge of centre	A4	Loss	-223	Not started
Northwich	WIC/0109	18/01205/FUL	Rear of 90 Witton Street Northwich Cheshire	Change of use of ground floor to Taxi Office	Town Centre	A2	Loss	-30	Not started
Northwich	WIC/0110	16/05628/FUL	20 London Road, Northwich, Cheshire, CW9 5HD	Demolition of an existitng A1 retail unit and replacement with a new class A1 retail unit and associated works.	Out of Centre	A1	Gain	870	Not started
Northwich	WIC/0110	18/02189/FUL	20 London Road Northwich Cheshire CW9 5HD	Change of use of building from Class A1 (retail) to Class D2 (assembly & leisure)	Edge of centre	A1	Loss	-1100	Not started
Northwich	WIC/0110	18/02189/FUL	20 London Road Northwich Cheshire CW9 5HD	Change of use of building from Class A1 (retail) to Class D2 (assembly & leisure)	Edge of centre	D2	Gain	1100	Not started
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	Edge of centre	A2	Gain	4	Not started

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)	Current Status
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. Internal and external alterations. External alterations consist of replacement shop frontage to the new A3 unit, formation of 2 no. access / escape doorways to the rear, access ramp to the rear, stepped access to the rear loading bay, reinstatement and replacement of windows & doors to the rear of the A3 unit, new flat roof and roof windows to the A3 Unit.	Town Centre	A1	Loss	-188	Not started
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. Internal and external alterations. External alterations consist of replacement shop frontage to the new A3 unit, formation of 2 no. access / escape doorways to the rear, access ramp to the rear, stepped access to the rear loading bay, reinstatement and replacement of windows & doors to the rear of the A3 unit, new flat roof and roof windows to the A3 Unit.	Town Centre	A3	Gain	140	Not started
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. Internal and external alterations. External alterations consist of replacement shop frontage to the new A3 unit, formation of 2 no. access / escape doorways to the rear, access ramp to the rear, stepped access to the rear loading bay, reinstatement and replacement of windows & doors to the rear of the A3 unit, new flat roof and roof windows to the A3 Unit.	Town Centre	A5	Gain	46	Not started

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Retail commitments

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)	Current Status
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	Out of Centre	D2	Gain	573	Not started
Northwich	WIC/0126	18/01527/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 [Alternative scheme - COU to B8 unit]	Out of Centre	A1	Loss	-573	Not started
Northwich	WIC/0133	17/02581/DEM	Former Aldi Foodstore, Leicester Street, Northwich, CW9 5LG	Demolition of former foodstore.	Out of Centre	A1	Loss	-1500	Not started
Northwich	WIC/0154	18/04286/FUL	Unit 1 The Warehouse Ash Street Northwich CW9 5LL	Change of use from B1 (business) to D2 (assembly and leisure)	Edge of centre	D2	Gain	58.6	Not started
Northwich	WIR/0042	17/02403/PDM	86A West Avenue, Rudheath, Northwich, Cheshire, CW9 7ET	Change of use from hairdressers to dwelling.	Out of Centre	A1	Loss	-42	Not started
Northwich	WIR/0048	17/01569/FUL	167 Middlewich Road, Northwich, Cheshire, CW9 7DB	Change of use from A2 Commercial to C3 Residential/	Edge of centre	A2	Loss	-100	Not started
Northwich	WIC/0075a	18/03361/FUL	Northwich Office Watling Street Northwich Cheshire CW9 5ET	Demolition of all existing buildings and structures, and redevelopment of the site for residential development comprising of 70 units (Use Class C3), along with ancillary commercial space (Use Class A3), hard and soft landscaping, car parking and other associated works - amendment to application 17/02751/FUL	Edge of centre	A3	Gain	265	Not started
Northwich	MAR/0039	11/01968/OUT	Land South Of Chapel Street And East Of New Warrington Road Wincham Northwich Cheshire (Wincham Urban Village)	Residential development of up to 950 dwellings including 30% affordable housing; plus up to 2500 square metres of associated commercial facilities (Use Classes A1 - A5, B1 and D1 - D2). Points of access/egress on to New Warrington Road and Chapel Street.	Out of Centre	A1-A5	Gain	2500	Not started
Northwich	WIC/0050c	17/01965/OUT	Land At Winnington Business Park Winnington Avenue Northwich Cheshire	Outline planning application (all matters reserved) for employment uses (B2, B8 use classes) (up to 5,880sqm), residential uses (up to 160	Out of Centre	A1	Gain	1080	Outline

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)	Current Status
				dwellings), retail units (use class A1) (up to 1,080sqm), a family pub/restaurant (use class A4) (660sqm) and associated works					
Northwich	WIC/0050c	17/01965/OUT	Land At Winnington Business Park Winnington Avenue Northwich Cheshire	Outline planning application (all matters reserved) for employment uses (B2, B8 use classes) (up to 5,880sqm), residential uses (up to 160 dwellings), retail units (use class A1) (up to 1,080sqm), a family pub/restaurant (use class A4) (660sqm) and associated works	Out of Centre	A2	Gain	482	Outline
Northwich	WIC/0050c	17/01965/OUT	Land At Winnington Business Park Winnington Avenue Northwich Cheshire	Outline planning application (all matters reserved) for employment uses (B2, B8 use classes) (up to 5,880sqm), residential uses (up to 160 dwellings), retail units (use class A1) (up to 1,080sqm), a family pub/restaurant (use class A4) (660sqm) and associated works	Out of Centre	A3	Gain	600	Outline
Northwich	WIC/0050c	17/01965/OUT	Land At Winnington Business Park Winnington Avenue Northwich Cheshire	Outline planning application (all matters reserved) for employment uses (B2, B8 use classes) (up to 5,880sqm), residential uses (up to 160 dwellings), retail units (use class A1) (up to 1,080sqm), a family pub/restaurant (use class A4) (660sqm) and associated works	Out of Centre	A4	Gain	600	Outline
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.	Local Centre	A4	Loss	-327	Under construction
Northwich	WIC/0150	18/04778/PDC	79 Witton Street Northwich Cheshire CW9 5DW	Change of use from shop (A1) to restaurant/cafe (A3)	Town Centre	A1	Loss	-68	Under construction
Northwich	WIC/0150	18/04778/PDC	79 Witton Street Northwich Cheshire CW9 5DW	Change of use from shop (A1) to restaurant/cafe (A3)	Town Centre	A3	Gain	68	Under construction
Ellesmere Port	EPT/0036	18/03283/FUL	1 Burnell Road Ellesmere Port Cheshire CH65 5EX	Change of use from B1 to D2 (Studio Gym)	Out of Centre	D2	Gain	767	Not started
Ellesmere Port	EPT/0081	15/02369/FUL	67-69 Whitby Road Ellesmere Port CH65 8AB	Change of use of first floor to three apartments	Town Centre	A1	Loss	-352	Not started
Ellesmere Port	EPT/0096	16/02077/FUL	First Floor, 53 Whitby Road	Conversion of first floor to mixed use drinking establishment (Use Class A4)/snooker hall (Use	Town Centre	A4	Gain	460	Not started

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Retail commitments

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)	Current Status
			Ellesmere Port CH65 8AB	Class D2) (relocation from first floor) and one flat and conversion of first floor to form 9 flats (total 10 flats)					
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 accomodation (8, 1 bed flats)	Town Centre	A3	Loss	-282	Not started
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	Town Centre	D2	Loss	-162	Not started
Ellesmere Port	EPT/0118	17/02184/FUL	Phoenix Lodge Cromwell Road Ellesmere Port	Conversion of existing ground floor space into a retail outlet (A1 use class), single storey infill extension and internal alterations	Edge of centre	A1	Gain	518	Not started
Ellesmere Port	EPT/0129	18/02052/FUL	2D Whitby Road Ellesmere Port CH65 8AD	Change of use from store rooms to one residential unit and shop	Local Retail Centre	A1	Loss	-75	Not started
Ellesmere Port	EPT/0131	18/04321/FUL	33 Coliseum Way Ellesmere Port Cheshire CH65 9HD	External alterations allowing for subdivision of Unit R12A	Out of Centre	A1	Same	0	Not started
Ellesmere Port	EPT/0134	18/04017/FUL	Amusement Arcade 58 Whitby Road Ellesmere Port CH65 8AE	Change of use from solicitors to Thai Massage (Sui Generis)	Town Centre	A2	Loss	-77	Not started
Ellesmere Port	LEM/0026	17/05223/FUL	The Sutton Gleneagles Road Great Sutton Ellesmere Port Cheshire CH66 4NF	Demolition of existing vacant public house and the erection of five 1-bed bungalows and twelve 1-bed apartments (within two storey building) for supported living	Edge of centre	A4	Loss	-467	Not started
Ellesmere Port	ROS/0006c	12/04369/OUT	Land Off Jacks Wood Avenue And Rosmore Road East Ellesmere Port Cheshire	[Fitness] - Mixed use development comprising: (a) hotel (Class C1); (b) pub/restaurant (Class A3/A4); (c) crèche (Class D1); (d) petrol filling station (sui generis) including local convenience store (Class A1); (e) drive through cafe/restaurant (Class A3/A5); and (f) development up to 558 square metres, for office (Class B1) and / or showroom/retail (Class A1) and / or a range of other uses including community room (Class D1), health related use (Class D1) and / or fitness suite (Class D2); together with landscaping and ancillary works (Outline)	Out of Centre	D2	Gain	279	Not started

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)	Current Status
Ellesmere Port	STR/0007	17/04770/FUL	Sycamore Park Garden Centre Chester Road Great Sutton Ellesmere Port CH66 2LX	Erection of 48no. affordable dwellings and associated infrastructure.	Out of Centre	A1	Loss	-2000	Not started
Ellesmere Port	STR/0008	18/00652/FUL	The Old Wirral Hundred Capenhurst Lane Great Sutton Ellesmere Port CH66 2BY	Extension of main pub building and relocation of fence line to accommodate new external astro turf area	Out of Centre	A4	Gain	72	Not started
Ellesmere Port	WHI/0029	18/01057/FUL	146 Chester Road Whitby Ellesmere Port CH65 6SA	Change of use to a beauty salon	Local Retail Centre	A2	Loss	-95	Not started
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)	Out of Centre	A1	Gain	400	Not started
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	Town Centre	A1	Gain	670	Under construction
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	Town Centre	D2	Loss	-670	Under construction
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	Out of Centre	A3	Gain	393	Under construction
Ellesmere Port	NET/0021	16/00138/FUL 16/02082/FUL	Vauxhall Sports And Social Club Rivacre Road	Erection of new sports pavilion, part demolition of the existing sports club, and erection of 36	Out of Centre	A4	Gain	368	Under construction

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Retail commitments

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)	Current Status
			Ellesmere Port CH66 1LJ	dwelling 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 dwelling and 20 apartments; and creation of new external sports pitch (Artificial Grass Pitch -3G AGP) including perimeter fencing, areas of hardstanding and flood lighting; refurbishment of existing Artificial Grass Pitch; and relocation of existing grass pitches - Amendment to application 15/04513/FUL	Out of Centre	D2	Gain	966	Under construction
Winsford	WIW/0027d	18/01850/FUL	Winsford Industrial Estate, Road One, Winsford	Outline permission for Unit 1 PFS Unit 2 Coffee Shop (A3/A5) Unit 3 fast food (A3/A5)	Out of Centre	A5	Gain	263	Not started
Winsford	WIW/0027e	18/01850/FUL	Winsford Industrial Estate, Road One, Winsford	Outline permission for: Unit 1 retail (A1/A5)	Out of Centre	A1/A5	Gain	316	Not started
Winsford	WIW/0027f	18/01850/FUL	Winsford Industrial Estate, Road One, Winsford	Outline permission for: Unit 1 Pub (A4) Unit 2 Hotel (C1)	Out of Centre	A4	Gain	567	Not started
Winsford	WIW/0092	18/00556/FUL	142 Middlewich Road Winsford Cheshire CW7 3NP	Change of use from retail to residential	Out of Centre	A1	Loss	-11	Not started
Winsford	WIW/0027d	18/01850/FUL	Winsford Industrial Estate, Road One, Winsford	Outline permission for Unit 1 PFS Unit 2 Coffee Shop (A3/A5) Unit 3 fast food (A3/A5)	Out of Centre	A3	Gain	204.5	Outline
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	Out of Centre	A1	Gain	362	Outline
Winsford	WIW/0080	18/04407/FUL	Land Opposite Pineapple Park Road One Winsford	Demolition of existing structures and the erection of flexible B2/B8 Use Class employment units (including ancillary trade counters and offices), vehicle and pedestrian access, parking, landscaping and associated works	Out of Centre	A1	Gain	0	Under construction

Local Plan area	HELAA Site Reference	Application number	Site Address	Proposal	Location in relation to the centre i.e. Town Centre, Edge of Centre, Out of Centre, Local Centre	Use Class	Loss or Gain	New floorspace Net (m2)	Current Status
				[Trade Counter]					
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	Out of Centre	A1	Loss	-70	Under construction
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	Local Centre	A1	Loss	-147	Not started
Winsford	WOV/0108	16/04113/PDC	3 Delamere Street Winsford Cheshire CW7 2LX	Change of use from retail to a cafe/coffee shop	Local Retail Centre	A1	Loss	-65	Not started
Winsford	WOV/0108	16/04113/PDC	3 Delamere Street Winsford Cheshire CW7 2LX	Change of use from retail to a cafe/coffee shop	Local Retail Centre	A3	Gain	65	Not started
Winsford	WOV/0120	18/02317/FUL	81-85 Delamere Street Winsford Cheshire CW7 2LX	Change of use of ground floor retail shops to pre-school nursery. Conversion of first/second floor dwelling to three self contained 1 bed flats	Local Retail Centre	A1	Loss	-119	Under construction
Neston and Parkgate	NES/0044	18/03588/FUL	29 High Street Neston CH64 9TZ	Change from A1 retail to mixed retail and cafe use	Town Centre	A1	Loss	-161	Not started
Neston and Parkgate	NES/0044	18/03588/FUL	29 High Street Neston CH64 9TZ	Change from A1 retail to mixed retail and cafe use	Town Centre	A3	Gain	161	Not started
Neston and Parkgate	PAR/0032	15/02292/FUL	24 - 28 Bridge Street Neston Cheshire CH64 9UJ	Conversion of two buildings from retail use to dwellinghouses, external alterations to the 3 refurbished/converted houses and erection of 8 houses (amendments to housing elements of permission P/2007/101/PA/558).	Town Centre	A1	Loss	-256	Not started
Neston and Parkgate	PAR/0034	16/00594/COU	South Cottage The Parade Parkgate Neston Cheshire CH64 6SA	Change of use of first floor room from residential to cafe in conjunction with ground floor cafe.	Out of Centre	A3	Gain	22	Not started
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.	Town Centre	A1	Loss	-92	Under construction
Cuddington and Sandiway	WEC/0102	18/00451/FUL	Shell Sandiway, Chester Road, Sandiway, Northwich, CW8 2DX	Demolition of existing sales building and erection of new sales building	Out of Centre	A1	Gain	32	Not started

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Retail commitments

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)	Current Status
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	Out of Centre	A4	Loss	-35	Not started
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.	Out of Centre	D2	Gain	2263	Not started
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.	Out of Centre	A1	Gain	42	Not started
Helsby	HEL/0048	18/03053/OUT	Land At Tesco Stores Chester Road Helsby Frodsham	Outline application for a commercial pod (use classes A1, A3 or A5)	Out of Centre	A1/A3/A5	Gain	186	Not started
Malpas	MAL/0014	18/01848/FUL	Red Lion, Old Hall Street, Malpas, Cheshire, SY14 8NE	Alterations and extensions to provide enhanced dining/drinking floor space, refurbished and additional guest bedrooms, and parking for 33 no. cars, following the partial demolition of existing outbuildings.	Local Retail Centre	A4	Gain	471	Under construction
Malpas	MAL/0035	15/04773/FUL	Aladdins Cave Church Street Malpas SY14 8NX	Renovation of existing retail area and ground floor store room. Change of use of first, second and third floors to a single residential unit. Erection of raised timber platform to the rear	Local Retail Centre	A1	Loss	-136	Under construction
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.	Local Centre	A2	Loss	-220	Not started
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.	Local Centre	A1	Gain	13	Not started
Tarporley	TAR/0118	18/01293/FUL	56A High Street Tarporley Cheshire CW6 0AG	Change of use of Rear Unit 2 from A1 to D1 (art/craft workshop)	Local Retail Centre	A1	Loss	-53	Not started
Tarporley	TAR/0118	18/01293/FUL	56A High Street Tarporley Cheshire CW6 0AG	Change of use of Rear Unit 2 from A1 to D1 (art/craft workshop)	Local Retail Centre	D2	Gain	53	Not started

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)	Current Status
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	-82	Not started
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.	Out of Centre	A1	Gain	25	Under construction
Rural	DAM/0081	18/00877/FUL	2 Regent Street Moulton Winsford CW9 8NY	Conversion of the one dwelling and retail unit to 2 bed dwelling with rear extension and 1 bed flat above retained retail unit.	Out of Centre	A1	Loss	-7	Not started
Rural	FAR/0094	18/01228/FUL	Barton Service Station Barton Road Barton Malpas SY14 7HT	Change of use from Car Showroom and petrol station (Sui Generis) to petrol station with ancillary retail use (Sui Generis) and alterations to shopfront					

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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.

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如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

Türkçe bilgi almak istiyorsanız, bize başvurabilirsiniz.

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