

Cheshire West & Chester Council

Local Plan



Annual Monitoring Report 2020

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Cheshire West
and Chester

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1 Introduction

1.1 The Annual Monitoring Report (AMR) 2020 covers the period 1 April 2019 to 31 March 2020 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 2020 has been produced to monitor the indicators set out in the monitoring framework established as part of the Local Plan (Part One) Strategic Policies which was adopted on 29 January 2015. This AMR is the first to include the Local Plan (Part Two) Land Allocations and Detailed Policies monitoring indicators which were adopted as part of the Local Plan (Part Two) in July 2019. The Local Plan (Part Two) indicators have been incorporated within this year's AMR and linked to the policies and significant effects indicators of the Local Plan (Part One).

1.5 Certain indicators require the close monitoring and interrogation of planning decisions to allow for detailed policy information to be collected. It has not been possible to collect this detailed information for all of the indicators within this year's AMR. 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) indicators were adopted part way through the 2019/20 monitoring year in July 2019. As such, the method and process for collecting some of the monitoring information and data is still being established.

1.6 Each indicator table provides the results of the monitoring and states whether the policy is on target or not. This monitoring is a check on policy implementation and should not be taken as an indication of the economic growth of the borough. The indicator tables have been set up to show whether the

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

indicator has been taken from the Local Plan (Part One) monitoring framework (indicated by a LPP1 reference), the Local Plan (Part Two) monitoring framework (indicated by a LPP2 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	Monitoring framework reference: Indicator summary		
LPP2	Target	Baseline	2019-2020
SE			
Target met? Y/N			
	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 (see section four for details: [Neighbourhood Planning and Article 4 Directions](#)).

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:

- Parking Standards SPD (May 2017)
- Oil and Gas Exploration, Production and Distribution SPD (May 2017)
- Travel Planning SPD (2017)
- Houses in Multiple Occupation and Student Accommodation SPD (April 2016)
- Residential Extension, Alteration and Outbuildings SPD (draft for consultation 2020)

Community Infrastructure Levy (CIL)

2.3 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 Plan preparation

3.1 The Council's Local Development Scheme (LDS) was adopted in December 2017 and provides an overview of the development plan documents that the Council is currently preparing and sets out the timetable for key stages of consultation and examination.

Local Plan (Part Two) Land Allocations and Detailed Policies

3.2 The Council has prepared the Local Plan (Part Two) which sets out the detailed policies and non-strategic site allocations to deliver the Local Plan (Part One), in accordance with the Council's adopted Local Development Scheme 2017 and Statement of Community Involvement 2017. Progress of each step in preparing the Local Plan (Part Two) was measured against the latest LDS (December 2017) as shown in the table below:

Stage	LDS published timetable	Progress
Preparation (Regulation 18)	May 2014 - November 2017	The Council undertook the first formal stage of consultation of the Local Plan (Part Two) (Regulation 18), between May 2014 and November 2017. During this stage of consultation, the Council asked the public for their views on the scope and issues and the proposed approach, draft policies and potential site designations.
Publication (Regulation 19)	December 2017	The pre-submission Local Plan (Part Two) was published for for comments between 11 December 2017 and 29 January 2018.
Submission (Regulation 22)	March/April 2018	The Local Plan (Part Two), along with all of the documents produced at the Regulation 18 and 19 pre-submission stages was submitted to the Secretary of State for independent examination on 12 March 2018.
Examination (Regulation 24)	May - August 2018	Public hearing sessions were held between 18 September and 27 September 2018. The Inspector's report was received later than anticipated on 21 June 2019.
Adoption (Regulation 26)	February 2019	The Local Plan (Part Two) was adopted at a meeting of Full Council on 18 July 2019.

Traveller Development Plan Document (DPD)

3.3 On 5 February 2020, the Council's Cabinet decided that the preparation of the Traveller Development Plan Document (DPD) would be discontinued. Please see item 86 of the agenda for a full report and minutes [here](#).

Local Plan Review

3.4 The Local Plan (Part One) has been reviewed in accordance with the revised National Planning Policy Framework (2019), Planning Policy Guidance and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended. The Council review concluded that there is no immediate need to update the Plan either in part or as a whole. Consequently, the Local Plan (Part One) continues to be considered up to date in providing the necessary strategic policy framework for managing development across the borough. The reasons for arriving at this conclusion are set out in detail [here](#). However, a Task Group has been set up through the Council's Overview and Scrutiny Committee to look at some areas of the Local Plan in more detail. Should the Council conclude that an update is needed in the future a revised LDS will be published.

4 Neighbourhood Planning and Article 4 Directions

4.1 There are 21 made neighbourhood plans within the borough (as of September 2020) 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 21 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 2020)	
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 4 June 2014

Made neighbourhood plans (correct as at September 2020)	
Tarvin	Made 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	Examiner's Report received March 2020 - Referendum T.B.C
Coddington and District	Area designated 9 March 2016
Comberbach	Area designated 5 October 2018
Darnhall	Regulation 14 consultation Feb-March 2020
Delamere and Oakmere	Area designated 6 May 2020
Frodsham	Area designated 1 June 2015
Guilden Sutton	Area designated 25 April 2016
Ince	Area designated 28 November 2019
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	Regulation 14 consultation October-December 2019

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 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 Introduced in the Localism Act 2011, the duty to cooperate is a legal duty on planning authorities, county councils and various public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic and cross boundary matters.

Local Plan (Part Two) Land Allocations and Detailed Policies

5.2 During the monitoring period, the Local Plan (Part Two) was adopted by the Council. The Council has carried out continuous engagement with other local planning authorities and bodies throughout the preparation of the Local Plan (Part Two). They were kept up-to-date on the progress of the examination (including receipt of the Inspector's report and adoption of the Local Plan). 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:

<https://consult.cheshirewestandchester.gov.uk/file/4898212>

Cooperation with other local authorities

5.3 The Council has been consulted on a number of draft Local Plans (Regulation 18 and Regulation 19), evidence to inform Local Plan preparation, draft CIL Charging Schedules, Area Action Plans, Supplementary Planning Documents and Statements of Community Involvement. Where appropriate, the Council has provided comments and responded constructively to requests for co-operation and contributed to the development of a number of draft Statements of Common Ground (for example with Cheshire East Council and Warrington Borough Council).

5.4 Due to the very early stages in the preparation of evidence for a future update of the Local Plan (Part One), the Council has not directly consulted any bodies on any piece of evidence. Should the Council conclude that an update is needed, the Council will engage with neighbouring authorities and duty to co-operate bodies as necessary.

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.

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
--	---

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.
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, Chester, Ellesmere Port, Northwich, Winsford, Rural

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.

Spatial

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 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. 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).

7.4 The following indicators provide the mechanism to monitor the success of this policy within the context of the Local Plan (Part One) Strategic Policies in meeting the borough's strategic development needs.

Housing

LPP1	STRAT 2 (A) Number of net dwelling completions in monitoring year (2019-2020)				
SE	Target	Baseline	Gross	Losses	Net
Target met? Y (exceeded)	Delivery of 1,100 net dwellings per year (see housing trajectory)	N/A	1,857	- 8	1,849
	Local Plan policy ref(s): STRAT 2				
	Significant Effects ref(s): SE50				
	Source: Cheshire West and Chester housing land monitor				

Table 7.1 Breakdown of 2019-2020 annual completions by spatial area

Spatial area	Gross completions	Loss / demolition	Net completions
Chester	414	- 3	411
Ellesmere Port	226	-	226
Northwich	378	- 2	376
Winsford	242	-	242
Rural	597	- 3	594
Total	1,857	- 8	1,849

SE	STRAT 2 (A i) Percentage of new and converted dwellings built on previously developed land		
	Target	Local Plan period	2010-2020 (average)
Target met? Y (exceeded)	56% (average across the Local Plan period 2010 - 2030 - as set out in Local Plan (Part One) examination Matter Eight statement)	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) 2019-2020 = 53% (further 5% on mixed pdl/gf sites)	65%
	Local Plan policy ref(s): STRAT 2		
	Significant Effects ref(s): SE25		
	Source: Cheshire West and Chester housing land monitor		

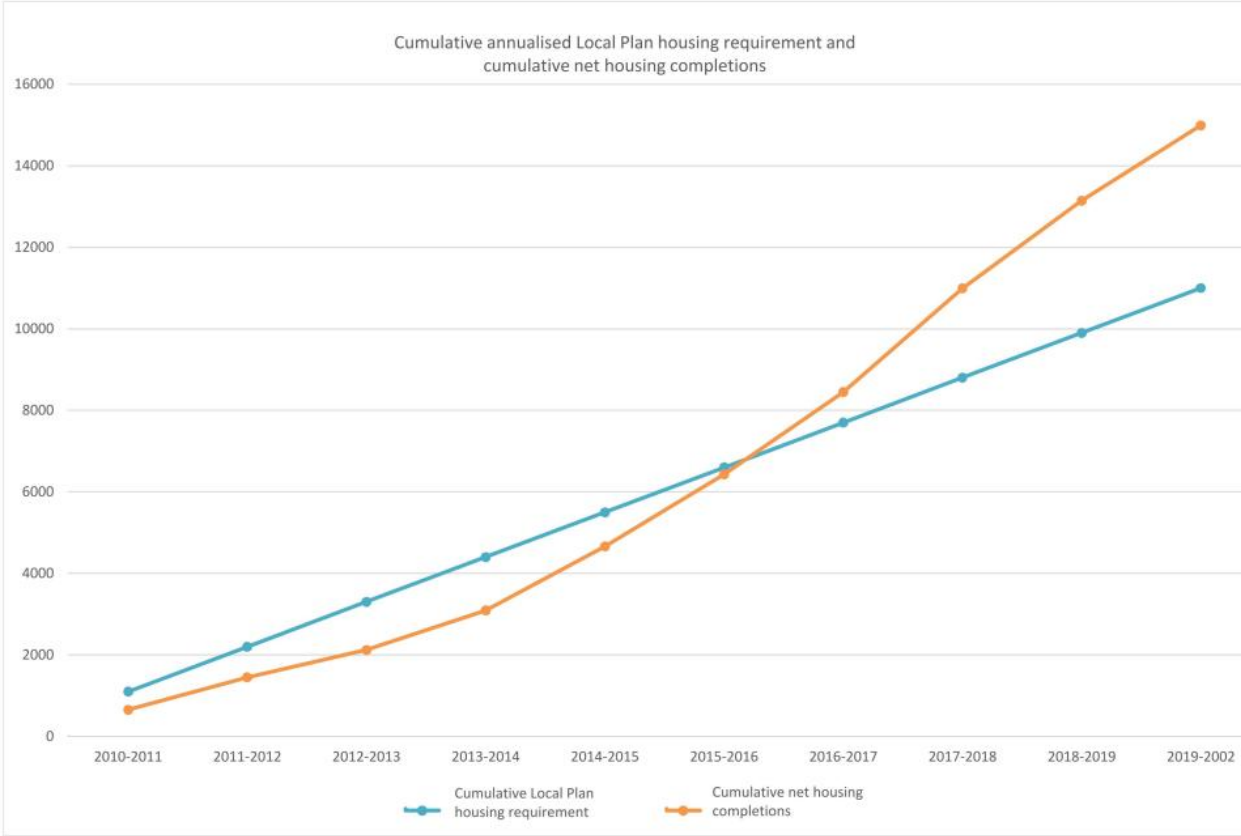
LPP1	STRAT 2 (C) Total number of net dwelling completions since 2010																																			
	Target	Baseline	2010-2020																																	
Target met? Y (exceeded)	Total (net) housing completions since 2010 set out in housing trajectory	0	14,993																																	
	Picture 7.1																																			
	 <table><caption>Cumulative annualised Local Plan housing requirement and cumulative net housing completions</caption><thead><tr><th>Year</th><th>Cumulative Local Plan housing requirement</th><th>Cumulative net housing completions</th></tr></thead><tbody><tr><td>2010-2011</td><td>1000</td><td>500</td></tr><tr><td>2011-2012</td><td>2000</td><td>1500</td></tr><tr><td>2012-2013</td><td>3000</td><td>2500</td></tr><tr><td>2013-2014</td><td>4000</td><td>3500</td></tr><tr><td>2014-2015</td><td>5000</td><td>4500</td></tr><tr><td>2015-2016</td><td>6000</td><td>6000</td></tr><tr><td>2016-2017</td><td>7500</td><td>8000</td></tr><tr><td>2017-2018</td><td>8500</td><td>10500</td></tr><tr><td>2018-2019</td><td>9500</td><td>12500</td></tr><tr><td>2019-2020</td><td>10500</td><td>14993</td></tr></tbody></table>			Year	Cumulative Local Plan housing requirement	Cumulative net housing completions	2010-2011	1000	500	2011-2012	2000	1500	2012-2013	3000	2500	2013-2014	4000	3500	2014-2015	5000	4500	2015-2016	6000	6000	2016-2017	7500	8000	2017-2018	8500	10500	2018-2019	9500	12500	2019-2020	10500	14993
	Year	Cumulative Local Plan housing requirement	Cumulative net housing completions																																	
2010-2011	1000	500																																		
2011-2012	2000	1500																																		
2012-2013	3000	2500																																		
2013-2014	4000	3500																																		
2014-2015	5000	4500																																		
2015-2016	6000	6000																																		
2016-2017	7500	8000																																		
2017-2018	8500	10500																																		
2018-2019	9500	12500																																		
2019-2020	10500	14993																																		
Local Plan policy ref(s): STRAT 2																																				
Significant Effects ref(s): N/A																																				
Source: Cheshire West and Chester housing land monitor																																				

Table 7.2 Annual gross and net housing completions

Monitoring year	Gross completions	Losses/demolitions	Net completions
2010-2011	680	- 26	654

Monitoring year	Gross completions	Losses/demolitions	Net completions
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
2019-2020	1,857	- 8	1,849
Total	14,649	-344	14,993

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	1 April 2020
Target met? Y (exceeded)	Five year supply based on housing trajectory	8,906	10,151	9,322	8,556	7,744	6,692	5,629
	Local Plan policy ref(s): STRAT 2							
	Significant Effects ref(s): N/A							
	Source: Cheshire West and Chester housing land monitor *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. (Source: Annex 2: Glossary - National Planning Policy Framework)							

Employment

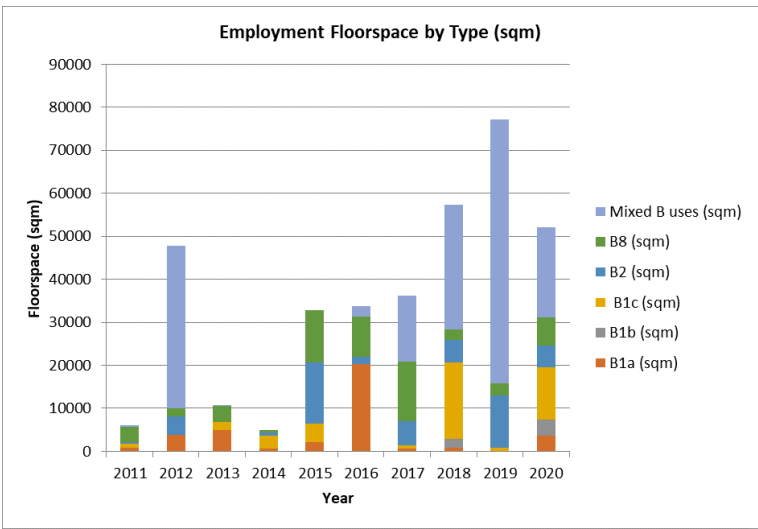
7.5 Policy STRAT 2 makes provision for the delivery of at least 365ha of employment land to meet a range of sizes and types of site across the borough throughout the plan period ⁽ⁱⁱ⁾

7.6 These indicators provide an overview of the location, range, type and size of employment sites being completed, permitted or allocated (through local or neighbourhood plans) to meet strategic development requirements. Further information on key employment sites and completed employment

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

developments is provided in indicators for the spatial areas (Chester, Ellesmere Port, Northwich, Winsford and rural). The indicators on economic growth, employment and enterprise (policy ECON 1) regarding redevelopment of employment land to other uses and wider economic trends for the borough. There continues to be a flexible supply of employment land to meet the requirements of the Local Plan (part One) policy STRAT 2.

LPP1	STRAT 2 (E) Amount of employment land developed by type and location 2010 - 2030		
LPP2	LPP2/S2 (A), LPP2/S3 (B) (Chester), LPP2/S4 (B) (Ellesmere Port), LPP2/S4 (D) (Ellesmere Port), LPP2/S5 (C) (Northwich), LPP2/S6 (A) (Winsford), LPP2/S8 (A) (Rural)		
	Target	Baseline (employment land developed - ha)	1st April 2020
Target met? Y (ongoing)	365 hectares	Total 2010-2020: 170.3ha 	2019-2020: 9.56ha (52,157sqm) See table 7.3 for breakdown by type and location for 2020

LPP1	STRAT 2 (E) Amount of employment land developed by type and location 2010 - 2030		
LPP2	LPP2/S2 (A), LPP2/S3 (B) (Chester), LPP2/S4 (B) (Ellesmere Port), LPP2/S4 (D) (Ellesmere Port), LPP2/S5 (C) (Northwich), LPP2/S6 (A) (Winsford), LPP2/S8 (A) (Rural)		
	Target	Baseline (employment land developed - ha)	1st April 2020
			
	Local Plan policy ref(s): STRAT 2, STRAT 3-6, STRAT 8, ECON 1		
	Significant Effects ref(s): SE57		
	Source: Employment monitor (2020)		

7.7 Table 7.3 shows the spatial distribution of employment land completions, by type and location 2019-2020.

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

Area	B1a	B1b	B1c	B2	B8	Mixed B use	Total
Chester	0	0	2.5 (8445)	0	0	0	2.5 (8445)
Ellesmere Port	0 (3705)	0 (3705)	0 (3705)	1.15 (3705)	(3705)	4.61 (20,335)	5.76 (38,860)
Northwich	0	0	0	0	0	0	0
Winsford	0	0	0	0	0	0	0
Rural	0	0	0	0.4 (1329)	0.9 (2773)	0 (750)	1.3 (4852)
Total	0 (3705)	0 (3705)	2.5 (12,150)	1.55 (5034)	0.9 (6478)	4.61 (21,085)	9.56 (52,157)

7.8 Ellesmere Port has seen the most employment development during the 2019-20 monitoring period, for a mix of types (business, general industrial and storage/distribution), followed by Chester (light industrial). In the rural area windfall developments have taken place in connection with established businesses. Whilst there were no completed employment developments in Northwich or Winsford, there are various sites with permission that are expected to come forward for development in future years.

7.9 The Government has announced fundamental reforms to allow greater flexibility to change uses without the need for planning permission (July 2020). This change reforms the Use Classes Order to combine the B1 use class, with other town centre uses, into a single E use class (commercial, business and service). This will take effect from 1st September 2020, and will affect the way in which office developments are monitored within the next monitoring period.

SE	STRAT 2 (E i) Percentage of employment development completed on previously developed land in a sustainable location (ha)		
	Target	Baseline	Employment completions by land type
	Local Plan (Part One) encourages the use of previously developed	N/A	Employment land completions (2020) by land type: total 9.56ha Previously developed land: 8.26ha (86%) Greenfield land: 1.3ha (14%)

SE	STRAT 2 (E i) Percentage of employment development completed on previously developed land in a sustainable location (ha)		
	Target	Baseline	Employment completions by land type
	land in sustainable locations. No specific target.		<p>STRAT2(Ei): Employment development on previously developed land</p> <p>■ Previously developed land (ha) ■ Greenfield land (ha)</p>
	Local Plan policy ref(s): STRAT 1, STRAT 2		
	Significant Effects ref(s): SE26		
	Source: Employment monitor (2020)		

7.10 Most employment development 2019-20 has taken place on previously developed land, in sustainable locations such as established industrial areas of Ellesmere Port and Chester.

LPP1 LPP2	STRAT 2 (F) Amount of employment land developed since 2010 plus amount of employment land available in supply		
	LPP2/S2 (B), LPP2/S3 (C) (Chester), LPP2/S4 (C) (Ellesmere Port), LPP2/S5 (D) (Northwich), LPP2/S6 (B) (Winsford), LPP2/S8 (B) (Rural)		
	Target	Baseline	2019-2020
Target met? Y	At least 365 hectares	Employment land completions 2010-2020: 170.3ha	Employment Land available in supply 2020: 231.43ha Total Realistic Employment land supply 2020: 401.73ha

7

Monitoring Framework

LPP1 LPP2	STRAT 2 (F) Amount of employment land developed since 2010 plus amount of employment land available in supply		
	LPP2/S2 (B), LPP2/S3 (C) (Chester), LPP2/S4 (C) (Ellesmere Port), LPP2/S5 (D) (Northwich), LPP2/S6 (B) (Winsford), LPP2/S8 (B) (Rural)		
	Target	Baseline	2019-2020
			<p>Employment Land Supply and Distribution 2020 (ha)</p> <p>Local Plan (Part Two) Allocations, without permission (ha)</p> <p>NDP allocations, without permission</p> <p>Planning Permission (ha)</p> <p>Completions 2010-2020 (ha)</p> <p>Area (ha)</p> <p>Legend: STRAT3 Chester, STRAT4 Ellesmere Port, STRAT5 Northwich, STRAT6 Winsford, STRAT8 Rural</p>
	Local Plan policy ref(s): STRAT 2, STRAT 3-6, STRAT 8, ECON 1		
	Significant Effects ref(s): SE58		
	Source: Employment monitor 2020		

7.11 This indicator monitors employment land provided 2010-2030, to meet the requirements of Local Plan (Part One) policy STRAT 2 for at least 365ha employment land. The graphs show a flexible supply of employment land is maintained, exceeding the 365ha requirement 2010-2030. 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 7.4 and 7.5 provides a breakdown of employment land supply, with further information provided in Appendix B 'Employment land supply'.

Table 7.4 Employment land provision over the plan period 2010-2030 (as at 1st April 2020)

Source (as at 1st April 2020)	Employment Land (ha)
Cumulative completions 2010-2020	170.3ha

Source (as at 1st April 2020)	Employment Land (ha)
Planning commitments for employment use, includes Part One/Part Two allocated sites; NDP allocations; Windfall permissions.	102.68ha
Made neighbourhood plan employment allocations, without planning permission	21.99ha
Local Plan (Part Two) allocations, without planning permission	106.76ha
Total available in supply (commitments and allocations)	231.43ha
Overall Total	401.73ha
Local Plan (Part One) requirement 2010-2030	365
Summary of Provision (STRAT 2)	+37ha (+10%)

7.12 Since the base date of 2010, 170ha of employment land has been developed across the borough. Planning permissions account for a further 103ha to be delivered in the short term. Neighbourhood plans have been prepared by local communities with support from the Council. Where these plans include employment land allocations, these will contribute towards the Local Plan (Part One) requirements. The distribution of employment land across the borough aligns with the overall strategy established in the Local Plan (Part One).

Table 7.5 Employment Land Supply and Distribution, 1st April 2020

Local Plan (Part One) policy	Completions 2010-2020 (ha)	Planning permission (ha)	NDP allocations, without permission (ha)	Local Plan (Part Two) allocations, without permission (ha)	Total ha)
STRAT3 Chester	4.55	6.73	0	4.31	15.59
STRAT4 Ellesmere Port	67.76	40.35	0	51.11	159.22
STRAT5 Northwich	24.55	8.72	0	38.84	72.11
STRAT6 Winsford	24.27	14.8	18.2	3.9	61.17
STRAT8 Rural	49.17	32.08	3.79	8.6	93.64
Total	170.3	102.68	21.99	106.76	401.73

7.13 For LPP2/S2(C) please refer to ECON1 (Di).

Chester

7.14 Local Plan (Part One) policy STRAT 3 sets out the level of new development required 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 context of Local Plan (Part One) Strategic Policies.

LPP1	STRAT 3 (A) Total number of net dwellings completed in Chester spatial area			
	Target	Baseline (2010)	2010-2020	% of requirement achieved
Target met? Y (ongoing)	5,200 dwellings by 2030	0 dwellings	3,817 dwellings	73 %
	Local Plan policy ref(s): STRAT 3			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor			

LPP1	STRAT 3 (B) Number of net dwelling completions on Wrexham Road strategic site		
	Target	Baseline (2010)	As at 1 April 2020
Target met? Y (ongoing)	1,300 dwellings (1,264 by 2030)	0 dwellings	2018/2019: 31 dwellings completed at Sherbourne Avenue. (15/00346/FUL) granted on appeal. Ref: APP/A0665/W/15/3138032) 2019/2020: Kings Moat Garden Village (17/05201/OUT up to 1,400 dwellings; 17/02453/OUT Part A (full) 483 dwellings, 17/05200/FUL , phased delivery of 786 dwellings) 5 dwellings completed, 30+ units under construction
	Local Plan policy ref(s): STRAT 3		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester housing land monitor		

Employment, retail, and leisure

LPP1	STRAT 3 (C) Delivery of Northgate leisure and retail scheme and new theatre		
	Target	Baseline	2019-2020
Target met? Y*	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). 19/02222/S73 - This application proposes minor amendments in terms of design to the Phase 0 and Phase 1 developments that were approved in 2016 under application ref: 16/02282/OUT . 19/02187/FUL - proposes a multi-storey car park. 20/00778/DIS : Pending decision Aug 2020 20/01086/DIS : Approved May 2020 *Yes (in part). Theatre opened 2017. Updated planning history for the remaining phases of the regeneration scheme
	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		

LPP1	STRAT 3 (D) Delivery of Chester Business Quarter		
	Target	Baseline	2019-20
Target met? N	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>February 2016 - The first office building, 'One City Place' completed.</p> <p>2018-2019 - Demolition works have been completed October 2018 to Premier House, to prepare the site for phase 2 of the Business Quarter development.</p>	<p>No planning applications during 2019-20 monitoring period.</p> <p>Application since submitted May 2020 (20/01823/FUL) for hotel use on plot B2 of the outline masterplan, submitted May 2020.</p>
	Local Plan policy ref(s): STRAT 2, STRAT 3, ECON 1		
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2020)		

LPP1 LPP2	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	
	LPP2/S3 (D) (Chester) - Loss of existing or allocated employment land to other uses, by type and location (ha)*	
	Target	2019-20
Target met? N	No loss on allocated sites	<p>Chester West / Sealand Industrial Estate - 1ha developed for car dealership (17/03698/FUL). Ford Dealership Sovereign Way. Sui Generis use, but the employment generated by such a use is comparable to other uses in the surrounding area.</p> <p>Chester Business Park - small scale change of use (19/01374/FUL). Marketing evidence provided and provides training facility compatible with established business.</p> <p>Other business floorspace/premises redeveloped - 0.2ha / 2700sqm (*large scale sites requiring planning permission)</p>
	Local Plan policy ref(s): ECON 1, CH 3	

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	
LPP2	LPP2/S3 (D) (Chester) - Loss of existing or allocated employment land to other uses, by type and location (ha)*	
	Target	2019-20
	Significant Effects ref(s): N/A	
	Source: Cheshire West and Chester Employment land monitor (2020)	

7.15 Indicator ECON1 (D) 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).

CH 2 - Chester Regeneration Areas

LPP2	LPP2/S3 (A) Regeneration schemes delivered within a designated regeneration area	
	Target	As at 1 April 2020
Target met? Y (ongoing)	Development completed by 2030	<p>CH 2.A Chester Northern Gateway - Please refer to indicator STRAT 3(D) for Chester Business Quarter developments, STRAT 2(E) for completed employment schemes in this area.</p> <p>CH 2.B Commonhall Street</p> <p>CH 2.C Chester Castle and Riverside</p> <p>CH 2.D Northgate: amendments to design of the market, cinema and public space (19/02222/S73) approved 17th October 2019); planning application for a new multi-storey car park made within the monitoring period (19/02187/FUL, since approved 30 September 2019)</p>
	Local Plan policy ref(s): STRAT 1; STRAT 2, STRAT 3, ECON 1	
	Significant Effects ref(s): N/A	
	Source: Planning application monitoring - Housing Land Monitor; Employment Land Monitor; Visitor Economy monitoring (completions)	

7.16 Local Plan (Part Two) policy CH 2 identifies the following regeneration areas in Chester: Chester Northern Gateway, Commonhall Street, Chester Castle and Riverside and Northgate.

CH 3 Employment Land Provision *see STRAT 2 (E), STRAT 2 (F) STRAT 3 (D) and ECON 1 (Di)

LPP2	LPP2/S3 (B) (Chester) - Employment land completions by type and location in monitoring year
Target met? N/A	See STRAT 2 (E). Employment development completed at Bumpers Lane, Chester (15/05222/FUL). Within employment safeguarded area of Sealand Industrial Estate under STRAT 3. Funded through Cheshire West and Chester's Property Reinvestment Programme and European Regional Development Fund, known as Dee View Trade and Business Park
	Local Plan policy ref(s): STRAT 2, STRAT 3, ECON 1, CH 3
	Significant Effects ref(s): N/A
	Source: Employment Land Monitoring (2020)

LPP2	LPP2/S3 (C) (Chester) - Employment land supply (ha), by type and location to 2030
Target met? N/A	See STRAT 2(F), Table 7.5 and Appendix B 'Employment land supply'. Limited amount of employment land (ha) Chester. Type is predominantly office.
	Local Plan policy ref(s): STRAT 2, STRAT 3, ECON 1, CH 3
	Significant Effects ref(s): N/A
	Source: Employment Land Monitoring (2020)

7.17 For indicator "LPP2/S3 (D) (Chester) - Loss of existing or allocated employment land to other uses, by type and location (ha)" - see STRAT 3 (E).

CH 5 - Chester Conservation Areas

LPP2	LPP2/S3 (E) Percentage of planning applications/adverts for signage and illumination refused on the Rows contrary to CH5		
	Target	Baseline (2019)	As at 1 April 2020
Target met? Y	100% of refusals citing policy CH 5 in the reasons for refusal	Adoption of policy CH 5	Seven applications for adverts and signage on The Rows were decided in the monitoring period. Two were refused and policy CH 5 was cited in both decision notices.
	Local Plan policy ref(s): CH 5		
	Significant Effects ref(s): N/A		
	Source: Planning application monitoring		

Ellesmere Port

7.18 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 context of the Local Plan (Part One) Strategic Policies plan.

Housing development

LPP1	STRAT 4 (A) Total number of net dwelling completions in Ellesmere Port spatial area			
	Target	Baseline (2010)	2010-2020	% of housing requirement achieved
Target met? Y (ongoing)	4,800 dwellings by 2030	0 dwellings	2,355 dwellings	49 %
	Local Plan policy ref(s): STRAT 2, STRAT 4			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor			

LPP1	STRAT 4 (B) Number of net dwelling completions on Ledsham Road site 2010-2030			
	Target	Baseline	Year	Development progress and completions
Target met? Y (ongoing)	1,570 dwellings by 2029 (based upon planning application 13/04015/OUT)	0 dwellings	2014-2015	13/04015/OUT - approved 24th July 2014 - 1,500 dwellings 12/03849/FUL - approved 9th September 2014 - 145 dwellings No development taken place
			2015-2016	12/02091/OUT - allowed on appeal 26th October 2018 - 2,000 dwellings 15/03143/REM - approved 23rd October 2015 - Phase 1: 170 dwellings Phase 1 0 annual completions / 9 units under construction
			2016-2017	Phase 1 41 annual completions / 49 units under construction Total site completions = 41 dwellings

LPP1	STRAT 4 (B) Number of net dwelling completions on Ledsham Road site 2010-2030			
	Target	Baseline	Year	Development progress and completions
			2017-2018	16/05464/REM - approved 15 May 2017 - Phases 2.3.4: 458 dwellings <u>Phase 1</u> 90 annual completions (131 total) <u>Phases 2.3.4.</u> Not started Total site completions = 131 dwellings
			2018-2019	<u>Phase 1</u> 13 annual completions (144 total) / 15 units under construction <u>Phase 2.3.4</u> 26 units under construction Total site completions = 144 dwellings
			2019-2020	19/04504/REM - received 18th December 2019 (awaiting decision) - Phases 4.5: 313 dwellings 19/04389/REM - received 19th December 2019 (awaiting decision) - Phase 3: 256 dwellings <u>Phase 1</u> 15 annual completions (159 total) / 10 units not started <u>Phase 2.3.4</u> 38 annual completions (38 total) / 16 units under construction Total site completions = 197 dwellings
	Local Plan policy ref(s): STRAT 4			
	Significant Effects ref(s): N/A			
Source: Cheshire West and Chester housing land monitor				

Employment development in Ellesmere Port

7.19 Local Plan (Part One) policy STRAT 4 seeks to maintain a portfolio of employment land and premises available in Ellesmere Port and the surrounding area, to meet a range of sizes and types of business needs and to contribute towards the overall employment land requirement for the borough. Local Plan (Part One) policies STRAT 4 and ECON 1 identify key sites with considerable potential for

future economic growth in the area. These are monitored under STRAT 2 (E), STRAT 2 (F) and ECON 1 (Di), together with the Local Plan (Part Two) indicators for Ellesmere Port set out below.

EP 1 - Ellesmere Port settlement area

LPP2	LPP2/S4 (A) Delivery of regeneration schemes around the town centre		
	Target	Baseline (2010)	As at 1 April 2020
Target met? Y (ongoing)	Development completed by 2030	n/a	19/02366/FUL Demolition of existing ticket office and bus shelters and development of a three storey public services and office building and associated external public realm, landscaping, access, servicing, car and cycle parking areas, granted 30 th September 2019. Development of the office building will commence when the bus exchange on Civic Way and essential highways works are complete and fully operational. Transport Schemes - Sutton Way Boulevard work commenced November 2019, Thornton Road elements of the Canal Towpath enhancements completed 2019.
	Local Plan policy ref(s): EP 1		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester housing/employment/retail land monitor		

EP 2 - EP 6 - Employment land provision in Ellesmere Port *see STRAT 2 (E), STRAT 2 (F) and ECON 1 (Di)

LPP2	LPP2/S4 (B) (Ellesmere Port) - Employment land completions by type and location, in monitoring year (ha/m2)		
	LPP2/S4 (D) (Ellesmere Port) - Employment completions (ha/m2) at key employment locations identified in STRAT 4 in Ellesmere Port		
Target met? Y (ongoing)	Employment development has been completed in the following key sites 2019-20: New Bridge Road / Stanlow, Protos, Hooton Park		
	Development completed at: Helix Business Park (18/01517/FUL) 3 mixed use industrial units, within the Cheshire Science Corridor Enterprise Zone; Deans Road/ New Bridge Road (18/00285/FUL) Rhino Products industrial building; Hooton Park (Aviator, speculative development by Redsun Developments) (18/03938/LDO); Merseyton Road Industrial Estate. See STRAT2(E).		

LPP2	LPP2/S4 (B) (Ellesmere Port) - Employment land completions by type and location, in monitoring year (ha/m2) LPP2/S4 (D) (Ellesmere Port) - Employment completions (ha/m2) at key employment locations identified in STRAT 4 in Ellesmere Port
	Protos - Timber recycling plant complete and operational (plot 3)
	Local Plan policy ref(s): STRAT 2, STRAT 4, ECON 1, EP 2-EP 6
	Significant Effects ref(s): N/A
	Source: Employment Land Monitoring (2020)

7.20 Policies STRAT 4 and ECON 1 identify key sites for economic growth for Ellesmere Port, Cheshire West and the wider sub-region. These include New Bridge Road, Stanlow, Protos (Ince Park) and Hooton Park (Vauxhall). Sites within these areas fall within the Cheshire Science Corridor Enterprise Zone. There are also specific sites allocated through Local Plan (Part Two) to provide for a range and choice of sites in line with the overall strategy of the Plan.

LPP2	LPP2/S4 (C) (Ellesmere Port) - Employment land supply (ha), by type and location, to 2030
Target met? N/A	See STRAT 2(F), Table 7.5 and Appendix B 'Employment land supply'
	Local Plan policy ref(s): STRAT 2, STRAT 4, ECON 1, EP 2-EP 6
	Significant Effects ref(s): N/A
	Source: Employment Land Monitoring (2020)

7.21 There is an uneven distribution of employment land within Cheshire West and Chester, with the majority being located in Ellesmere Port. Local Plan (Part One) policy STRAT 4 seeks to maintain provision of employment land for a range of sizes and types of businesses. This provides expansion land for specific large scale employers, or sites suitable for new inward investment and redevelopment. In addition to undeveloped employment allocations in the local plan, or planning permissions for employment use, there is also vacant previously developed land within existing employment areas with the potential for new development.

LPP2	LPP2/S4 (E) (Ellesmere Port) - Loss of existing or allocated employment land to other uses, by type and location (ha)
Target met? N/A	See ECON 1(Di). Protos Plot 3 (5.27ha), Booston Oil Depot (0.36ha) (19/00434/FUL) battery storage facility, 6 containerised batteries and ancillary infrastructure (UK Energy Reserve). Protos (Ince Park) Plot 3, Timber Recycling Plant and associated infrastructure (5.27ha sui generis use)
	Local Plan policy ref(s): STRAT 2, STRAT 4, ECON 1, EP 2-EP 6
	Significant Effects ref(s): N/A
	Source: Employment Land Monitoring (2020)

EP 7 - Ellesmere Port historic dock

LPP2	LPP2/S4 (F) Number of planning applications for tourism related uses in the canal port area		
	Target	Baseline (2010)	As at 1 April 2020
Target met? Y (ongoing)	Development completed by 2030	n/a	No planning applications during monitoring period. 20/01089/FUL granted 3rd June 2020 at Lime Shed, Boat Museum. While the proposal is not for tourist related development, there are a number of buildings that have been converted within the complex and an office use would not be incompatible with policy EP7 of the local plan. The building was used for museum related storage and has not been used for public access/display. The Lime Shed is grade II listed building and the proposed use is a suitable and a long term economically viable use of the building.
	Local Plan policy ref(s): EP 7		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring		

Northwich

7.22 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 context of the Local Plan (Part One) Strategic Policies.

Housing development

LPP1	STRAT 5 (A) Total number of net dwelling completions in Northwich spatial area			
	Target	Baseline (2010)	2010-2020	% of housing requirement achieved
Target met? Y (ongoing)	4,300 dwellings by 2030	0 dwellings	3,035 dwellings	70 %
	Local Plan policy ref(s): STRAT 2, STRAT 5			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor			

LPP1	STRAT 5 (B) Delivery of Winnington Urban Village scheme including up to 1,200 dwellings			
	Target	Baseline (2010)	Year	
Target met? Y	1,200 net dwellings completed by 2030	0 dwellings	2010-2013	No development taken place. Application(s) pending consideration
			2013-2014	86 dwellings completed Total site completions = 86
			2014-2015	159 dwellings completed Total site completions = 245
			2015-2016	144 dwellings completed Total site completions = 389
			2016-2017	176 dwellings completed Total site completions = 565
			2017-2018	162 dwellings completed Total site completions = 727
			2018-2019	142 dwellings completed Total site completions = 869
			2019-2020	65 dwellings completed Total site completions = 934 (78%)

LPP1	STRAT 5 (B) Delivery of Winnington Urban Village scheme including up to 1,200 dwellings			
	Target	Baseline (2010)	Year	
	Local Plan policy ref(s): STRAT 5			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor			

7.23 The Winnington Urban Village is being developed by four house builders (Barratt, David Wilson Homes, Morris Homes and Taylor Wimpey). In the 2019-2020 monitoring period, work commenced on developing the island site of the urban village development.

LPP1	STRAT 5 (C) Delivery of Wincham Urban Village scheme including up to 950 dwellings			
	Target	Baseline	2019-2020	Total
Target met? N	Development completed by 2030	0 dwellings	2010-2015	0 dwellings completed Resolution to approve application subject to s106 legal agreement
			2015-2016	0 completed
			2016-2017	0 completed
			2017-2018	0 completed
			2018-2019	0 completed
			2019-2020	0 completed
	Local Plan policy ref(s): STRAT 5			
	Significant Effects ref(s): N/A			
Source: Cheshire West and Chester housing land monitor				

7.24 This site was 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	2019-20
Target met? Y	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.
	Local Plan policy ref(s): STRAT 2, STRAT 5, ECON 1		
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2020), adopted Local Plan (Part Two) Land Allocations and Detailed policies (2019)		

7.25 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 7.5 on employment land supply and distribution.

LPP1	STRAT 5 (E) Delivery of Northwich Riverside projects including Barons Quay		
	Target	Baseline 2010	2019-2020
Target met? Y	Development completed by 2017	12/05368/FUL - planning permission granted. Work due to commence Autumn 2014	Development complete (2017)
	Local Plan policy ref(s): STRAT 5		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester monitoring database		

LPP1	STRAT 5 (F) Amount of employment land and premises lost to other uses at Gadbrook Park		
	Target	Baseline	2019-20
Target met? Y	No loss	No loss	Employment land (ha): No loss. See ECON1(Di)
			Employment floorspace (m ²): No loss
	Local Plan policy ref(s): STRAT 5, STRAT 2, ECON 1, N 4, N 5		

LPP1	STRAT 5 (F) Amount of employment land and premises lost to other uses at Gadbrook Park		
	Target	Baseline	2019-20
	Significant Effects ref(s): N/A		
	Source: Employment land monitor (2020)		

7.26 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 / floorspace during the monitoring period.

N2 - Northwich regeneration area

LPP2	LPP2/S5 (A) Regeneration schemes delivered within a designated regeneration area		
	Target	Baseline (2010)	As at 1 April 2020
Target met? Y (ongoing)	Development completed by 2030	n/a	Regeneration schemes identified in the designated regeneration area (Policy N2) include: Weaver Square - Watling Street Northwich (18/03361/FUL) - under construction. Consultation on Weaver Square re-development undertaken 2018. 18/00436/FUL - Phased demolition of part of Weaver Square Shopping Centre Precinct and erection of site hoardings - Approved March 2018 Winnington Works (TATA) (see STRAT 5 (B)) Wincham (see LPP2/S5)
	Local Plan policy ref(s): STRAT 5, N 2, N 4		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring		

LPP2	LPP2/S5 (B) Delivery of new housing and employment at Wincham	
	Target	As at 1 April 2020
Target met? Y (ongoing)	Development completed by 2030	Housing: 11/01968/OUT approved 21st July 2015 (expiry 21st July 2022). Unlikely to be implemented in current form due to changes in land ownership Employment; No development completed in the 2019-20 monitoring period. Allocated under LPP2 N 4.A, 16ha use classes B1, B2, B8 (no planning permission during monitoring period. Extant permission 11/01968/OUT for mixed use although

LPP2	LPP2/S5 (B) Delivery of new housing and employment at Wincham	
	Target	As at 1 April 2020
		the mix of development likely to change due to changes in land ownership). Significant potential for the regeneration and reuse of previously developed land.
	Local Plan policy ref(s): STRAT 5, N 2, N 4	
	Significant Effects ref(s): N/A	
	Source: Cheshire West and Chester planning application monitoring; Housing land monitor, Employment Land Monitor	

7.27 LPP1 policy STRAT 5 and LPP2 policy N 2.C supports mixed use development in the Wincham area, with residential development located off New Warrington Road; and/or for employment development located off Chapel Street/Wincham Lane. Part of the area is allocated for employment use under policy N 4.A of the LPP2 and forms part of the employment land supply for the borough. Information on delivery of employment uses is covered under indicators STRAT 2 Table 7.5 and Appendix B 'Employment land supply'. The allocation allows for employment uses in connection with Thor Specialities UK. During the monitoring period demolition works took place ([18/03446/DEM](#)) in connection with their operations.

N 3 - Meeting outstanding housing need in Northwich

LPP2	LPP2/S5 (F) Number of new homes delivered on allocated sites in Northwich			
	Target	Baseline (2010)	Monitoring year	Development progress and completions
Target met? Y (ongoing)	A. Briar Lane garage court (10+ dwellings) B. Land at Winnington Avenue (100+ dwellings) C. Land at Hargreaves Road (235+ dwellings) D. Former Castleleigh Centre (20+ dwellings)	0 dwellings	2019-2020	B. Land at Winnington Avenue: 17/01965/OUT approved 20th July 2018 20/00992/REM received March 2020 received 13th March 2020* *Application approved 8th September 2020
	Local Plan policy ref(s): STRAT 5, N 3			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor			

N 4 - Employment land provision in Northwich *see STRAT 2 (E), STRAT 2 (F) and ECON 1 (Di)

LPP2	LPP2/S5 (C) (Northwich) - Employment land completions by type and location in monitoring year (ha/m2)
Target met? N/A	See STRAT 2(E). Development completed: None
	Local Plan policy ref(s): STRAT 2, STRAT 4, ECON 1, N 4
	Significant Effects ref(s):
	Source: Employment Land Monitoring (2020)
LPP2	LPP2/S5 (D) (Northwich) - Employment land supply (ha), by type and location, to 2030
Target met? N/A	See STRAT 2(F), Table 7.5 Appendix B 'Employment land supply'. There are large employment land allocations made through LPP2 to meet the strategic development requirements of LPP1
	Local Plan policy ref(s): STRAT 2, STRAT 4, ECON 1, N 4
	Significant Effects ref(s):
	Source: Employment Land Monitoring (2020)
LPP2	LPP2/S5 (E) (Northwich) - Loss of existing or allocated employment land to other uses, by type and location (ha)
Target met? N/A	See ECON 1(Di). Redevelopment of employment premises - Watling Street Northwich (0.5ha/ 3328sqm to residential, linked to the Weaver Square Masterplan 18/03361/FUL) and land at Weir Engineering (4.3ha) loss to residential (14/04098/FUL)
	Local Plan policy ref(s): STRAT 2, STRAT 4, ECON 1, N 4
	Significant Effects ref(s):
	Source: Employment Land Monitoring (2020)

Winsford

7.28 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 context of the Local Plan (Part One) Strategic Policies.

Housing development

7.29 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)	2010-2020	% of housing requirement achieved
Target met? Ongoing	3,500 dwellings by 2030	0 dwellings	1,481 dwellings	42 %
	Local Plan policy ref(s): STRAT 6			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor			

7.30 The Winsford Neighbourhood Plan identifies the land allocations to deliver the Local Plan housing requirement in this spatial area. Table B.4 in Appendix A 'Housing commitments' 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	Year	Development progress and completions 2015- 2016
Target met? Ongoing	1,000 dwellings (775 by 2030)	0 dwellings. Site allocated in Winsford Neighbourhood Plan Planning application submitted for development of part of strategic site	2014-2015	15/01302/OUT submitted March 2015
			2015-2016	15/01032/OUT approved September 2015 - development up to 215 dwellings
			2016-2017	
			2017-2018	17/04426/REM submitted October 2017. Application approved January 2018 - development of 215 dwellings
			2018-2019	Completions = 0 dwellings Under construction = 30 dwellings
			2019-2020	Completions = 42 dwellings Under construction = 24 dwellings Total site completions = 42 dwellings
	Local Plan policy ref(s): STRAT 6			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor			

Employment, retail and leisure development

LPP1	STRAT 6 (C) Amount of additional employment land provided 2010-2030		
	Target	Baseline	2019-20
Target met? Y (ongoing)	at least 35 hectares	See STRAT2(E) and STRAT2(F). 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).	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.
	Local Plan policy ref(s): STRAT 2, STRAT 6, ECON 1		
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2019)		

LPP1 LPP2	STRAT6 (D) Amount of employment land and premises lost to other uses at Winsford Industrial Estate and Woodford Park		
	LPP2/S6 (C) (Winsford) - Loss of existing or allocated employment land to other uses, by type and location (ha)		
	Target	Baseline	2019-20
Target met? Y	No loss	No loss	See ECON1(Di). 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
			2019-20 No other loss of employment land
	Local Plan policy ref(s): STRAT 2, STRAT 6, ECON 1, W2		
	Significant Effects ref(s): N/A		
Source: Employment monitor (2019)			

7.31 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. Outline planning permission has been granted for a mixed use scheme on site W7, to include other commercial uses. 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)	2019-2020
Target met? Y	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		

W 2 - Employment land provision in Winsford *see STRAT 2 (E), STRAT 2 (F), STRAT 6 (C) and ECON 1 (Di)

LPP2	LPP2/S6 (A) (Winsford) - Employment land completions by type and location in monitoring year (ha/m2)		
Target met? N/A	See STRAT 2(E). Development completed: None		
	Local Plan policy ref(s): STRAT 2, STRAT 4, ECON 1, W 2		
	Significant Effects ref(s):		
	Source: Employment Land Monitoring (2020)		

LPP2	LPP2/S6 (B) (Winsford) - Employment land supply (ha), by type and location to 2030		
Target met? N/A	See STRAT 2(F). See Table 7.5 and Appendix B 'Employment land supply'. The Winsford Neighbourhood Plan makes employment land allocations, which provide for new employment development in Winsford.		
	Planning permission is in place for the expansion of Winsford Industrial Estate on sites allocated through the Winsford Neighbourhood Plan; South Bostock Road (site W6) and the Extension to Winsford 1-5 Industrial Estate (site W7). This hybrid application (18/01850/FUL) provides for the creation of new access and associated highway and landscaping enabling works, 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). The planning application also covers land to the east of Road One for phase 2 development, following completion of the the phase 1 Tiger Trailers scheme in 2019.		

LPP2	LPP2/S6 (B) (Winsford) - Employment land supply (ha), by type and location to 2030
	Local Plan policy ref(s): STRAT 2, STRAT 4, ECON 1, W 2
	Significant Effects ref(s):
	Source: Employment Land Monitoring (2020)

7.32 See indicator STRAT 6 (D) for LPP2/S6 (C) (Winsford) - Loss of existing or allocated employment land to other uses, by type and location (ha).

Rural area

7.33 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 context of the Local Plan (Part One) Strategic Policies plan.

Housing development

7.34 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)	2010-2020	% of housing requirement achieved
Target met? Y (exceeded)	At least 4,200 dwellings by 2030	0 dwellings	4,305 dwellings	102 %
	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			

STRAT 8 (B) Total number of net dwelling completions in key service centres				
Key service centre	Target (by 2030)	Baseline (2010)	2010-2020	% of housing requirement completed
Cuddington & Sandiway	200 dwellings	0	196	98 %
Farndon	200 dwellings	0	246	123 %

STRAT 8 (B) Total number of net dwelling completions in key service centres				
Key service centre	Target (by 2030)	Baseline (2010)	2010-2020	% of housing requirement completed
Frodsham	250 dwellings	0	180	72 %
Helsby	300 dwellings	0	263	87 %
Kelsall	200 dwellings	0	186	93 %
Malpas	200 dwellings	0	271	135 %
Neston & Parkgate	200 dwellings	0	282	141 %
Tarporley	300 dwellings	0	291	97 %
Tarvin	200 dwellings	0	190	95 %
Tattenhall	250 dwellings	0	215	86 %
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				

7.35 All of the key service centres have made significant progress in meeting the individual housing requirements. Three key service centres have achieved and exceeded the requirements, and completions in all of the key service centres are above 70 per cent.

R1 - Identified settlements in the rural area

LPP2	LPP2/S8 (D) Number of development proposals approved in the countryside contrary to policy R1		
	Target	Baseline (2010)	2019-2020
Target met? Y/N*	0	0	<p>Residential development: 76 proposals approved that include residential development in the countryside (outside of key service centres). Of which: Agricultural change of use = 39 permissions Change of use (other) = 17 permissions Conversion = 3 permissions New build = 17 permissions</p> <p>Employment development:</p>

LPP2	LPP2/S8 (D) Number of development proposals approved in the countryside contrary to policy R1		
	Target	Baseline (2010)	2019-2020
			4 proposals for employment development (B1, B2, B8 use classes >0.25ha/500sqm). Of which: New scheme = 2 permissions (reserved matters, where outline already approved) Redevelopment/change of use = 2 permissions
	Local Plan policy ref(s): STRAT 8, STRAT 9, R 1		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester housing land monitor and planning application monitoring		
	* It has not been possible to collect the detailed policy information for the 2019-2020 monitoring period that is required to fully assess and complete the indicator. Future iterations of the AMR will include further interrogation of planning decisions and the application of Local Plan (Part Two) policy R 1.		

R2 - Meeting the outstanding housing requirement in Tattenhall

LPP2	LPP2/S8 (E) Number of new homes delivered on allocated sites in Tattenhall			
	Target	Baseline (2010)	Year	Development progress and completions
Target met? Ongoing	A. Land at Chester Road - up to 30 dwellings	0 dwellings 17/04645/OUT approved 29th August 2018	2019-2020	18/04009/REM approved 17 April 2019 - 30 dwellings Total site completions = 0 dwellings
	Local Plan policy ref(s): STRAT 8, STRAT 9, R 2			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor			

R 3 - Employment land provision in the rural area *see STRAT 2 (E), STRAT 2 (F) and ECON 1 (Di)

LPP2	LPP2/S8 (A) (Rural) - Employment land completions by type and location in the monitoring year (ha/m2)
Target met? N/A	See STRAT 2(E). Development completed 2019-20: Drumlan Hall Farm , Tattenhall (18/04942/FUL), Rose Farm Shop Utkinton (18/00732/FUL), D Wise Ltd , Malpas and FP McCann, Byley (18/03956/FUL).
	Local Plan policy ref(s): STRAT 2, STRAT 4, ECON 1, R 3
	Significant Effects ref(s):
	Source: Employment Land Monitoring (2020)

LPP1	STRAT 8 (C) Amount of additional employment land provided 2010-2030 (rural area)
LPP2	LPP2/S8 (B) (Rural) - Employment land supply (ha), by type and location to 2030
Target met? Y	See STRAT 2(F). See Table 7.5 and Appendix B 'Employment land supply' STRAT 8 makes provision for a minimum of 10ha employment land in the rural area. LPP2 makes employment land allocations in the rural area. Neighbourhood Plans in rural areas support new employment development, particularly the Neston NDP.
	Local Plan policy ref(s): STRAT 2, STRAT 4, ECON 1, R 3
	Significant Effects ref(s):
	Source: Employment Land Monitoring (2020)

LPP2	LPP2/S8 (C) (Rural) - Loss of existing or allocated employment land to other uses, by type and location (ha)
Target met? N/A	See ECON 1(Di). No loss of allocated employment land in 2019-20. Loss of floorspace/premises - Fiveways Dairy Neston (0.18ha) (13/01904/OUT , 15/05041/REM); Hinderton Hall Neston (1ha); Goostrey Business Park (0.36ha) (15/04269/OUT , 19/01659/REM); Marley Tile Works (12.14ha); Newton by Tattenhall east side (1.4ha) (13/02120/OUT ; 16/03089/REM), each to residential use.
	Local Plan policy ref(s): STRAT 2, STRAT 4, ECON 1, R 3
	Significant Effects ref(s):
	Source: Employment Land Monitoring (2020)

7.36 The loss of employment land/premises to another use is relatively high for 2019-20, compared to previous years. This is primarily due to the redevelopment of the former Marley Tile works, Delamere, which accounts for approximately 12ha / 17,000sqm. ([14/01086/OUT](#), [17/01539/REM](#)). All previous employment structures have been removed from the site, together with remediation works, and residential development for 166 units is underway by Laurus Homes.

Green Belt and countryside

7.37 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.

7.38 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.

LPP1	STRAT 9 (A) Relevant planning applications determined in accordance with policy		
LPP2	LPP2/S9 (A) Number and type of new built developments (on greenfield land) approved in the Green Belt contrary to policy		
	Target	Baseline (2010)	As at 1 April 2020
Target met? Y/N	0	N/A	It has not been possible to collect the detailed policy information for the 2019-2020 monitoring period that is required to fully assess and complete the indicator. Future iterations of the AMR will include further interrogation of planning decisions and the application of Local Plan policy STRAT 9.
	Local Plan policy ref(s): STRAT 9		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring		

GBC1 - Commercial sites in the Green Belt

LPP1	STRAT 9 (A) Relevant planning applications determined in accordance with policy	
LPP2	LPP2/S9 (B) Planning applications refused/approved in accordance with policy at commercial sites in the Green Belt	
	Target	As at 1 April 2020
Target met? Y	Approved in accordance with policy	<p>GBC 1.A Chester Zoo</p> <p>See ECON3.</p> <p>18/04589/DIS (approved 04/09/19) 19/02303/DIS (approved 20/09/19) 19/02895/FUL (approved 12/11/19) Erection of gates and external elevations of a building 19/03917/DEM (19/11/2019) demolition of former anteater house 19/01067/FUL (approved 26/11/2019) Creation of the Grasslands zone, a large, open African Savannah habitat with restaurant and the provision of overnight accommodation comprising of a reception building, 28No lodges and 14No tents 19/04509/FUL (approved 11/03/20) internal sweet shop fit out</p> <p>GBC 1.B Countess of Chester</p> <p>20/00636/FUL (approved 19/02/20) 1829 Building. Refurbishment of existing Conservatory including replacement windows, remedial repair works to existing concrete frame and replacement roof and rainwater good. 20/01454/ADV (approved 29/04/20). Proposal: Illuminated signage to Accident and Emergency Department</p> <p>GBC 1.C Dale Barracks, Chester</p> <p>None. Covered by the emerging Upton NDP.</p> <p>GBC 1.D Chester Business Park</p> <p>See STRAT 2 (F), STRAT 3(E) and ECON 1(Di).</p> <p>18/04072/FUL (approved 18/02/2019) Honeycomb West. Change of use from B1 office to D1 training centre. 19/01374/FUL (approved 18/06/2019) Honeycomb South Suite 2A. Change of use from B1 Business to D1 Non-Residential Institutions</p> <p>GBC 1.E Urenco Capenhurst</p>

LPP1	STRAT 9 (A) Relevant planning applications determined in accordance with policy	
LPP2	LPP2/S9 (B) Planning applications refused/approved in accordance with policy at commercial sites in the Green Belt	
	Target	As at 1 April 2020
		19/02491/DIS Discharge of condition 7 (travel plan) and condition 8 (archaeological) of 18/02191/S73 Tails Management Facility (approved 3rd October 2019).
	Local Plan policy ref(s): ECON 3, GBC 1	
	Significant Effects ref(s): N/A	
	Source: Planning application monitoring. Sites/areas defined under policy GBC 1 (Chester Zoo, Countess of Chester, Dale Barracks, Urenco, Capenhurst and Chester Business Park).	

7.39 GBC 1.A Chester Zoo The largest scheme granted during the 2019-20 monitoring period was for the creation of the Grasslands zone, a large, open African Savannah habitat with restaurant, and the provision of overnight accommodation comprising of a reception building, 28 lodges and 14 tents ([19/01067/FUL](#)). Policy GBC 1 allows for zoological purposes of previously developed parts of the sites, subject to there being no greater impact on the openness of the Green Belt and the purpose of including land within it (STRAT 9). Policy GBC 1.A supports proposals that provide for operational improvements or the enhancement of visitor attractions and ancillary facilities in line with Policy ECON 3. The proposal includes some demolition of structures, and replacement with larger buildings which would impact on openness. The overnight stay accommodation is on an undeveloped field. The proposal therefore represents inappropriate development within the Green Belt and very special circumstances (VSC) must be demonstrated. Very special circumstances were demonstrated through the application, due to the economic benefits that the zoo provides to the Borough and wider sub-region, making trips less seasonal, job creation, educational benefits and as a charity the far reaching programme of conservation, education, science and animal welfare activities. It was considered that that the benefits carry very substantial positive weight and would outweigh the harm to the Green Belt.

7.40 GBC 1.B Countess of Chester Health Park The identified planning permissions granted during the 2019-20 monitoring period are in accordance with policy. The minor alterations approved to the 1829 building accord with STRAT 9/NPPF. A separate consent process within the planning system controls the display of advertisements. These are controlled in the interests of amenity and public safety.

7.41 GBC 1.E Urenco, Capenhurst 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 STRAT 9/NPPF. Development at Urenco is monitored under employment indicators for STRAT 2.

GBC 2 - Protection of landscape

LPP2	LPP2/S9 (C) Percentage of applications that erode ASCV's		
	Target	Baseline (2019)	As at 1 April 2020
Target met? Y	Zero	Zero	Zero
	Local Plan policy ref(s): GBC2		
	Significant Effects ref(s): N/A		
	Source: CWAC planning application monitoring		

7.42 The following areas are designated as Areas of Special County value (ASCV's) in Local Plan part Two, policy GBC 2:

- A. Beeston/Peckforton/Bolesworth
- B. Dee Coastal Area
- C. Delamere/Utkinton
- D. Grosvenor Estate/Dee Valley
- E. Helsby and Frodsham Hills
- F. Weaver Valley
- G. Willington
- H. Wych Brook Valley

7.43 If a planning application falls within any of the above areas, development must:

1. protect and, wherever possible, enhance landscape character and distinctiveness;
2. integrate into the landscape character of the area; and
3. be designed to take account of guidance in the Landscape Strategy..
4. preserve their special landscape character and scenic value;
5. enhance landscape quality, character and appearance wherever possible; and
6. make suitable provision for improving public access to, and enjoyment of the landscape, where appropriate.

7.44 The number of approved planning applications that were situated within an ASCV amounted to a total of 111 during the current monitoring year. Of these approved applications, zero were deemed to erode any of the ASCV's in which they were located.

GBC 3 - Key settlement gaps

LPP2	LPP2/S9 (D) Proportion of approved schemes within Key Settlement Gaps that meet policy criteria		
	Target	Baseline (2019)	As at 1 April 2020
Target met? Y	100%	100%	14 (100%)
	Local Plan policy ref(s): GBC 3		
	Significant Effects ref(s): N/A		
	Source: CWAC planning application monitoring		

7.45 Key settlement gaps highlighted in the Local Plan part two and the policies map are identified in the following areas:

- A. Lostock Gralam and Northwich
- B. Leftwich and Rudheath (Dane Valley)
- C. Davenham and Leftwich
- D. Davenham Village and Leftwich Grange (Kingsmead)
- E. Davenham and Moulton

7.46 GBC 3 highlights that for development to be approved in one of these five areas where:

1. it would not lead to coalescence of the settlements;
2. it would not result in a significant increase in intervisibility between settlement edges, either by the extension of development or the loss of screening features such as woodland;
3. it would not harm the undeveloped character or perception of openness of the key settlement gap, including through individual or cumulative impacts of isolated small developments; and
4. it would not serve to materially alter historic form of the settlements such as its relationship to topographical features, open spaces, roads or important buildings.

7.47 During the 2019/2020 monitoring year a total of 14 schemes were approved within key settlement areas that met policy criteria. None of the 14 applications (shown in table below) contradict any parts of the list of constraints within the policy (above), with all meeting policy criteria.

Table 7.6 Planning applications between 31/03/2019 – 1/04/2020 that fall within key settlement gaps.

Planning Application Reference	Date of Approval	Proposal
19/02488/NMA	03/07/2019	Amendment to 15/01318/OUT (Appeal Ref APP/A0665/W/15/3140241) Amendment to Plots 94 and 95 (to replace the existing Folkestone house type with the Maidstone house type)

Planning Application Reference	Date of Approval	Proposal
20/00825/DIS	04/03/2020	Discharge of Conditions 20 (External Materials) of 17/02706/S73
19/03363/LBC	05/09/2019	Formation of access from the hallway to the WC room at ground floor incorporating the old cellar access room, flooring over the cellar access together with provision of cellar access trap door, Formation of WC/ Shower room within the first floor landing, SKY Dish installation, Fire damage replacement / repairs to the outbuilding roof and replacement of rainwater goods to all outbuildings
20/00642/DIS	19/02/2020	Discharge of Condition 5 (Landscaping Scheme) of 15/02379/FUL (Appeal Ref APP/A0665/W/16/3143305)
20/00776/TPO	28/02/2020	Carry out works to various trees
20/00740/DIS	26/02/2020	Discharge of condition 4 (Ecological Best Practice Measures Statement) of planning permission 19/01784/FUL (Relocate an 11kV feeder for Inovyn's Holford Site from a buried service to a new overhead line route)
19/04057/FUL	06/11/2019	The development of an underground electrical connection between the Lostock Sustainable Energy Plant (LSEP) and the Scottish Power Energy Networks 132kV distribution system in Lostock Gramam.
19/03665/DIS	03/10/2019	Discharge of conditions 16 (cycle parking) and 32 (badger surveys) on planning permission 17/02706/S73
19/01274/DIS	15/04/2019	Discharge of condition 10 on applications 4/32984 and 5/98/0192P
19/03027/DIS	08/08/2019	Discharge of conditions 14 (internal estate roads and junctions), 17 (construction method statement), 18 (contamination), 20 (materials) and 30 (bird and bat boxes) of planning permission 17/02706/S73

Planning Application Reference	Date of Approval	Proposal
20/00969/LBC	12/03/2020	New and replacement fencing / gates within the site, replacement and alterations to the front door entrance step & threshold, replacement of inner porch door & screen glazing, external light fitting adjacent to the main entrance, replacement of the courtyard finish and additional / new gravel to the existing gravel drive.
19/02532/DIS	05/07/2019	Discharge of conditions 5, 25, 33 and 35 of planning permission 17/02706/S73
19/03429/DIS	12/09/2019	Discharge of conditions 12 (Langley Road access 2), 15 (Internal roads), 27 (retention of trees), 28 (amphibians) and 31 (bird/bat boxes) on planning permission 17/02706/S73
19/01784/FUL	08/05/2019	Relocate an 11kV feeder for Inovyn's Holford Site from a buried service to a new overhead line route

Transport and accessibility

7.48 Local Plan (Part One) policy STRAT 10 supports the 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	2019-2020
Target met? Y	Reduce from 2010 baseline	950.8 kt CO ₂ in 2010 (using new methodology) ⁽¹⁾ 946.7 kt CO ₂ in 2011 916.5 kt CO ₂ in 2012 912.3 kt CO ₂ in 2013 928.9 kt CO ₂ in 2014 952.5 kt CO ₂ in 2015 963.2 kt CO ₂ in 2016 944.6 kt CO ₂ in 2017 950.1 kt CO ₂ in 2018	2018: 950.1 kt CO ₂ (latest data) Transport per capita CO ₂ emissions have generally fallen from the 2010 baseline in 952.9kt CO ₂ in 2010 (950.8 ktCO ₂ using new methodology) The 2017 and 2018 figures show a reduction again below the baseline figure.
Local Plan policy ref(s): STRAT 10			

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	2019-2020
	Significant Effects ref(s): SE1		
	Source: Data taken from: ' Local Authority CO2 emissions estimates 2005-2018 (kt CO2) (Gov.uk)		

- note that in the production of the 2018 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. All figures after 2010 have also changed slightly using this new methodology and is therefore different from previous years' AMR

SE	STRAT 10 (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	2019-2020
Target met? Y	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	2018: 10.6 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-		

SE	STRAT 10 (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	2019-2020
	emissions-national-statistics-2005-to-2018 (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).		

7.49 Local Plan (Part One) policy STRAT 10 aims to reduce carbon emissions from transport and take steps to adapt transport networks to the effects of climate change. Since 2010 CO₂ emissions from transport sources have reduced by 0.7 kt. The trend shows a reduction in CO₂ until 2013, with the lowest measurement of 912.3 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 5.3 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	STRAT 10 (A ii) Number of tonnes of NOx emitted annually from road transport		
	Target	Baseline	2019/20
Target met? Y	Reduce from 2012 baseline	2012: 2996.67 t 2014: 2662.28 t 2015: 2898.27 t 2016: 2627.40 t	2017: 2445.84 t
	Local Plan policy ref(s): STRAT 10		
	Significant Effects ref(s): SE19		
	Source: https://naei.beis.gov.uk/emissionsapp/		

7.50 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.

7.51 There has been a reduction in NO₂ emitted from road transport by 550.83 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	STRAT 10 (A iii) Number of tonnes of PM ₁₀ emitted annually from road transport		
	Target	Baseline	2019/2020
Target met? Y	Reduce from 2010 baseline	2012: 189.09 t 2014: 179.91 t 2015: 170.39 t 2016: 161.04 t	2017: 155.63 t
	Local Plan policy ref(s): STRAT 10		
	Significant Effects ref(s): SE20		
	Source: https://naei.beis.gov.uk/emissionsapp/		

7.52 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 33.46 t emitted from road transport and a reduction of 5.41 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	2019/20
Target met? Y	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		

7.53 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%.

7.54 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	2019/20
Target met? Y	Development completed by June 2016	Funding for scheme awarded Planning application ref: 14/04539/FUL	Complete. 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.
	Local Plan policy ref(s): STRAT 10		
	Significant Effects ref(s): N/A		
	Source: CWaC online planning register		

LPP1	STRAT 10 (C) Delivery of New Bridge Road/A5117 link road		
	Target	Baseline	2019/2020
Target met? Ongoing	Development completed by 2030	Feasibility study completed Stanlow Special Policy Area Review (2016)	No further progress 2019-20 Work commissioned to undertake Ellesmere Port Industrial Area Development and Investment Area Framework. This provides a baseline and key objectives for the wider industrial area and future infrastructure needs.
	Local Plan policy ref(s): STRAT 10		
	Significant Effects ref(s): N/A		

7

Monitoring Framework

LPP1	STRAT 10 (C) Delivery of New Bridge Road/A5117 link road		
	Target	Baseline	2019/2020
	Source: N/A		

7.55 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. During the 2019-20 monitoring period, work commenced on a Ellesmere Port Industrial Area Study which includes the land within Stanlow and other surrounding business areas. The outcomes/actions from this work will inform future development and infrastructure requirements/provision. Future annual monitoring reports will continue to review the status of the New Bridge Road/A5117 link scheme in the context of this work and any other emerging strategies.

LPP1	STRAT 10 (D) Relevant planning applications determined in accordance with policy	
	Target	2019-2020
Target met? N/A	100 per cent	See the Local Plan (Part Two) transport and accessibility indicators below which relate to strategic policy STRAT 10.

T 1 - Local road network improvement schemes

LPP2	LPP2/S10 (A) Delivery of road improvement schemes (delivered by LGF, local large majors, developer contributions)		
	Target	Baseline (2019)	As at 1 April 2020
Target met? Ongoing	Set within CWAC Transport Strategies	Local Growth Fund 3 <ul style="list-style-type: none"> A51 Tarvin to Chester Improvement Scheme Sutton Way Boulevard Pedestrian and Cycling Improvements A5117 Pedestrian and Cycling Improvements Chester to Ellesmere Port Canal Towpath Pedestrian and Cycling Improvements 	A51 Tarvin to Chester Improvement Scheme Scheme received full approval in August 2019. In March 2020 all land acquisitions were completed and construction is underway. Completion is currently programmed for Spring 2021. Sutton Way Boulevard Pedestrian and Cycling Improvements The scheme was substantially completed in Spring 2020.

LPP2	LPP2/S10 (A) Delivery of road improvement schemes (delivered by LGF, local large majors, developer contributions)		
	Target	Baseline (2019)	As at 1 April 2020
		<p>Development Funding - Business Case Development</p> <ul style="list-style-type: none"> • Winnington Swing Bridge/A533 Corridor Improvements • Middlewich southern Link Feasibility Study <p>Consultants were commissioned in May 2018 on behalf of a cross-border working group, consisting of: Wrexham County Borough Council, Flintshire County Council, Highways England, Department for Transport, Transport for the North and Welsh Assembly Government to carry out a feasibility study for a new relief road to the west of Chester.</p>	<p>A5117 Pedestrian and Cycling Improvements</p> <p>Business case was approved in February 2020. Completion is scheduled for Spring 2021.</p> <p>Chester to Ellesmere Port Canal Towpath Pedestrian and Cycling Improvements</p> <p>Business case was approved in February 2020. Completion is due in March 2021.</p> <p>Winnington Swing Bridge/A533 Corridor Improvements</p> <p>Consultants appointed to develop design options for the swing bridge improvements and any required mitigation measures and prepare the Strategic Outline Business Case, which is anticipated to report in Autumn 2020.</p> <p>Middlewich southern Link Feasibility Study</p> <p>Cheshire West and Chester is a key stakeholder in relation to this initiative, which has been commissioned by Cheshire East Council. The draft Strategic Outline Business Case is anticipated to be completed in Autumn 2020.</p> <p>Chester - Broughton Growth Corridor</p>

LPP2	LPP2/S10 (A) Delivery of road improvement schemes (delivered by LGF, local large majors, developer contributions)		
	Target	Baseline (2019)	As at 1 April 2020
			<p>Progress has been delayed and progress with a Strategic Outline Business Case is anticipated to begin in 2020.</p> <p>Highways projects funded through developer contributions delivered/started 2019-20</p> <ul style="list-style-type: none"> • Tilston Speed Management Improvements • Huntington Primary school pedestrian crossing • Mill Lane, Frodsham - Parking Restrictions • Thornton Road Shared Use Footpath, Ellesmere Port • Winnington to Northwich Cycle & Pedestrian Route Scheme
	Local Plan policy ref(s): STRAT 10, T 1		
	Significant Effects ref(s): N/A		
	<p>Source: Cheshire and Warrington Local Transport Body - scheme updates: http://www.871candwep.co.uk/boards/local-transport-committee-meetings/; Council records of S106 contributions for development; Council major road scheme progress reporting:</p> <p>A51 Tarvin to Chester improvement scheme</p> <p>A5117 cycle improvement scheme</p> <p>Chester to Ellesmere Port canal towpath</p>		

7.56 The tables above provide a summary of progress with the delivery of local road network improvement schemes (delivered by LGF, local large majors or developer contributions).

T 2 - A56 Hoole Road Corridor

LPP2	LPP2/S10 (B) Delivery of 5th Park and Ride site		
	Target	Baseline (2019)	As at 1 April 2020
Target met? Y/N	As per Council's Parking Strategy/Parking Standards SPD	Baseline established in 2019/20 No progress	No progress
Baseline established 2019/20	Local Plan policy ref(s): T 2		
	Significant Effects ref(s): N/A		
	Source: N/A		

LPP2	LPP2/S10 (D) Delivery of A56 Hoole Road corridor improvements		
	Target	Baseline (2019)	As at 1 April 2020
Target met? Y/N	N/A	Baseline established 2019/20 No progress	No progress
Baseline established 2019/20	Local Plan policy ref(s): T 2		
	Significant Effects ref(s): N/A		
	Source: N/A		

7.57 There has been no progress to date on the delivery of the 5th Park and Ride site, or any corridor improvements along the A56 Hoole Road corridor. In January the Council's Cabinet approved the commissioning of consultants to undertake a study that examines the feasibility of transport mitigation interventions extending from the M53 to the Fountains Roundabout along the A56 corridor and including Hoole Bridge. Progress will be reported in the 2020-21 AMR.

7.58 T 3 - Railway Stations

LPP2	LPP2/S10 (E) Additional car parking spaces		
	Target	Baseline (2017/18)	As at 1 April 2020
Target met? N	Increase from baseline 2017/18	<ul style="list-style-type: none"> Hartford – Northern Rail station car park (83 spaces) Northwich – Northern Rail station car park (50 + 3 accessible spaces) 	No change to number of car parking spaces.

LPP2	LPP2/S10 (E) Additional car parking spaces		
	Target	Baseline (2017/18)	As at 1 April 2020
		<ul style="list-style-type: none"> • Winsford – London Northwestern Railway Rail station car park (25 + 3 accessible spaces) • Frodsham – Northern Rail station car park (23 spaces) and CWaC Frodsham Station car park (131 + 5 accessible spaces) • Helsby – Northern Rail station car park (23 spaces) and CWaC Station Avenue car park (21 spaces) • Cuddington – Northern Rail station car park (20 spaces) • Chester – Transport for Wales Chester East station car park (113 + 6 accessible spaces) and Transport for Wales Chester West station car park (123 + 6 accessible spaces) 	
	Local Plan policy ref(s): T 3		
	Significant Effects ref(s): N/A		
	Source: https://www.northernrailway.co.uk/stations https://www.londonnorthwesternrailway.co.uk/travel-information/station-information https://tfwrail.wales/our-network/stations https://www.cheshirewestandchester.gov.uk/residents/transport-and-roads/parking-and-permits/rural-car-parks.aspx		

7.59 Local Plan (Part Two) policy T 3 aims to protect and improve on the current levels of station parking at stations identified in the Council's parking strategy, plus Chester, as priorities for investment in schemes to increase car capacity. The table above shows the baseline provision and an analysis of

planning permissions granted in the 2019/20 monitoring year, does not identify any consents that would result in either the loss of, or provision of additional capacity.

T 5 - Parking and access

LPP2	LPP2/S10 (F) Planning permissions determined not in accordance with policy		
	Target	Baseline (2020/21)	As at 1 April 2020
Target met? N/A	Zero	Baseline to be identified through the 2020/21 monitoring process	N/A
Baseline to be established 2020/21	Local Plan policy ref(s): T 5		
	Significant Effects ref(s): N/A		
	Source: CWAC planning application monitoring		

7.60 It has not been possible to monitor indicators LPP2/S10 (G) and LPP2/S10 (H) during the 2019-2020 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 baseline for these indicators will be established in the 2020/21 Annual Monitoring Report through the Local Plan monitoring process.

LPP2	LPP2/S10 (G) Number/proportion of schemes that do not meet parking standards		
	Target	Baseline (2020/21)	As at 1 April 2020
Target met? N/A	Zero	Baseline to be identified through the 2020/21 monitoring process.	N/A
Baseline to be established 2020/21	Local Plan policy ref(s): T 5		
	Significant Effects ref(s): N/A		
	Source: CWAC planning application monitoring		

LPP2	LPP2/S10 (H) Number/proportion of EV charging points/infrastructure provided		
	Target	Baseline (2017/18)	As at 1 April 2020
Target met? Y	Increase from baseline 2017/18	Planning permission granted for 8 schemes, with requirements for the provision of 11 charging points	Planning permission granted for: <ul style="list-style-type: none"> 47 residential schemes (23 charging points and 1,511

LPP2	LPP2/S10 (H) Number/proportion of EV charging points/infrastructure provided		
	Target	Baseline (2017/18)	As at 1 April 2020
			dwellings with infrastructure/ cabling) <ul style="list-style-type: none"> 12 commercial schemes (65 charging points and 788 parking spaces with charging infrastructure/ cabling)
	Local Plan policy ref(s): T 5		
	Significant Effects ref(s): N/A		
	Source: CWAC 2018 Air Quality Annual Status Report (June 2018) and CWAC planning application monitoring		

7.61 This is a new indicator that monitors a relatively new policy area. The Council adopted a Parking Standards Supplementary planning document in March 2017 which contains recommendations for the inclusion of electric vehicle charging points in new developments, since then conditions requiring electric vehicle charging points were recommended by the Environmental Protection team. Table 3 of the CWAC Air Quality Annual Status Report (June 2018) includes a selection of permitted developments that included conditions for the provision of electric vehicle charging points planning applications were recommended by the Environmental Protection team. While not a full dataset, this provides a useful baseline for the inclusion of charging points as conditions of planning permission in 2017/18, and shows a total of 8 schemes (6 commercial, 1 car park and 1 residential) were granted planning permission, with conditions requiring a total of 11 EV charging points to be provided as part of the developments.

7.62 Planning application monitoring for the period 2019/20 shows a significant increase in the number of schemes being granted planning permission with a condition that requires the provision of an EV charging point or infrastructure. It should be noted that for residential development, the Parking Standards SPD sets a minimum standard of the the provision of a dedicated 32 amp radial circuit which is connected to the wiring of the dwelling, rather than the provision of a physical charging point. This enables residents to easily have a charging point installed at some point in the future, and to ensure that the latest technology is used, as necessary. In addition, it should also be noted that many of the conditions applied to the residential permissions require the submission and approval of details of an EV charging points scheme that meets the requirements set out in the Parking Standards SPD, prior to development. As such, the total figures shown above include estimates of the total number of charging points to be provided, assuming that the planning condition is met.

Infrastructure

7.63 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	2019-2020
Target met? Y	100 per cent of relevant schemes	100 per cent of relevant schemes provided for necessary infrastructure	100 per cent of relevant schemes provided for necessary infrastructure	100 percent of relevant schemes provided for necessary infrastructure	100 percent of relevant schemes provided for necessary infrastructure	99% percent of relevant schemes provided for necessary infrastructure	100 percent of relevant schemes provided for necessary infrastructure
	Local Plan policy ref(s): STRAT 11						
	Significant Effects ref(s): N/A						
	Source: Tracking of s73 applications and general planning application information.						

7.64 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 2019 - 2020 period some applications were received relating to infrastructure, but involved changes to car parking, landscaping or access rather than removal of this infrastructure. As such, the schemes still provided the necessary infrastructure.

Community Infrastructure Levy (CIL)

7.65 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 identified that the total CIL receipts for 2018/19 were £539,791.60, total CIL expenditure was £26,989.58 and £106,131.81 was passed to parish councils. The report for the 2019/20 financial year has not yet been published.

LPP2	LPP2/S11 (A) Number of applications liable for CIL (number of planning permissions approved)		
	Target	Baseline 2018 - 2019	2019 - 2020
Target met? N/A	N/A	144	172
	Local Plan policy ref(s): STRAT11		
	Significant Effects ref(s): N/A		
	Source: CIL monitoring		

LPP2	LPP2/S11 (B) Annual total CIL payments		
	Target	Baseline 2018 - 2019	2019 - 2020
Target met? N/A	N/A	£539,791.60	£1,616,789.27 (note that due to ongoing enforcement action, this figure is based on the dates when payments were due, rather than money received)
	Local Plan policy ref(s): STRAT11		
	Significant Effects ref(s): N/A		
	Source: CIL monitoring		

LPP2	LPP2/S11 (C) Number of applications where S106 money received by the Council		
	Target	Baseline 2018 - 2019	2019 - 2020
Target met? N/A	N/A	16 (£2,784,564.39 in total)	30 (£4,004,764.86 in total)
	Local Plan policy ref(s): STRAT11		
	Significant Effects ref(s): N/A		
	Source: S106 monitoring		

SE	STRAT 11 (A i) Percentage of the borough covered by Superfast Broadband						
	Target	Baseline	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
Target met? Y	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)	96.1% (March 2020)
	Local Plan policy ref(s): STRAT 11						
	Significant Effects ref(s): SE67						
	Source: http://labs.thinkbroadband.com All of the figures are based on the EU definition of superfast broadband, which is greater than 30 Mbps.						

Economic

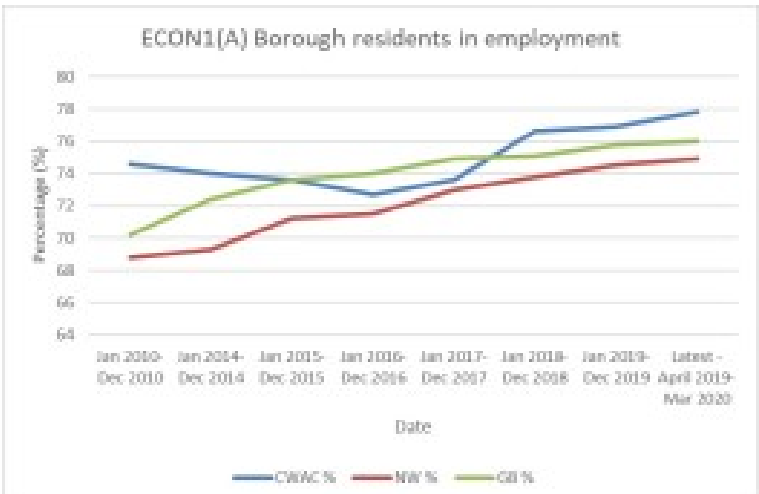
7.66 As set out in chapter 1 'Introduction' the indicators within this monitoring report review the implementation of the policies within the Local Plan and do not necessarily reflect the success or otherwise of the borough's other economic and development programmes.

Employment

7.67 Local Plan (Part One) policy ECON 1 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.

7.68 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). Further analysis has been undertaken at a sub-regional level through the Cheshire and Warrington Local Enterprise Partnership, working on the Local Industrial Strategy for the area together with other stakeholders. This evidence will draw on the economic strengths and priorities for the area.

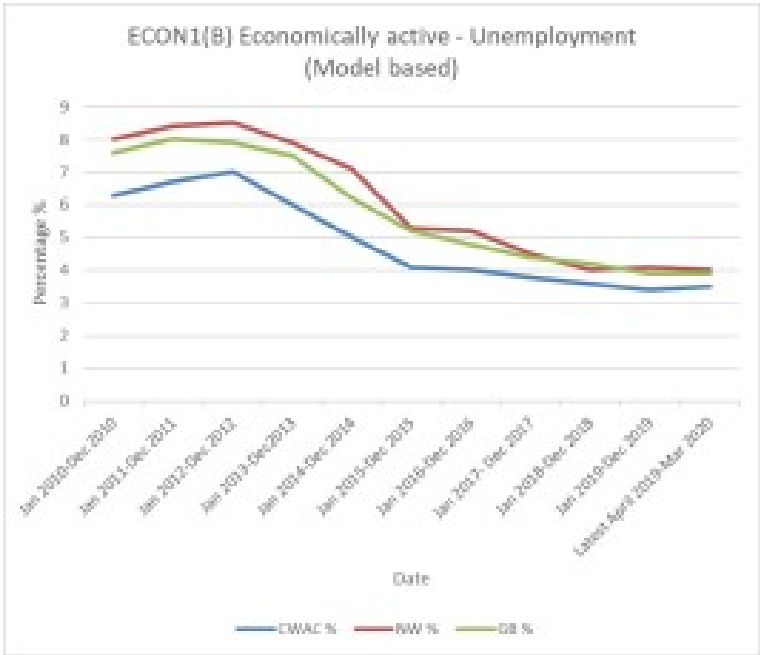
7.69 It is important to note that employment and business activity levels will be affected by a range of other factors outside the influence of the Local Plan. The impact of the Covid-19 pandemic on the economy, businesses and jobs within the borough is uncertain. As the UK lockdown period started 23rd March 2020 the data will be reviewed in future monitoring reports.

LPP1	ECON 1 (A) Number of borough residents in employment ⁽¹⁾		
SE	Target	Baseline	2019-20
Target met? Y	Increase from 2010 baseline		<p>CWAC December 2019: 76.9%</p> <p>North West December 2019: 74.9%</p> <p>Great Britain December 2019: 76%</p>

LPP1	ECON 1 (A) Number of borough residents in employment ⁽¹⁾		
SE	Target	Baseline	2019-20
	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

7.70 Since 2016 the level of people in employment has gradually increased. The most recent figures show that the percentage of borough residents in employment is greater than both the North West and Great Britain levels.

LPP1	ECON 1 (B) Unemployment rate ⁽¹⁾		
	Target	Baseline	2019-20
Target met? Y	Reduce from 2010 baseline		CWAC December 2019: 3.4% North West December 2019: 4.1% Great Britain December 2019: 3.9%
		Local Plan policy ref(s): ECON 1	
		Significant Effects ref(s): SE63	
		Source: ONS Crown Copyright Reserved [from Nomis, All people economically active, unemployed]	

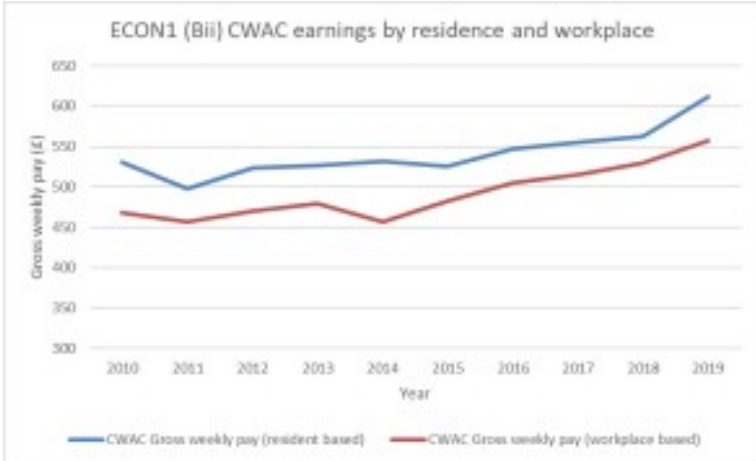
1. Data taken from ONS Model based estimates of unemployment

7.71 Indicator ECON1 (B) relates to the percentage of borough residents who are unemployed. The unemployment rate for CWAC has steadily declined since 2010, levelling off over recent years. There has been a slight increase in unemployment from 2018-2019, which aligns with those for the North West and Great Britain. The CWAC level continues to be lower than the North West and Great Britain rates.

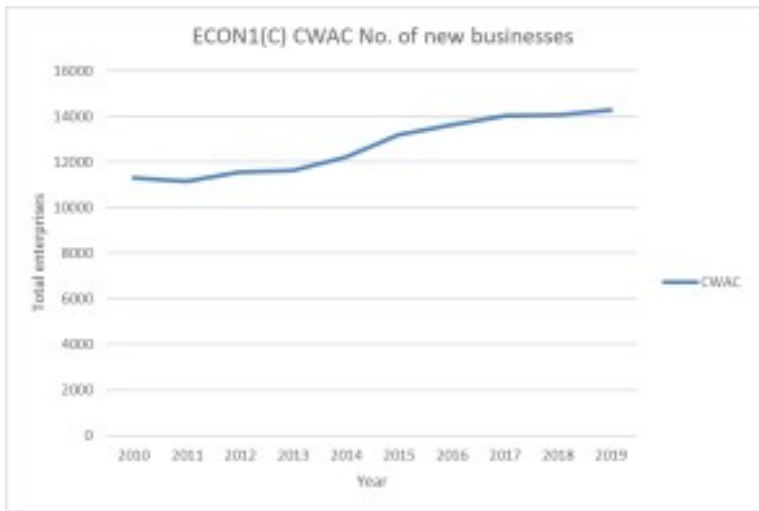
SE	ECON1 (B i) GVA per head of population (£)		
	Target	Baseline	2019-20
Target met N/A	None identified		<p>The latest released data 19th December 2019.</p> <p>CWAC: 29,629 (2018)</p> <p>North West: 25,118 (2018)</p> <p>UK: 28,729 (2018)</p>
	Local Plan policy ref(s): STRAT 2, ECON 1		
	Significant Effects ref(s): SE60		
	Source: Office for National Statistics licensed under the Open Government Licence v.3.0. ONS - Regional gross value added (balanced) [Release date: 19 December 2019]		

7.72 The graph shows the trend from the baseline date of 2010 for Cheshire West and Chester, when compared to the north west and UK levels. 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. ⁽ⁱⁱⁱ⁾

iii Note these figures are revised for the whole series each year, so are not comparable to last year's release

SE	ECON1 (B ii) Earnings within the borough (£)																																			
	Target	Baseline	2019-20																																	
Target met? N/A	N/A	<div><p>ECON1 (Bii) CWAC earnings by residence and workplace</p><table border="1"><caption>Estimated data from the graph</caption><thead><tr><th>Year</th><th>CWAC Gross weekly pay (resident based) (£)</th><th>CWAC Gross weekly pay (workplace based) (£)</th></tr></thead><tbody><tr><td>2010</td><td>530</td><td>470</td></tr><tr><td>2011</td><td>500</td><td>460</td></tr><tr><td>2012</td><td>520</td><td>470</td></tr><tr><td>2013</td><td>525</td><td>480</td></tr><tr><td>2014</td><td>530</td><td>460</td></tr><tr><td>2015</td><td>525</td><td>480</td></tr><tr><td>2016</td><td>540</td><td>500</td></tr><tr><td>2017</td><td>550</td><td>510</td></tr><tr><td>2018</td><td>560</td><td>530</td></tr><tr><td>2019</td><td>611.3</td><td>557.4</td></tr></tbody></table></div>	Year	CWAC Gross weekly pay (resident based) (£)	CWAC Gross weekly pay (workplace based) (£)	2010	530	470	2011	500	460	2012	520	470	2013	525	480	2014	530	460	2015	525	480	2016	540	500	2017	550	510	2018	560	530	2019	611.3	557.4	<p>CWAC resident based: 611.3 (2019)</p> <p>CWAC workplace based: 557.4 (2019)</p> <p>NW resident based: 555.8 (2019)</p> <p>NW workplace based: 549.8 (2019)</p> <p>GB resident based: 587 (2019)</p> <p>GB workplace based: 586.5 (2019)</p>
			Year	CWAC Gross weekly pay (resident based) (£)	CWAC Gross weekly pay (workplace based) (£)																															
			2010	530	470																															
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2016	540	500																																		
2017	550	510																																		
2018	560	530																																		
2019	611.3	557.4																																		
Local Plan policy ref(s): STRAT 2, STRAT 3-9, ECON 1																																				
Significant Effects ref(s): SE64																																				
Source: Gross weekly pay £, ONS annual survey of hours and earnings - resident analysis; ONS annual survey of hours and earnings - workplace analysis																																				

7.73 The indicator shows that average resident based earnings in the borough are higher than workplace earnings. There has been a gradual increase in both levels over recent years. Both resident (£611.3) and workplace (£557.4) based earnings for CWAC are at a higher level than the North West averages (resident £555.8, workplace £549.8). On a national level, resident based earnings exceed the average for Great Britain (£587) but the workplace earnings fall below the national average (£586.5). This suggests that residents could be commuting to areas outside the borough for higher paid roles.


LPP1	ECON 1 (C) Number of businesses ⁽¹⁾		
	Target	Baseline	2018-2019
Target met? Y	Increase from 2010 baseline	 <p>ECON1(C) CWAC No. of new businesses</p>	Number of businesses CWAC 2019: 14,275
	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

7.74 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.

7

Monitoring Framework

SE	ECON1 (C i) Enterprise births and deaths		
	Target	Baseline	2019-20
Target met? Y	Increase in business births from 2010 baseline (net gain)	 <p>The graph shows the number of businesses from 2010 to 2018. The y-axis represents the 'Number of businesses' from 0 to 2500. The x-axis represents the 'Year' from 2010 to 2018. The blue line (CWAC Enterprise Births) starts at approximately 1200 in 2010, rises to 1400 in 2011, 1500 in 2012, peaks at 1800 in 2013, dips to 1700 in 2014, rises to 1800 in 2015, peaks at 1900 in 2016, dips to 1700 in 2017, and rises to 1750 in 2018. The red line (CWAC Enterprise Deaths) starts at approximately 1200 in 2010, dips to 1150 in 2011, rises to 1300 in 2012, dips to 1200 in 2013, stays at 1200 in 2014, rises to 1400 in 2015, dips to 1350 in 2016, rises to 1650 in 2017, and dips to 1550 in 2018.</p>	<p>Data updated with the latest release and ONS revisions available in November 2019.</p> <p>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.</p>
	Local Plan policy ref(s): ECON 1		
	Significant Effects ref(s): SE59		
	Source: Office for National Statistics licensed under the Open Government Licence v. 3.0, ONS Business Demography 2017, release November 2019.		

7.75 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). The gap between these levels narrowed in 2018, but has since grown, suggesting further growth in the borough's economy. 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	2019-20
	100 per cent	N/a	<p>Key sites - see indicators STRAT 2(D) and STRAT 2(E) for Chester.</p> <p>Indicator ECON 1(Di) relates to the loss of employment land.</p>

LPP1	ECON 1 (D) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2019-20
			Broadband infrastructure see STRAT 11 (Ai)/SE67.
	Local Plan policy ref(s): ECON 1		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester Employment land monitor (2020)		

7.76 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.

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 2019-2020		
LPP2	LPP2/S2 (C) strategic, LPP2/S3 (D) Chester, LPP2/S4 (E) (Ellesmere Port), LPP2/S5 (E), Northwich, LPP2/S6 (C) (Winsford), LPP2/S8 (C) Rural, LPP2/EC (A) Protection of employment land		
	Spatial area	Redevelopment of employment land/buildings to other uses (ha)	Amount of floorspace developed for alternative uses (m ²)
	Chester	1.2	2715
	Ellesmere Port	5.63	0
	Northwich	4.8	3328
	Rural	15.08	22,713
	Winsford	0	0
	Total	26.71	28,756
	Local Plan policy ref(s): ECON 1, DM 5		

LPP1	ECON 1 (D i) Loss of existing or allocated employment land to other uses 2019-2020		
LPP2	LPP2/S2 (C) strategic, LPP2/S3 (D) Chester, LPP2/S4 (E) (Ellesmere Port), LPP2/S5 (E), Northwich, LPP2/S6 (C) (Winsford), LPP2/S8 (C) Rural, LPP2/EC (A) Protection of employment land		
	Spatial area	Redevelopment of employment land/buildings to other uses (ha)	Amount of floorspace developed for alternative uses (m ²)
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester employment land monitor (2020)		

7.77 Borough wide, for the 2019-20 monitoring period the greatest loss of employment land has been seen in the rural area. This is primarily due to the one large former employment area which is currently under construction for housing (Marley Tile works, 12.14ha). Large scale development has taken place at Protos, plot 3 for a timber recycling facility (5.63ha sui generis). In Northwich, there has been a relatively large loss of office floorspace from the redevelopment of the former Watling Street offices to residential use. Further information on these schemes is provided under indicators; LPP2/S3(D), LPP2/S4(E), LPP2/S5(E), LPP2/S6(C) and LPP2/S8(C) for each of the spatial areas of the borough.

DM 7 - Rural diversification of land based businesses

LPP2	LPP2/EC (B) Number and type of proposals for rural diversification refused due to being contrary to policy DM 7		
	Target	Baseline (2010)	As at 1 April 2020
Target met? Y/N	N/A		N/A See below
	Local Plan policy ref(s): DM7		
	Significant Effects ref(s): N/A		
	Source: CWAC planning application monitoring		
	It has not been possible to collect the detailed policy information for the 2019-2020 monitoring period that is required to fully assess and complete the indicator. Future iterations of the AMR will include further interrogation of planning decisions and the application of Local Plan (Part Two) policy DM 7.		

DM 8 - Equestrian development

LPP2	LPP2/EC (C) Percentage of new equestrian development proposals approved in line with policy	
	Target	As at 1 April 2020
Target met? N/A	N/A	34 applications were received specifically for equestrian development within the monitoring period. Of which 31 applications were approved and 3 applications were refused.
	Local Plan policy ref(s): DM 8	
	Significant Effects ref(s): N/A	
	Source: Cheshire West and Chester planning application monitoring	

Town centres

7.78 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. The retail dataset for the 2019-2020 period is available as an excel worksheet on the Council's monitoring webpage https://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/mon/.

7.79 The Government has announced fundamental reforms to allow greater flexibility to change uses without the need for planning permission (July 2020). This change reforms the Use Classes Order to combine the A1, A2, A3 and B1 use classes, into a single E use class (commercial, business and service). This will take effect 1 st September 2020, and will affect the way in which retail developments are monitored within the next monitoring period.

7.80 ECON 2 (A) Delivery of Northgate leisure and retail scheme and new theatre in Chester (see STRAT 3 (C)).

LPP1	ECON 2 (B) Delivery of Barons Quay scheme, Northwich		
	Target	Baseline	2019-2020
Target met? Y	Development completed by 2017	12/05368/FUL - planning permission granted.	Development complete.
	Local Plan policy ref(s): STRAT 2, STRAT 5, ECON 2		
	Significant Effects ref(s): N/A		
	Source: www.baronsquay.co.uk		

LPP1	ECON 2 (C) Vacancy rates on primary shopping streets		
	Target	Baseline	2019-2020
Target met? N	Reduce from baseline	2010 can be viewed in table 7.7 below	see table 7.7
	Local Plan policy ref(s): ECON 2		
	Significant Effects ref(s): SE61		
	Source: Cheshire West and Chester officer site visits		

Table 7.7 Percentage vacancy rates in the primary shopping area within town centres

Location	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
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	16.5
Northwich (primary shopping area)	14.4	17.1	18.4	21.6	19.4	20.2	30.2	32.4	44.4	41.5	18.48 ⁽¹⁾
Winsford (town centre)	22.8	15.9	15.8	19.0	15.3	19.4	19.8	6.4	12.7	13.2	9.68
Ellesmere Port (town centre)	17.6	14.4	17.8	16.6	14.4	13.3	14.6	14.8	16.9	17	20.22
Frodsham (town centre)	4.1	2.6	2.6	3.9	3.8	5.9	4.4	2.9	3.7	5.11	7.04

Location	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Neston (town centre) ⁽²⁾	-	-	-	10.9	10.3	15.6	14.0	11.3	8.6	7.3	12.09

1. Weaver Square is no longer included in the vacancy monitoring, resulting in a significant decrease from 2019.
2. Data only available from 2013 monitoring period onwards

LPP1	ECON 2 (D) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2019-2020
Target met? N	100 per cent	2015 data can be viewed in table 7.8	See table 7.8
	Local Plan policy ref(s): ECON 2		
	Significant Effects ref(s): SE62		
	Source: Cheshire West and Chester planning application monitoring		

Table 7.8 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
2019/2020	46	64	46	66

Table 7.9 Amount of completed floor space (gross and net) for town centre uses in centres (m2)

Year		A1	A2	A3	A4	A5	B1 (a)	D2	Total
2011-2012	Gross	56	81	199	0	0	30	0	366
	Net	-271	81	143	-258	0	30	-258	-533

Year		A1	A2	A3	A4	A5	B1 (a)	D2	Total
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
2019-2020	Gross	484	0	840	110	35	0	1494	2,963
	Net	-1618	-152	406	110	35	0	1494	3,511

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

Table 7.10 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
2019-2020	Gross	2438	0	2831	858	0	3705	3012	12,844
	Net	406	-95	1417	23	0	3705	832	6,288

DM 14 - City and town centres

LPP2	LPP2/EC (D) Vacancy rates in the primary shopping areas		
	Target	Baseline (2014/15)	As at 1 April 2020
Target met? N	Reduce from baseline established in the 2014/15 AMR	13.38%	15.65%
	Local Plan policy ref(s): ECON 2, DM 14		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester retail monitoring		

LPP2	LPP2/EC (E) Number of approved retail planning applications and floorspace (m2) in and out of centre		
	Target	Baseline (2019/20)	As at 1 April 2020
Target met? N/A Baseline established 2019/20	Increase in town centre uses approved in 'in centre' locations	Baseline established 2019/20	253
		Number of applications - 253	129,494
		Amount of floorspace (m2) - 129,494	
	Local Plan policy ref(s): ECON2, DM14		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester retail monitoring		

LPP2	LPP2/EC (F) Amount of completed floorspace in centre for town centre uses		
	Target	Baseline (2017/18)	As at 1 April 2020
Target met? N	Increase from baseline set in 2017/2018	14,301 (gross)	2,963 m2
	Local Plan policy ref(s): ECON2, DM14		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester retail monitoring		

LPP2	LPP2/EC (G) Amount of completed floorspace across the borough for town centre uses		
	Target	Baseline (2017/18)	As at 1 April 2020
Target met? Y	Decrease from baseline set in 2017/18 AMR	27,780 (gross) - data not collected in 2017/18 so baseline data taken from 2018/19	15,807 m2
	Local Plan policy ref(s): ECON2, DM14		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester retail monitoring		

7.81 DM 15 - District and local retail centres

LPP2	LPP2/EC (H) Total loss of town centre floor space in local retail centres		
	Target	Baseline (2017/18)	As at 1 April 2020
Target met? Y	Decrease from baseline set in 2017/2018 AMR	667 metres squared (net total floorspace in Local/District Retail Centres)	1785 metres squared (+ 1118 therefore no net loss since 2017/18) (net total floorspace in Local/District Retail Centres)
	Local Plan policy ref(s): ECON2, DM15		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester retail monitoring		

Tourism

7.82 Policy ECON 3 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.

Tourism Attractions/facilities

LPP1	ECON 3 (A) Relevant planning applications determined in accordance with policy		
LPP2	LPP2/EC (I) Number of planning applications for tourism attractions/facilities granted in accordance with policy		
	Target	Baseline	2019-20
Target met? Y	100 per cent	N/a	<p>New tourism attractions / facilities - see Appendix D Table C.1 'Planning applications 2019-20 for tourism attractions/facilities' for the schemes granted during the monitoring period</p> <p>Planning applications for visitor attractions and facilities have been approved in Chester and the rural areas of the borough. Proposals in Chester include Chester Zoo (see GBC 1) and Chester Racecourse.</p> <p>In the rural area conditions are being discharged on the BeWilderwood scheme for outdoor education, with a new access to the attraction approved off the A49.</p> <p>Development is underway at Delamere Forest (16/03550/FUL) with conditions discharged. This is a large tourism scheme that includes a replacement visitor centre, parking; offices; change of use of existing workshop to bike hire building; landscaping; improved internal access roads and signage/barriers; natural play areas; a bike storage compound; a bike skills area; new and improved pedestrian/bike/multi-user trails; off site road and footpath improvements; a new health and wellbeing fitness play and interpretation trail; and the erection of 67 timber holiday cabins with associated infrastructure.</p> <p>At Beeston Castle a recreation of a bronze age roundhouse was completed Feb 2020.</p>
	Local Plan policy ref(s): ECON 3		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning applications determined 1st April 2019-31st March 2020, extant planning permissions for large scale tourism facilities April 2020		

7.83 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. The schemes approved in Chester are in accordance with policy ECON 3,

which states major leisure, tourism, cultural development proposals and visitor accommodation, which will attract a significant number of visitors, should be located within or accessible to Chester.

7.84 Table C.1 'Planning applications 2019-20 for tourism attractions/facilities' shows the planning applications granted during the monitoring period for tourism attractions/facilities.

Visitor Accommodation

LPP1	ECON 3 (A) Relevant planning applications determined in accordance with policy	
LPP2	LPP2/EC (J) - Number of planning applications granted for new visitor accommodation, in accordance with policy.	
	Target	As at 1 April 2020
Target met? Y	100%	<p>The following proposals were granted during the monitoring period:</p> <p>Caravan Parks (touring): 1 application 15/03070/FUL proposed camping area, Milton Green. 1 application 19/03783/FUL for wardens block and facilities Malpas</p> <p>Caravan Parks (static): 19/03040/FUL Daleford Manor, revised site layout and retention of 50 static holiday caravans.</p> <p>Lodges/Log Cabins: 19/02636/NMA and 19/02766/S73 Delamere Forest. Discharge of condition applications approved for Delamere Forest scheme. 1 application approved 18/03132/FUL for 2 structures, Rake Lane Chester. 1 scheme in Tarporley 18/04534/FUL for 3 chalets.</p> <p>Bed and Breakfast: 1 application approved (18/04644/FUL) Tarporley.</p> <p>Holiday lets: 4 applications approved: 18/03837/FUL Tarvin, 18/04921/FUL Picton, 19/01806/FUL Littleton, 18/04930/FUL Darnhall Winsford</p> <p>Hotels: 2 new planning approvals at Foregate Street Chester (19/02556/FUL) and Love Street Chester (18/03383/FUL). Discharge of condition or non-material amendment applications approved for hotel schemes permitted in previous monitoring periods – Moxy Hotel, Hotel Indigo, Travellodge Chester, Carden Park hotel. Conditions were discharged for a wedding venue proposed at the Old Palace, Little St John St Chester.</p>
	Local Plan policy ref(s): ECON3	
	Significant Effects ref(s): N/A	

LPP1	ECON 3 (A) Relevant planning applications determined in accordance with policy	
LPP2	LPP2/EC (J) - Number of planning applications granted for new visitor accommodation, in accordance with policy.	
	Target	As at 1 April 2020
	Source: Cheshire West and Chester planning applications determined 1st April 2019-31st March 2020, extant planning permissions for large scale tourism facilities April 2020	

7.85 The proposals for visitor accommodation that were granted during the monitoring period are shown in Table C.2 'Planning applications 2019-20 for visitor accommodation'. The larger hotel schemes are approved in Chester as the sub-regional centre and visitor destination, which aligns with policies ECON3 and DM9 / DM10. Smaller scale holiday lets, caravan facilities and bed and breakfast accommodation have been approved in the rural area. Development is progressing on large schemes granted during previous monitoring years, with conditions being discharged at the Delamere Forest log cabin scheme, Carden Park Hotel and hotel developments in Chester; Moxy Hotel, Hotel Indigo and Travelodge. Of these schemes, Carden Park and Hotel Indigo are completed and the other developments are under construction. The Spa at Carden Park opened in January 2020, offering extensive indoor and outdoor facilities.

SE	ECON 3 (A i) Number of day and overnight visitors to the borough		
	Target	Baseline	2019-20
	N/A	<p>The most recent information is from 2018</p> <p>This data indicates:</p> <p>2018 Staying visitor numbers (millions): 1.5m (4.1%)</p> <p>2018 Day visitor numbers (millions): 34.9m (95.9%)</p> <p>Total visitors (millions) : 36.4m</p>	
		Local Plan policy ref(s): ECON 3	
		Significant Effects ref(s): SE65	

SE	ECON 3 (A i) Number of day and overnight visitors to the borough		
	Target	Baseline	2019-20
	Source: Cheshire West and Chester JSNA statistics (STEAM Draft Trend report for 2013-2018 Global Tourism Solutions UK)		

7.86 The latest data available on visitor numbers to the borough covers the 2013-2018 period, as shown in the graph above. 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.

Social

7.87 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.

Housing

7.88 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 LPP2 SE	SOC 1-2 (A) Number of affordable housing completions in monitoring year LPP2 / SO (A), LPP2 / SO (B), LPP2 / SO (J)			
	Target	Baseline (2010)	Completions 2019-2020	Total completions 2010-2020
Target met? Y (ongoing)	6,600 affordable homes by 2030 (based upon up to 30 per cent of 22,000 net additional dwellings)	0	288	3,863

LPP1 LPP2	SOC 1-2 (A) Number of affordable housing completions in monitoring year LPP2 / SO (A), LPP2 / SO (B), LPP2 / SO (J)			
SE	Target	Baseline (2010)	Completions 2019-2020	Total completions 2010-2020
	100 per cent affordable housing on relevant rural exception schemes	0	One rural exception scheme was completed within the monitoring period = 10 dwellings	See Table 7.12
	Local Plan (Part One) policy ref(s): SOC 1, SOC 2			
	Significant Effects ref(s): SE46			
	Source: Cheshire West and Chester housing land monitor			

7.89 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 2020 over 56 per cent of this target has been achieved.

7.90 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.

Table 7.11 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	2019 - 2020	Total
Affordable housing	263	390	184	161	572	478	461	630	436	288	3,863
Total	680	858	698	1,032	1,613	1,816	2,041	2,569	2,155	1,857	15,319
% affordable completions	39 %	45.5 %	26 %	15.5 %	35 %	26 %	22.5 %	24.5 %	20 %	16 %	Average = 25 %

7.91 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

7.92 Since the base date of the Local Plan (Part One) a number of rural exception sites have been granted planning permission. Table 7.12 lists these sites and those in the planning process including details of location, number of dwellings, and site status.

Table 7.12 Rural exception sites

Address / location	RP / developer	Location	Application ref	No. of units	Site Status (1 April 2020)
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	Complete (2019-2020)
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

Address / location	RP / developer	Location	Application ref	No. of units	Site Status (1 April 2020)
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
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 (21/01/2014)	16	Complete
Redcot, School Bank, Norley	Equity Housing Group	Norley	14/03127/FUL (28/01/2015)	14	Complete
Lodge Lane, Saughall	Chester & District Housing Trust	Saughall	11/03300/FUL (19/01/2012)	18	Complete

7.93 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

7.94 There have been a relatively high level of rural exception schemes coming forward in the borough particularly adjacent to Green Belt settlements and some of these settlements also have several schemes (see Table 7.12). 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 7.13) 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 7.13 Allocation of affordable units by site and location

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

7.95 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 context of the Local Plan (Part One) Strategic Policies plan.

LPP1 LPP2	SOC 3 (A) Provision of mix of housing as part of developments LPP2 / SO (C), LPP2 / SO (M), LPP2 / SO (N)		
SE	Target	Baseline (2010)	2019-2020
Target met? Y (ongoing)	100 per cent of relevant schemes	0 dwellings	See tables 7.14 and 7.15
	Local Plan policy ref(s): SOC 3		
	Significant Effects ref(s): SE51, SE46		
	Source: Cheshire West and Chester housing land monitor		

7.96 Tables 7.14 and 7.15 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. 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.

7.97 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 7.14 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
2019-2020	0	91	534	488	0	12	26	218	95	5	0
TOTAL	28	515	3,970	3,998	10	102	73	1,439	1,131	37	82

Table 7.15 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
2019-2020	0	115	73	4	0	1	0	83	12	0	0

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
TOTAL	6	1,209	1,151	35	4	23	9	674	685	34	0

7.98 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 also 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.

7.99 Monitoring indicator SOC 3 (A i) below sets out the delivery of specialist accommodation i.e. extra care and 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)	2019-2020
	N/A	0 schemes permitted	<p>1 new planning permission granted within monitoring period:</p> <ul style="list-style-type: none"> 68 bed care home - Middlewich Road, Rudheath <p>Consented schemes outstanding as at 1 April 2020:</p> <ul style="list-style-type: none"> 72 bed care home and 23 self-contained apartments - BELONG: City House, City Road, Chester (Under construction) 47 (1 and 2 bed) self-contained retirement apartments - Phase Three, Gifford Lea, Tattenhall (Not started) 56 bed care home - Hooton Road, Hooton (Not started) 16 (1 bed) self-contained supported living apartments - Springbank Crescent, Winsford (Not started) 21 retirement living apartments - The Cedars, Old Hall Street, Malpas (Under construction) 9 extra care bedrooms (extension) - Old Rectory Nursing Home, Rectory Lane, Capenhurst 64 bed retirement / care home - Lostock Avenue, Lostock Gralam, Northwich (Under construction) 21 bungalows and 8 apartments for over 55's - Chester Road/Flat Lane, Kelsall (Not started) 68 bed care home - Middlewich Road, Northwich

SE	SOC 3 (A i) Number of extra care schemes approved and number of older persons dwellings provided in monitoring period		
	Target	Baseline (2010)	2019-2020
	N/A	0 schemes completed	<p>1 scheme completed within the monitoring period:</p> <ul style="list-style-type: none"> 58 bed car home for the elderly - Chester Road, Huntington, Chester <p>In addition, Phase 2 of the Gifford Lea retirement village scheme in Tattenhall completed 56 self-contained apartments.</p>
	Local Plan policy ref(s): SOC 3		
	Significant Effects ref(s): SE47		
	Source: Cheshire West and Chester housing land monitor		

Table 7.16 Annual specialist accommodation completions 2010-2020

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
2019-2020	56	58
Total	839	226

Table 7.17 Annual student housing completions 2010-2020

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
2019-2020	175	0
Total	976	204

7.100 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%
2019 - 2020	0	0	0%

SE	SOC 3 (A ii) Number of vacant and unfit dwellings		
	Target	2019-2020	
Target met? N/A	N/A	Vacant	2015/16: 2,246 long term empty homes 2019/20 (as of 31/10/20) there were 2,969 empty properties of which 1,797 are long term.
	N/A	Unfit	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 2019/20 - no updated data available.
	Local Plan policy ref(s): SOC 3		
	Significant Effects ref(s): SE48		
	Source: Cheshire West and Chester Council Housing Strategy / Regulatory Services.		

DM 20 - Mix and type of new housing development *see SOC 3

LPP2	LPP2/SO (C) Number of new homes completed by type and size	
	Target	As at 1 April 2020
Target met? N/A	Meet the requirements of policy	See SOC 3 (housing completions by type and size)
	Local Plan policy ref(s): SOC 3 and DM 20	
	Significant Effects ref(s): N/A	
	Source: Cheshire West and Chester housing land monitor	

LPP2	LPP2/SO (E) Number of accessible and adaptable dwellings		
	Target	Baseline (2019)	As at 1 April 2020
Target met? N/A	Increase in baseline established 2017/18		It has not been possible to collect the detailed policy information for the 2019-2020 monitoring period that is required to fully assess and complete the indicator. Future iterations of the AMR will include further interrogation of planning decisions and the application of Local Plan (Part Two) policy DM 20.

LPP2	LPP2/SO (E) Number of accessible and adaptable dwellings		
	Target	Baseline (2019)	As at 1 April 2020
	Local Plan policy ref(s): SOC 3 and DM 20		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

LPP2	LPP2/SO (F) Number of wheelchair user dwellings		
	Target	Baseline (2019)	As at 1 April 2020
Target met? N/A	Meet the requirements of policy	N/A	It has not been possible to collect the detailed policy information for the 2019-2020 monitoring period that is required to fully assess and complete the indicator. Future iterations of the AMR will include further interrogation of planning decisions and the application of Local Plan (Part Two) policy DM20.
	Local Plan policy ref(s): SOC 3 and DM 20		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

DM 21 - Development within a residential curtilage and**DM22 - Change of use to dwelling houses and residential conversion**

LPP2	LPP2/SO (G) Number of proposals approved in the countryside to extend residential curtilage	
	Target	As at 1 April 2020
Target met? N	Zero	6 applications were approved to extend / change the use of land to residential curtilage in the 2019-2020 monitoring period. All 6 proposals involved the change of use (agricultural) land to domestic garden / residential curtilage.
	Local Plan policy ref(s): DM21	
	Significant Effects ref(s): N/A	
	Source: Cheshire West and Chester housing land monitoring database	

LPP2	LPP2/SO (H) Number of development proposals which comply with DM 21 and DM 22		
	LPP2/SO (I) Number of dwellings created through change of use/conversion of rural buildings by area		
	Target	Baseline (2019)	As at 1 April 2020
Target met? N/A	N/A	N/A	It has not been possible to collect the detailed policy information for the 2019-2020 monitoring period that is required to fully assess and complete the indicator. Future iterations of the AMR will include further interrogation of planning decisions and the application of Local Plan (Part Two) policy DM 21 and DM 22.
	Local Plan policy ref(s): DM 21 and DM 22		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester housing monitoring database		

DM 23 - Delivering affordable housing * see SOC 1

LPP2	LPP2/SO (A) Number and location of affordable homes completed	
	Target	As at 1 April 2020
Target met? N/A	6,600 affordable homes by 2030 (based upon 30% of 22,000 net additional dwellings. 100% affordable housing on relevant rural exception schemes.	See SOC 1 (affordable housing completions)
	Local Plan policy ref(s): SOC 1 and DM 23	
	Significant Effects ref(s): N/A	
	Source: Cheshire West and Chester housing land monitor	

DM 24 - Rural exceptions sites * see SOC 1 / SOC 2

LPP2	LPP2/SO (B) Number of rural exceptions sites approved and completed	
	Target	As at 1 April 2020
Target met? N/A	N/A	See SOC 1 and SOC 2
	Local Plan policy ref(s): SOC 2 and DM 24	

LPP2	LPP2/SO (B) Number of rural exceptions sites approved and completed	
	Target	As at 1 April 2020
	Significant Effects ref(s): N/A	
	Source: Cheshire West and Chester housing land monitor	

LPP2	LPP2/SO (J) Number of schemes approved in line with local need	
	Target	As at 1 April 2020
Target met? N/A	100%	See SOC 1 and SOC 2
	Local Plan policy ref(s): SOC 3 and DM 20	
	Significant Effects ref(s): N/A	
	Source: Cheshire West and Chester housing land monitor	

DM 25 - Essential rural workers dwellings

LPP2	LPP2/SO (K) Number of essential rural workers dwellings completed		
	Target	Baseline (2019)	As at 1 April 2020
Target met? N/A	N/A	0 dwellings	1 rural / key worker dwelling completed
	Local Plan policy ref(s): DM 25		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester housing land monitor		

LPP2	LPP2/SO (L) Number of essential workers dwellings lost to open market housing		
	Target	Baseline (2019)	As at 1 April 2020
Target met? N/A	Zero		It has not been possible to collect the detailed policy information for the 2019-2020 monitoring period that is required to fully assess and complete the indicator. Future iterations of the AMR will include further interrogation of planning decisions and the application of Local Plan (Part Two) policy DM 25.
	Local Plan policy ref(s): DM 25		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application database		

DM 26 - Specialist accommodation *see SOC 3

LPP2	LPP2/SO (M) Number of new bed spaces provided (by type)	
	Target	As at 1 April 2020
Target met? N/A	N/A	See SOC 3
	Local Plan policy ref(s): DM 26	
	Significant Effects ref(s): N/A	
	Source: Cheshire West and Chester housing land monitor	

DM 27 - Student accommodation * see SOC 3

LPP2	LPP2/SO (N) Number and location of new bed spaces and new self contained units completed	
	Target	As at 1 April 2020
Target met? N/A	N/A	See SOC 3
	Local Plan policy ref(s): DM 27	
	Significant Effects ref(s): N/A	
	Source: Cheshire West and Chester housing land monitor	

DM 28 - Houses in multiple occupation

7.101 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

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?
2019 - 2020	5 (including 2 for change of use from HMO)	0	n/a

7.102 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.

LPP2	LPP2/SO (O) Number of new HMO properties approved		
	Target	Baseline (2019)	As at 1 April 2020
Target met?	N/A	3	3
N/A	Local Plan policy ref(s): DM 28		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester housing monitoring database		

7.103 In the period 1 April 2019 - 31 March 2020, five new HMO properties were approved. However two permissions were also granted for conversion from HMO to another type of housing, giving a net total of three new HMOs.

LPP2	LPP2/SO (P) Change in the number of HMO's within Article 4 areas		
	Target	Baseline (2019)	As at 1 April 2020
Target met?	Zero	-1	-1
Y	Local Plan policy ref(s): DM 28		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester housing monitoring database.		

7.104 Within the three Article 4 areas, six applications were approved in the period 1 April 2019 - 31 March 2020. Of these, three were lawful development certificates to confirm that the properties had been in use as HMOs prior to the implementation of the Article 4 Directions, and two were variations of conditions on previously permitted HMOs. There was one application for the conversion of an existing HMO to provide two student apartments.

Gypsy and Traveller and Travelling Showpersons accommodation

7.105 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 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 Gypsy and Traveller Accommodation Assessment (GTAA) which has been updated three times since the base date of the Local Plan. An [updated GTAA](#) was published in July 2018 and identifies a need for 21 additional pitches for Gypsy and Traveller households that meet the Government's planning definition from 2017 to 2030 ; three plots Travelling Showpeople and provision of a 5-10 pitch transit site. As set below a number of pitches have been provided since the start of the Plan period.

LPP1 SE	SOC 4 (A) Provision of sites for Gypsy and Traveller and Travelling Showpersons accommodation	
	Target	Baseline
Target met? N	Gypsy and Traveller pitches: 21 pitches 2017-2030 Travelling Showpersons plots: 3 plots by 2030 Transit site: 5-10 pitches by 2030	30 Gypsy and Traveller pitches granted permission 0 Travelling Showpersons plots 0 Transit site pitches
	Monitoring outcome	
	2014-2015	Two permanent public sites completed during the monitoring period ⁰ 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,
	2018-2019	Gethsemane (16/02334/FUL) 3 permanent

LPP1 SE	SOC 4 (A) Provision of sites for Gypsy and Traveller and Travelling Showpersons accommodation	
	Target	Baseline
		Little Meadow (14/04412/FUL), 2 permanent pitches and 6 transit pitches
	2019-2020	Pitches with permission: 19/01594/S73 6 permanent pitches - Green Acres Caravan Park, Childer Thornton 19/02669/FUL 2 permanent pitches - Green Meadows Chalet Park, Alvanley
	Local Plan policy ref(s): SOC 4	
	Significant Effects ref(s): SE49	
	Source: Cheshire West and Chester housing land monitor; GTAA (2018)	

7.106 Since the base date of the latest GTAA 13 permanent pitches have been provided out of the 21 pitches needed to 2030. Current permanent pitch provision in the borough is shown in tables 7.24 and 7.25.

Table 7.18 Local Authority Gypsy and Traveller pitches with permanent permission

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

Table 7.19 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 (The Stables)	5
County Meadow Field, Dunham on the Hill	3
Land at Travellers Rest, Winsford	16

Private sites with permanent planning permission	
Location	Number of pitches
The Old Pumping Station, Frodsham	13
Land at Old Hall Lane, Elton (Prevan Plance / Woodlands Place)	2
Land at junction of Davenham Bypass and London Road, Northwich (Oaklands Caravan Park)	8
Gethsemane, Dunham on the Hill	3
Little Meadow, Elton /Thornton-le-Moors	2
Green Acres, Childer Thornton	6
Green Meadows Chalet Park	2
Total	85

Health and well-being

7.107 Local Plan (Part One) policy SOC 5 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.

7.108 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.

LPP1	SOC 5 (A) Relevant planning applications determined in accordance with policy	
	Target	2019-2020
Target met? see below	100 per cent	See the Local Plan (Part Two) health and wellbeing indicators below which relate to strategic policy SOC 5.

SE	SOC5 (A i) Number and extent of Air Quality Management Areas (AQMA's)		
	Target	Baseline	2019-2020
Target met? N	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: 2019 air quality annual status report		

1. Caused by SO₂

SE	SOC5 (A ii) Annual average nitrogen dioxide concentration in AQMA's (ug/m ³)		
	Target	Baseline	2019-2020
Target met? N	Annual mean (NO ₂) not to exceed 40 ug/m ³	<p>- Whitby Road/Station Road (declared 2005) 44.5</p> <p>- Fluin Lane, Frodsham (declared 2015) 42.6</p> <p>- Chester city centre (declared 2017) 49.1</p> <p>- Thornton-le-Moors (2016) 56 exceedances SO₂ 15-minute mean</p> <p>2018:</p> <p>- Whitby Road/Station Road AQMA 36ug/m³</p> <p>- Fluin Lane, Frodsham AQMA 40.5ug/m³</p> <p>- Chester AQMA 48.5ug/m³ (2016) (1)</p>	<p>2019:</p> <p>- Whitby Road/Station Road AQMA 37ug/m³</p> <p>- Fluin Lane, Frodsham AQMA 38.0ug/m³</p> <p>- Chester AQMA 45.8ug/m³ (2016)</p> <p>- Thornton-le-Moors 66 exceedances SO₂ 15-minute mean</p>

SE	SOC5 (A ii) Annual average nitrogen dioxide concentration in AQMAs (ug/m ³)		
	Target	Baseline	2019-2020
		- Thornton-le-Moors 36 exceedances SO2 15-minute mean	
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE17		
	Source: 2019 air quality annual status report		

1. (includes Boughton AQMA)

7.109 The air quality objective for NO₂ is 40 ug/m³ annually. Two of the three AQMAs for traffic pollution have reported improvements since they were declared in 2005 and met their air quality objectives in 2019/20. Chester City Centre AQMA exceeded the objective and future 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. The Thornton-le-Moors AQMAs relates to industrial emissions rather than roads and therefore is not directly related to the SOC5 (Aii) criterion.

SE	SOC5 (A iii) Number and type of new health facilities		
	Target	Baseline	2019-2020
Target met? Y	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 health facilities and loss of none
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE44		
	Source: Cheshire West and Chester planning application monitoring		

SE	SOC5 (A iv) Domestic burglaries		
	Target	Baseline	2019-2020
Target met? N	Reduction from baseline	2013-2014: 83 2015-2016: 585 2016-2017: 602 2017-2018: 1,029 2018-2019: 944	847
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE52		
	Spurce: ONS Recorded crime data by Community Safety Partnership area		

SE	SOC5 (A v) Violent crime per year in the local authority area		
	Target	Baseline	2019-2020
	None identified	2013/14: 1800 ⁽¹⁾ 2015-2016: 2,311 2016-2017: 2,770 2017-2018: 3,184 2018-2019: 3,291 ⁽²⁾	3306 Violence with injury
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE53		
	Source: ONS Recorded crime data by Community Safety Partnership area		

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

SE	SOC5 (A vi) Fear of crime (Community Survey)		
	Target	Baseline	2019- 2020
Target met? N/A	Reduction over time	2011 Perceive a high level of anti-social behaviour: 11.4 % Agree that crime issues are successfully dealt with in their local area: 31.6 %	The Residents Survey 2019 has been delayed due to COVID19, therefore the data for this year's AMR is not available.

SE	SOC5 (A vi) Fear of crime (Community Survey)		
	Target	Baseline	2019- 2020
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE54		
	Source: Residents Survey 2017		

SE	SOC5 (A vii) Total number of people killed or seriously injured (KSI) in road traffic collisions		
	Target	Baseline	2019-2020
Target met?	None identified	2013: 136 2014: 191 2016: 135 2017: 112	2018: 118
N/A	Local Plan policy ref(s): SOC 5 & STRAT 10		
	Significant Effects ref(s): SE55		
	Source: Casualties involved in reported road accidents (Table RAS30038)		

SE	SOC5 (A xiv) Number of LSOA's in the bottom 20 per cent of IMD		
	Target	Baseline	2019-2020
Target met?	Reduce the number of areas in the worst 10 per cent nationally for deprivation (the target has been changed from 5% to 10% to align with the IMD)	2015: 14 (6,6% of the LSOA in the bottom 10% of IMD)	2019: 16 (7.5% of the LSOA in the bottom 10% of IMD)
N	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE41		
	Source: Cheshire West and Chester Index of Multiple Deprivation 2019 Summary (October 2019)		

SE	SOC5 (A xv) Number of households in fuel poverty		
	Target	Baseline	2019-2020
Target met? N	No-one should be living in fuel poverty by 2016-2018, with no vulnerable households by 2030.	2013: 12,823 (8.9 %) 2014: 14,461 (10.0 %) 2015: 14,627 (10.1 %) 2017: 16,179 (10.9%)	2018: 15,769 (10.6%)
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE42		
	Source: https://www.gov.uk/government/statistics/sub-regional-fuel-poverty-data-2020		

SE	SOC5 (A xvi) Household composition and size		
	Target	Baseline	2019-2020
	None identified	Average household size (2011 census): 2.23 (2015-2016): (2014) Projected average household size: 2.30 ⁽¹⁾ (2014) Projected household composition: 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 (2015). Projected household composition: One person: 43,300 Couple and no other adult: 41,300 Couple with one or more adult: 11,400	No updated information (2017) Projected household composition for 2025: One person: 46,600 Couple and no other adult: 11,100 Couple with one or more adult: 43,700 Household with dependent children: 43,700 Other: 9,900
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE43		
	2015-2016 Source: https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections 2016-2017 Source: Cheshire West and Chester Joint Strategic Needs Assessment (JSNA) Population forecast report, June 2017.		

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.

DM 2 - Impact on residential amenity

LPP2	LPP2/SO (Q) Number of planning applications for householder development refused due to DM 2		
	Target	Baseline (2019)	As at 1 April 2020
Target met? N/A	N/A	7 applications	7 applications
	Local Plan policy ref(s): DM 2		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

DM 29 - Health impacts of new development

LPP2	LPP2/SO (T) Number of approved planning applications on major schemes that included an assessment of health		
	Target	Baseline (2017-18)	As at 1 April 2020
Target met? N/A	Increase from baseline established 2017/2018	0	None
		2019/20 is the first year this indicator has been monitored	
	Local Plan policy ref(s): DM 29		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

DM 31 - Air Quality

LPP2	LPP2/SO (R) Number of approved applications within or adjacent to an AQMA which included mitigation measures to improve air quality		
	Target	Baseline (2019/20)	As at 1 April 2020
Target met? N/A	Increase in the number of approvals in an AQMA which mitigate negative impacts	1 application provided mitigation measures	9 applications were identified/approved 2019-20 within or adjacent to an AQMA. 1 of these applications provided mitigation measures (by condition to ensure an adequate level of ventilation).
	Local Plan policy ref(s): DM 31		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database (housing land, employment land, retail, visitor economy)		
	Details of the AQMA's in the borough can be found at: Cheshire West and Chester Council - Air quality review and assessment		

DM 33 - New or extension to hazard installations and pipelines and
DM 34 - Development in the vicinity of hazardous installations.

LPP2	LPP2/SO (S) Number of planning applications that are approved against HSE advice	
	Target	As at 1 April 2020
Target met? Y	No applications	Amongst 17 approved applications where HSE were consulted, 0 (zero) applications were approved against HSE advice.
	Local Plan policy ref(s): DM 33 and DM 34	
	Significant Effects ref(s): N/A	
	Source: Cheshire West and Chester planning application monitoring database	

Open space, sport and recreation

7.110 Policy SOC 6 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	2019-2020
Target met? Y	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: 169.21ha • 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"> • Parks 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): SOC 6		
	Significant Effects ref(s): SE12		
	Source: Cheshire West and Chester Open Space Assessment 2011; Cheshire West and Chester Open Space Study 2016-2030; Playing Pitch Strategy 2015; Playing Pitch Strategy Updated 2018		

1. Public Rights of Way

Table 7.20 Playing pitch amount and shortfall position in the borough

Sport	2015		2019	
	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 expected by 2030)
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)	4.5 pitches (shortfall of 5.75 pitches expected by 2027)	50 rugby union pitches (40 senior and 10 mini)	5 pitches (shortfall of 6.25 full size 3G pitches expected by 2030)

Sport	2015		2019	
	Amount	Shortfall position	Amount	Shortfall position
	across 24 sites		across 24 sites	
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				

7.111 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.

7.112 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 7.21 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

	Allotments	Amenity Green Space	Park and Recreation Ground	Play Space (Children)	Play Space (Youth)
Northwich	-5.28	2.18	6.85	0.29	-1.16
Winsford	-2.81	11.97	3.65	0.77	-0.17

7.113 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 7.22 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.

7.114 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.

7.115 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.

7.116 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.

7.117 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	2019-2020
Target met? N/A	None identified.	2012/13: 8 sites	10 sites with Green Flag Awards
		2013/14: 8 sites	
		2018/19: 10 sites	
	Local Plan policy ref(s): SOC 6		
	Significant Effects ref(s): SE40		
Source: greenflagaward.org.uk			

LPP1	SOC 6 (B) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2019-2020
Target met? N/A	100 per cent	N/A	See the Local Plan (Part Two) open space and sport and recreation indicators below which relate to strategic policy SOC 6.

DM 35 - Open space and new development

LPP2	LPP2/SO (U) Proportion of major residential schemes that provide open space in accordance with the quantity standards		
	Target	Baseline (2020)	As at 1 April 2020
Target met? Y	Increase from baseline established in 2017/18	Baseline established 2019/20	<p>Of the 22 major residential schemes, 13 provided open space (59%)</p> <p>4 applications contributed open space on-site, as part of the development. 3 applications provided financial contributions for open space off site and 6 applications provided a mixture of onsite provision and an off site financial contribution for specific open space typologies.</p> <p>A total of 9 major residential schemes made no provision - 3 had viability issues and 2 were reserve matters applications.</p>
	Local Plan policy ref(s): SOC 6 and DM 35		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

7.118 All of the above applications delivered open space in accordance with the following quantity standards:

Table 7.23

Typology	Quantity standards (m ² per unit)
Allotments	3.45
Amenity / Natural Green Space	23 (For developments between 20-65 dwellings, the minimum amenity/natural green space is 1500 m ²)
Park and recreation grounds (excluding pitches and fixed sports space)	11.50
Play Space (Children)	1.15
Play Space (Youth)	0.69

DM 36 - Provision for sport and recreation

LPP2	LPP2/SO (V) Change in capacity of playing pitches across the borough		
	Target	Baseline (2015)	As at 1 April 2020
Target met? N	Reduce quantitative shortfalls in pitch stock from baseline figures	2015 can be viewed in table 7.21	see table 7.21
	Local Plan policy ref(s): SOC 6 and DM 36		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

LPP2	LPP2/SO (W) Delivery of priority schemes identified in the Sports Facilities Strategy		
	Target	Baseline (2020)	As at 1 April 2020
Target met? N/A	No net loss in facilities	N/A	N/A - As of October 2020, the Sports Facilities Strategy has not been published. As a result, no priority schemes have been identified or delivered. This indicator cannot be monitored until the Sports Facilities Strategy is complete.
	Local Plan policy ref(s): SOC 6 and DM 36		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

DM 37 - Recreational routeways

LPP2	LPP2/SO (X) Number of major applications that enhance the public access and recreational value of the strategic recreational routeway		
	Target	Baseline (2017)	As at 1 April 2020
Target met? Y	Increase from baseline established in 2017/18	0	1 1 application was deemed to enhance public access and recreational value of a strategic recreational routeway. 19/02557/REM incorporated 0.46 acres of public open space that backs on to the Shropshire Union Canal, therefore creating a new access point to the canal and the routeway for public use.

LPP2	LPP2/SO (X) Number of major applications that enhance the public access and recreational value of the strategic recreational routeway		
	Target	Baseline (2017)	As at 1 April 2020
	Local Plan policy ref(s): SOC 6 and DM 37		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

DM 39 - Culture and community facilities

LPP2	LPP2/SO (Y) Number of approved (new) and loss of community facilities in the urban area, key service centre or local service centre	
	Target	As at 1 April 2020
Target met? N/A	Increase in the percentage of community facilities in identified settlements and decrease the loss	It has not been possible to collect the detailed policy information for the 2019-2020 monitoring period that is required to fully assess and complete the indicator. Future iterations of the AMR will include further interrogation of planning decisions and the application of Local Plan (Part Two) policy DM 39.
	Local Plan policy ref(s): DM 39	
	Significant Effects ref(s): N/A	
	Source: Cheshire West and Chester planning application monitoring database	

LPP2	LPP2/SO (Z) Number of community use agreements for pay and play in schools or community facilities	
	Target	As at 1 April 2020
Target met? N/A	Increase the number of community use agreements	It has not been possible to collect the detailed policy information for the 2019-2020 monitoring period that is required to fully assess and complete the indicator. Future iterations of the AMR will include further interrogation of planning decisions and the application of Local Plan (Part Two) policy DM 39.
	Local Plan policy ref(s): DM 39	
	Significant Effects ref(s): N/A	
	Source: Cheshire West and Chester planning application monitoring database	

Environmental

Flood risk and water management

7.119 Local Plan (Part One) policy ENV 1 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	2019-2020
Target met? N	100% - 0 applications granted contrary to EA advice	2010 - one permission granted contrary to the advice of the EA	Two applications granted contrary to EA advice on water quality grounds (subject to condition/resolution with the EA).
	Local Plan policy ref(s): ENV 1		
	Significant Effects ref(s): SE3 and SE14		
	Source: Environment Agency published monitoring records July 2019 (2020?) https://www.gov.uk/government/publications/environment-agency-objections-to-planning-on-the-basis-of-flood-risk		

SE	ENV 1 (A i) Change in extent to flood risk area within the borough/Number of properties in Flood Zone 3.		
	Target	Baseline	2019-2020
Target met? N/A	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): ENV 1		
	Significant Effects ref(s): SE13		
	Source: EA/SFRA datasets 2016 CWaC GIS		

Water Management

7.120 Local Plan (Part Two) policy DM 41 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 (2015)	2019-2020
Target met? N	100 per cent of relevant developments	2015 - following the requirement for the LLFA to implement the adoption of SUDS schemes.	75% (47% of those had the SuDs condition discharged)
	Source: CWAC LLFA data		

Water Quality

7.121 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. The overall aim of WFD is for all water bodies to achieve 'Good Ecological Status' or 'Good Ecological Potential' by 2027.

SE	ENV 1 (A iii) Change in water quality/ecological status of rivers in the borough		
	Target	Baseline	2019-2020
Target met? Y*	Deliver 'good' ecological status or 'good ecological potential' on all water bodies by 2027.	2016: 2 water bodies achieving 'good ecological status'	*2019: 2 water bodies achieving 'good ecological status'
	Local Plan policy ref(s): ENV 1, SOC 5		
	Significant Effects ref(s): SE15		
	Source: Environment Agency WFD classification data (Sept 2020) - The next release of WFD classification data is expected to be published in 2022.		

*In 2016 two water bodies in England in Cheshire West and Chester achieved 'good' overall water body classification (the baseline). WFD 2019 classification data for water bodies in England was published on 17 September 2020. The way the 2019 classifications has been derived is different to previous years, with a change in chemical assessments resulting in no water bodies passing the chemical assessment, and as such no water bodies achieving above 'moderate' overall water body classification. This has

happened in all water bodies across England and does not mean that the chemicals in the chemical assessments are new to the environment, it is that the assessments now better represent the presence of these chemicals in the environment.

7.122 DM 42 - Flood water storage

LPP2	LPP2/EV (A) Number of applications within or adjacent to a flood storage area refused contrary to DM 42		
	Target	Baseline (2019)	As at 1 April 2020
Target met? N/A (no relevant applications)	100% of relevant applications	100%	No relevant applications identified in the monitoring period
	Local Plan policy ref(s): ENV 1, DM 42		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database and GIS		

Green Infrastructure, biodiversity and geodiversity

7.123 Local Plan (Part One) policy ENV 4 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	2019-2020
Target met? N/A	100 per cent	See the Local Plan (Part Two) biodiversity and geodiversity indicators below which relate to strategic policy ENV4.

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	2019-2020
Target met? Y	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) 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 ^(iv) Local Wildlife Sites - 443 sites (5,400 ha) Regionally Important Geological Sites (RIGS) - 24 sites (174 ha)	Statutory: No change Non-statutory: No change Baseline maintained
		Local Plan policy ref(s): ENV 4	
		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.

7.124 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:

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

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

7.125 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	2019-2020
Target met? Y	In line with Defra 2020 target, achieve at least 50% of SSSIs in favourable condition and at least 95% in favourable or recovering condition.	2014-2015 70.6% in favourable condition. 97.3% in favourable or recovering condition.	70.09% in favourable condition. 96.75% in favourable or recovering condition.
	Local Plan policy ref(s): ENV 4		
	Significant Effects ref(s): SE9		
	Source: JNCC, Designated Sites View, Natural England.		

SE	ENV4 (B iii) Number and total area of internationally and nationally designated nature conservation sites		
	Target	Baseline	2019-2020
Target met? Y	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): ENV 4		
	Significant Effects ref(s): SE11		
	Source: JNCC, Designated Sites View Natural England.		

SE	ENV4 (B iv) Number and area of Regionally Important Geological Sites (RIGS)		
	Target	Baseline	2019-2020
Target met? N/A	None identified.	2012 24 sites covering 174ha	28 sites comprising 294ha.
	Local Plan policy ref(s): ENV 4		
	Significant Effects ref(s): SE38		
	Source: Cheshire West and Chester GIS data, Cheshire West and Chester Total Environment team		

Local Green Space

7.126 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 7.24

Neighbourhood Plan	Number of Local Green Spaces designated
Ashton Hayes	10
Broxton	4
Cuddington Parish	9
Farndon	3
Helsby	17
Kelsall and Willington	6
Moulton	8
Neston	5
Northwich	28
Tarporley	9
Tarvin	10
Tattenhall and District	30

SE	ENV4 (B v) Number of designated Local Green Space sites within made Neighbourhood Plans		
	Target	Baseline	2019-2020
Target met? Y	Increase from baseline figure.	2014-2015: 30 designated Local Green Space sites (Tattenhall & District Neighbourhood Plan)	139 Local Green Space sites: Ashton Hayes: 10 sites Broxton: 4 sites Cuddington Parish: 9 sites Farndon: 3 sites Helsby: 17 sites

SE	ENV4 (B v) Number of designated Local Green Space sites within made Neighbourhood Plans		
	Target	Baseline	2019-2020
			Kelsall and Willington: 6 sites Moulton: 8 sites Northwich: 28 sites Neston: 5 sites Tarporley: 9 sites Tarvin: 10 sites Tattenhall and District: 30 sites
	Local Plan policy ref(s): ENV 4		
	Significant Effects ref(s): SE39		
	Source: Cheshire West and Chester made Neighbourhood Plans		

Landscape

7.127 Local Plan (Part One) policy ENV 2 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	2019-2020
Target met? N/A	100 per cent	See the Local Plan (Part Two) landscape indicators below which relate to strategic policy ENV 2.

7.128 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.

SE	ENV 2 (A i) Amount of best and most versatile agricultural land		
	Target	Baseline	2019-2020
Target met? Y	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%	No change to 2018-2019 figures (latest data update February 2019) 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): STRAT 1, ENV 2		
	Significant Effects ref(s): SE24		
	Source: Natural England via Data.gov.uk		

Green Infrastructure

7.129 Local Plan (Part One) policy ENV 3 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	2019-2020
Target met? N/A	100 per cent	See the Local Plan (Part Two) green infrastructure indicators below which relate to strategic policy ENV3.

7.130 The Ecological Network for Cheshire West and Chester (July 2016) which links areas of biodiversity importance at a broad landscape scale, taking account of the hierarchy of ecological designations, has been developed. 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. The Local Plan (Part Two) includes detailed policies and a monitoring framework with further indicators relating to Green Infrastructure.

DM 44 - Protecting and enhancing the natural environment

LPP2	LPP2/EV (B) Proportion of applications within or adjacent to designated sites of biodiversity/geodiversity importance that result in a net loss of natural assets and the proportion that deliver net gain		
	Target	Baseline (2019)	As at 1 April 2020
Target met? N/A	Increase in approved schemes that achieve no net loss	21%	No net loss 100%. 21% of applications delivered a net gain.
	Local Plan policy ref(s): ENV 4, DM 44		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

7.131 As highlighted in the Local Plan (Part One) the following areas are considered designated sites for biodiversity and geodiversity importance: Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Ramsar sites, Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Local Nature Reserves, Sites of Biological Interest (SBI), Local Wildlife Sites, and Regional Important Geological and Geomorphological Sites (RIGS).

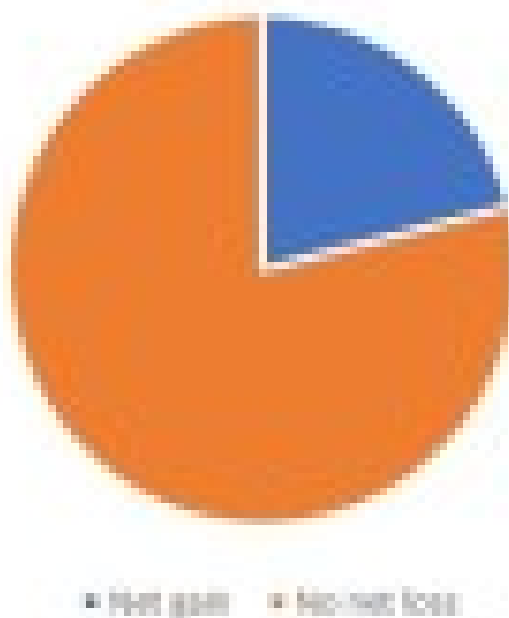
7.132 Planning applications within the monitoring year that were within or adjacent to any of these areas were collected and analysed to discover if they led to a biodiversity net loss/gain. Between 1 April 2019 and 31 March 2020, a total of 29 planning applications were given permission within or adjacent to a designated site. The complete table (E.1) is shown in appendix E, and it sets out designation typology, application information, decision date, policy consideration and net gain yes/no. 28 of the 29 sites are adjacent to a designated site, with one considered to be within a site. This application was 19/04540/FUL and delivered a biodiversity net gain onsite.

7.133 Of the total 29 permissions, 6 delivered a biodiversity net gain in line with Local Plan (Part Two) policy DM44 (all on site). The policy has ensured that biodiversity has been considered in at least 6 permissions and there has been either a net gain or a no net loss in biodiversity in all areas within or adjacent to designated sites. The results of this monitor are deemed positive as the figures signify that there is no net loss of natural assets and, where possible net gains have been delivered. 21per cent of permissions delivered a biodiversity net gain on site.

7.134 As the ecological network covers a broad area, it is also likely that net gain has been provided on other schemes that are not within/adjacent to the identified designated sites, therefore not picked up within this indicator. The Council's Total Environment team are consulted on around 600 applications per annum and provide comments in relation to ENV 4/DM 44 and the impact on net gain. This is

currently done on major applications as the Environment Bill is not yet mandatory. This will be reviewed in future monitoring reports in line with any new legislation. The Council is aware that there is emerging legislation surrounding biodiversity net gain namely the Environment Bill. Work has begun on preparing a guidance note for biodiversity net gain and ecological networks.

Pie chart showing proportion of permissions that deliver no net loss/ net gain of biodiversity



Historic environment

7.135 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. Local Plan (Part One) policy ENV 5 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	2019-2020
Target met? N/A	100 per cent	See the Local Plan (Part Two) historic environment indicators below which relate to strategic policy ENV 5.

LPP1	ENV 5 (A i) Number of Conservation Area Appraisals as a proportion of Conservation Areas		
	Target	Baseline	2019-2020
Target met? N	100 per cent	2014/15: 40%	43%
	Local Plan policy ref(s): ENV 5		
	Significant Effects ref(s): N/A		
	Source: Cheshire Historic Environment Record		

LPP1 SE	ENV 5 (B) Number of heritage assets at risk ⁽¹⁾		
	Target	Baseline	2019-2020
Target met? Y	Reduce from 2010 baseline	2010 Heritage at risk register: Listed buildings: 10 Scheduled Monuments: 22 Conservation Areas: 8 Total at risk: 40	2019/2020 Heritage at Risk Register: Listed Buildings: 8 Scheduled Monuments: 11 Conservation Areas: 1 Total at risk: 23
	Local Plan policy ref(s): ENV 5		
	Significant Effects ref(s): SE36		
	Source: Historic England - Heritage at Risk Register: https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/ , Cheshire West and Chester Historic Environment Record August 2019		

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

SE	ENV 5 (B i) Total number of heritage assets (Listed Buildings, Scheduled Monuments, Conservation Areas)			
	Target	Baseline	2018/19	2019-2020
Target met? Y	Increase from 2010 baseline	4,395	10,909	10,971
	Local Plan policy ref(s): ENV 5			
	Significant Effects ref(s): SE37			
	Source: Cheshire Historic Environment Record, Sites of archaeological/historic importance recorded on the Historic Environment Record (Monument records)			

DM 48 - Non-listed buildings, structures and landscapes of architectural and historic interest

LPP2	LPP2/EV (C) Number of additional locally listed assets registered on the historic environment record		
	Target	Baseline (2017/18)	As at 1 April 2020
Target met?	Increase from baseline established in 2017/18	1,313	1,313
No change	Local Plan policy ref(s): ENV 5, DM 48		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester Historic Environment Record		

High quality design and sustainable construction

7.136 Local Plan (Part One) policy ENV 6 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, ENV 5 and ENV 7.

LPP1	ENV 6 (A) Relevant planning applications determined in accordance with policy	
	Target	2019-2020
Target met? N/A	100 per cent	See the Local Plan (Part Two) high quality design and sustainable construction indicators below which relate to strategic policy ENV 6.

7.137 Certain elements of Local Plan (Part One) policy ENV 6 are also monitored through the implementation of other policies in the Local Plan (Part One). Indicators for policy ENV 5 monitor the requirement for development to be sympathetic to heritage. Indicator ENV 7 (B) in ENV 7 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 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.

7.138 It is intended that the following indicators will also provide a mechanism to monitor the sustainable construction element of Local Plan (Part One) policy ENV 6 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	Annual consumption 2011-2017
Target met? Y	Reduce from baseline	2010: 4,199 KWh	2011: 4,120 KWh 2012: 4,050 KWh 2013: 4,101 KWh 2014: 4,064 KWh 2015: 3,761 KWh 2016: 3,973 KWh 2017: 3,871 KWh
	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	Annual consumption 2011-2017
Target met? Y	Reduce from baseline	2010: 15,282 KWh	2011: 14,074 KWh 2012: 14,076 KWh 2013: 13,581 KWh 2014: 12,951 KWh 2015: 12,717 KWh 2016: 12,733 KWh 2017: 13,785 KWh
	Local Plan policy ref(s): ENV 6		
	Significant Effects ref(s): SE5		
	Source: BEIS Sub-national gas consumption statistics 2005-2017		

7.139 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	2019-2020
Target met? Y	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 (this is the last available data for this indicator)		

7.140 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 ENV 6.

DM 3 - Design, character and visual amenity

LPP2	LPP2/EV (D) Number of applications agreed through the Design Review Panel		
	Target	Baseline (2019)	As at 1 April 2020
Target met? N/A	N/A	2: baseline established in 2019	Two pre-application schemes were presented to the Design Review Panel during the monitoring period (subsequent planning applications currently not determined)
	Local Plan policy ref(s): ENV 6, DM 3		
	Significant Effects ref(s): N/A		
	Source: CWaC Regeneration Project Officer		

DM 4 - Sustainable construction

LPP2	LPP2/EV (E) Number of new dwellings meeting higher National Housing Standard for water consumption of 110 litres per person per day		
	Target	Baseline	As at 1 April 2020
Target met? N/A	Increase from baseline established in 2017/18	Baseline established 2019-2020: 38 schemes	38 schemes (1,782 dwellings)
	Local Plan policy ref(s): ENV 6, DM 4		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

7.141 This indicator was introduced by the Local Plan (Part Two) which was adopted on 18 July 2019. The indicator measures the number of planning permissions granted which include a planning condition requiring the new dwelling(s) to be constructed to the tighter National Housing Standard for water consumption of 110 litres per person per day. While 38 schemes included this planning condition, the number should be expected to have been higher, given that 131 residential schemes were granted planning permission since adoption of the Local Plan (Part Two), although some of the permissions granted will have been reserved matters, lawful development certificates and permitted development etc. It should be noted that the relatively high number of dwellings, is due to the granting of planning permission for a Local Plan (Part One) strategic housing allocation at Wrexham Road for 1,269 dwellings.

LPP2	LPP2/EV (F) Number of non-domestic buildings achieving a BREEAM rating of 'excellent'		
	Target	Baseline (2019)	As at 1 April 2020
Target met? N/A	Increase from baseline established in 2017/18	Baseline established 2019-20: 11 schemes Good - 1 Very Good - 6 Excellent - 1 Not specific (highest rating that can reasonably/ viably be achieved - 3	<ul style="list-style-type: none"> • Employment (office) - 1 Very Good • Residential institution (care home) - 1 Highest rating that can viably be achieved • Hotel - 1 Very Good • Shops/ restaurants and café/ storage or distribution/ non-residential institutions (nursery) - 1 Very Good • Shops/ restaurants and café/ drinking establishments/ non-residential institutions (education) - 1 Very Good • Non-residential institution (health centre) - 1 Highest rating that is reasonably practical • Non-residential institution (health centre) - 1 Excellent • Non-residential institution (education) - 1 Very Good • Sui Generis (energy from waste) - 1 Very Good • Sui Generis (fire station) - 1 Highest rating that can viably be achieved • Sui Generis (theatre) - 1 Good
	Local Plan policy ref(s): ENV 6, DM 4		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

7.142 In total 11 schemes granted planning permission included a condition that required the achievement of a BREEAM rating. The policy was adopted in July 2019 and therefore some of the mandatory early credits to reach BREEAM 'Excellent' could not have been achieved on schemes that were commissioned before Local Plan (Part Two) policy DM 4 was adopted, without restarting the design process incurring additional project costs. However, it is noted that one scheme, a medical centre, was able to achieve the required standard. It is anticipated that as policy DM 4 is now more firmly established that the number of approved schemes achieving BREEAM 'Excellent' will increase through the 2020-21 monitoring period.

Alternative energy

7.143 Local Plan (Part One) policy ENV 7 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.

7.144 During the monitoring period, 23 applications were decided relating to proposals for alternative energy supplies. Out of these, 9 were applications for non-material amendments or discharge of conditions and as such, have not been considered further. Two applications were lawful development certificates for solar photovoltaics on sports centres and have not been considered further. The application at Protos is located on Plot 10B and is for a hydrogen production facility, which would convert waste plastics into electricity, heat and hydrogen. The four applications for on-farm renewable energy included two for biomass boilers, one for an anaerobic digester (that will create renewable electricity and hot water) and one for a ground source heat pump. The 6 domestic scale applications all related to solar photovoltaics.

LPP1	ENV 7 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline 2018 - 2019	2019-2020
Target met? Y	100 per cent	Two relevant applications determined, both in accordance with policy (100%).	1 application at Protos for hydrogen production and electricity generation (19/03489/FUL) - determined in accordance with policy ENV 7. 4 applications for on-farm renewable energy (18/04780/FUL, 19/03617/FUL, 19/02176/FUL, 19/04602/FUL) - all determined in accordance with policy ENV 7. 6 applications for domestic scale solar photovoltaics (19/00910/FUL, 19/01677/FUL, 19/02218/FUL, 19/04315/FUL, 19/03877/FUL, 19/04424/FUL) - all determined in accordance with policy ENV 7.

LPP1	ENV 7 (B) Installed capacity from renewable energy sources			
	Target	Baseline	2018 - 2019	2019 - 2020
Target met? Y	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): Total: 23 MW</p> <p>This is made up of Photovoltaics: 14.01 MW Onshore wind: 0.03 MW Anaerobic digestion: 0.24 MW Sewage gas: 1.47 MW Landfill gas: 7.21 MW</p> <p>Number of installations (2014): Photovoltaics 3,225 Onshore Wind: 4 Anaerobic digestion: 1 Sewage gas: 2 Landfill gas: 3</p> <p>Total renewable electricity generation (2014): 44,697 MWh</p> <p>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</p>	<p>Installed capacity (MW) in Cheshire West and Chester (as at end of 2018): Total: 118.47 MW</p> <p>Photovoltaics: 32.50 MW Onshore wind: 50.38 MW Anaerobic digestion: 5.41 MW Sewage gas: 1.47 MW Landfill gas: 7.21 MW Plant biomass: 21.50 MW</p> <p>Number of installations (end 2018) Photovoltaics: 5,262 Onshore wind: 5* Anaerobic digestion: 3 Sewage gas: 2 Landfill gas: 3 Plant biomass: 1</p> <p>Total renewable electricity generation (MWh): 244,085 MWh</p> <p>This is made up of Photovoltaics: 31,391 MWh 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</p>	<p>Installed capacity (MW) in Cheshire West and Chester (as at end of 2019): Total: 126.5 MW</p> <p>Photovoltaics: 40.5 MW Onshore wind: 50.4 MW Anaerobic digestion: 5.4 MW Sewage gas: 1.5 MW Landfill gas: 7.2 MW Plant biomass: 21.5 MW</p> <p>Number of installations (end 2019) Photovoltaics: 5,373 Onshore wind: 5* Anaerobic digestion: 3</p> <p>Sewage gas: 2 Landfill gas: 3 Plant biomass: 1</p> <p>Total renewable electricity generation (MWh) Total: 252,409 MWh</p> <p>Photovoltaics: 35,108 MWh Onshore wind: 92,549 MWh Anaerobic digestion: 29,187 MWh Sewage gas: 5,940 MWh Landfill gas: 31,067 MWh Plant biomass: 58,559 MWh</p>
	Local Plan policy ref(s): ENV 7			
	Significant Effects ref(s): SE7			

LPP1	ENV 7 (B) Installed capacity from renewable energy sources			
	Target	Baseline	2018 - 2019	2019 - 2020
	Source: Government National Statistics - Renewable electricity by local authority. Published September 2020 * Stats only added 1 installation, but all 19 turbines at Frodsham Wind Farm are operational, bringing the total of wind turbines to 23			

7.145 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 126.5 MW. This is mostly attributed to the introduction of onshore wind capacity (50.4MW), anaerobic digestion facility (5.4MW) and plant biomass facility (21.5 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.

DM 51 - Wind energy

7.146 No applications for wind energy proposals were determined during the monitoring period.

DM 52 - Solar energy

LPP2	LPP2/EV (G) Applications for wind and solar energy determined in accordance with policy		
	Target	Baseline (2018 - 2019)	2019 - 2020
Target met? N/A	100%	Not relevant as the Local Plan (Part Two) was not in place. The figures for 2019 - 2020 will be used as a baseline in future.	1 application decided relating to ground-mounted solar photovoltaics - determined in accordance with policy DM 52 (100%) During the monitoring period, two applications were lawful development certificates for solar photovoltaics on sports centres were determined and as these are lawful development certificates only, they have not been considered further. There were 6 applications for solar photovoltaics and all but one of these related to photovoltaics on domestic or other small-scale properties (19/00910/FUL , 19/01677/FUL , 19/02218/FUL , 19/04315/FUL , 19/03877/FUL , 19/04424/FUL). Policy DM52 relates specifically to ground-mounted solar energy proposals and only one

LPP2	LPP2/EV (G) Applications for wind and solar energy determined in accordance with policy		
	Target	Baseline (2018 - 2019)	2019 - 2020
			application was for ground mounted equipment (19/03877/FUL). That application was determined in accordance with policy DM52.
	Local Plan policy ref(s): ENV 7, DM 51 and DM 52		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

DM 53 - Energy generation, storage and district heat networks

LPP2	LPP2/EV (H) Applications for energy generation and storage determined in accordance with policy		
	Target	Baseline	2019 - 2020
Target met? N/A	N/A	Not relevant as the Local Plan (Part Two) was not in place. The figures for 2019 - 2020 will be used as a baseline in future.	16 applications, all determined in accordance with the policy.
	Local Plan policy ref(s): ENV 6, DM 53		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

Managing waste

7.147 Local Plan (Part One) Policy ENV 8 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.

7.148 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 tables below also use information from the Environment Agency Waste Data Interrogator 2018. This is the most up to date information available at the time of writing.

7.149 The forecast of waste arisings to 2030 set out below are taken from the Waste Needs Assessment 2016. The figures shown include Local Authority collected waste, commercial and industrial; and construction demolition and excavation waste.

Table 7.25 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

7.150 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	2020
Target met? Y	Sufficient capacity to meet identified needs throughout the plan period	1,316,500 tonnes per annum capacity in operational sites as at 2013 (materials transfer, recycling, composting, processing, energy from waste and hazardous waste treatment)* 4,000,000m ³ landfill (including hazardous) capacity as at 2013	1,284,661 tonnes per annum capacity in operational sites (materials recycling facilities, composting, recycling, transfer stations, hazardous waste treatment, landfill and other waste facilities) A further 1,000,000m ³ consented capacity at Gowy landfill site See table below for additional consented, but not yet operational, capacity.
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): SE 34		
	Source: Waste Needs Assessment 2016, Baseline figures based on EA licence data 2020 figures based on average inputs 2012-2018 for operational sites from EA Waste Data Interrogator 2017 (or average from year site became operational).		

7.151 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 2012-2018 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.

7.152 Gowy landfill site is the only non hazardous merchant landfill site in the borough. 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 7.26

Waste management type	Number of operational facilities (in 2018)	Average inputs 2012-2018 (tonnes per annum) (or average from year site became operational)
Energy from waste	1	29,979
Materials Recycling Facilities (MRF)	4	111,433
Organic waste processing (composting)	5	52,757
Metal recycling	6	7,494
Transfer stations	12	132,825
Household waste recycling sites	7	41,131
Reprocessors / treatment	4	268,004
Hazardous	5	21,124
Landfill	2	262,638
Other facilities (including wastewater treatment facilities, private / in-house facilities and reclamation)	9	357,276
Total	54	1,284,661

7.153 The figures above do not include on-farm processing of waste, where the majority of waste comes from the farm on which the facility is located.

7.154 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 7.27

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 4	Bio-substitute natural gas renewable fuels facility	175,000
Plot 5	Integrated waste management facility	200,000
Plot 6	Plastics recycling village	100,000
Plot 7	Water treatment plant (on-site waste) (outline)	
Plot 8	Energy from waste plant	350,000
Plot 9	Biomass renewable energy plant (now operational - but not included in 2018 Waste Data Interrogator figures)	176,500
Plot 10B	Hydrogen production facility and electricity generating plant	12,775
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	150,000
Broadthorn, off Griffiths Road	Non-hazardous waste recycling and transfer centre	150,000
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		

Site	Consented Use	Indicative capacity from planning permissions where available (tonnes of waste per annum)
Trinity Research, Ellesmere Port	Research and development facility with materials recycling, recovery and processing (including materials for anaerobic digestion)	18,700

7.155 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 ENV 8 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	2019- 2020
Target met? N	Annual growth reduced to 1% by 2015	192,109 tonnes	173,207 tonnes	178,188 tonnes	169,182 tonnes	171,196 tonnes	173,720 tonnes
	Local Plan policy ref(s): ENV 8						
	Significant Effects ref(s): SE27						
	Source: Defra's WasteDataFlow - Cheshire Consolidated Joint Municipal Waste Management Strategy						

7.156 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.

7.157 As for the country as a whole, the amount of LACW in Cheshire West and Chester collected each year showed a gradual decline between 2006-13. 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.

7.158 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).

7.159 There has been a very slight increase in arisings from 2017/18 to 2018/19 and another slightly larger increase in arisings from 2018/19 to 2019/20, which is probably due to an increase in number of properties.

7.160 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, 2018-2019 and 2019-20.

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	2019 - 2020
Target met? N/A	No specific target identified	508.63	491.41	465.65	476.06	483.42	483.92	462.02	478.25	480.28	485.11
	Local Plan policy ref(s): ENV 8										
	Significant Effects ref(s): SE28										
	Source: Cheshire West and Chester Waste Management Service										

7.161 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. 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 and 2019-2020 the percentage reduced again, although not to the extremely low level experienced in 2016-17.

7.162 The percentage of local authority collected waste sent for energy recovery seems to have stabilised, with a slight increase in 2019-2020. This minor increase is likely to be associated with a change to the processing of wood materials collected from household waste centres. These materials (approximately 3,000 tonnes) were treated via the biomass (combustion) disposal route rather than closed loop recycling.

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	2019 - 2020
Target met? N/A	No specific target identified	49.98%	48.21%	41.09%	39.80%	25.8%	2.93%	0.25%	1.54%	0.61%	0.47%
	Local Plan policy ref(s): ENV 8										
	Significant Effects ref(s): SE30										
	Source: Cheshire West and Chester Waste Management Service										

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	2019 - 2020
Target met? N/A	No specific target identified	0%	0%	0.28%	0.25%	14.67%	39.14%	41.76%	40.13%	40.38%	43.16%
	Local Plan policy ref(s): ENV 8										
	Significant Effects ref(s): SE33										
	Source: Cheshire West and Chester Waste Management Service										

7.163 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 begun to rise again. The figure for 2019 - 2020 is slightly lower, due to the change to the processing of wood materials explained above. However, the borough still 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	2019 - 2020	
Target met? Y	50% recycling rate	48.09%	49.61%	56.10%	57.49%	59.11%	57.67%	57.99%	58.25%	58.97%	56.35%	
	Local Plan policy ref(s): ENV 8											
	Significant Effects ref(s): SE32											
	Source: Cheshire West and Chester Waste Management Service - Cheshire Joint Municipal Waste Management Strategy											

Commercial and Industrial Waste

7.164 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

7.165 It is difficult to accurately identify the level of this waste produced as it is not systematically recorded. The Waste Needs Assessments (2011 and 2016) used the most up to date information available - the North West C&I waste arisings survey of 2009 - to provide estimates of the likely arisings at the borough level. The methodology used to extrapolate data for the borough was the same in the

2011 and 2016 Waste Needs Assessments. The estimated figure for 2014 shows an increase in waste arisings of 32 per cent, with an increase in the recycling/composting rate from 58 per cent to 66 per cent. The reason for the increase relates to changes in the North West and Cheshire West and Chester economies, with an increase in those types of businesses which tend to recycle more (commercial sector). There has also been an increase in the sectors which tend to produce relatively more waste per employee (energy and utilities)

7.166 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
Target met? N/A	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
Target met? N/A	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

7.167 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.

7.168 Examining 2018 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.
- 67 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, Yorkshire, Humberside, the North East and Derbyshire.
- Conversely, 18 per cent of waste inputs into Cheshire West and Chester located waste facilities comes from within the borough itself and 46 per cent from within the former Cheshire County area, mainly to non-hazardous landfills, transfer and recovery 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 and Manchester, along with Lincolnshire and the North East. The inputs from the North West region are mostly to landfill and recovery facilities. Material received from further afield is mainly inputs to specific waste management facility types e.g. material recycling, biological treatment, chemical treatment and treatment of hazardous waste.

SE	ENV 8 (A viii) Waste imports to Cheshire West and Chester (tonnes)		
	Target	Baseline - 2011	2018-2019
Target met? N/A	No target set	1,137,523	2012 - 890,271 2013 - 1,083,948 2014 - 792,157 2016 - 839,048 2017 - 970,376 2018 - 1,311,411
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): SE35		
	Source: EA Waste Data Interrogator 2018		

SE	ENV 8 (A ix) Waste exports from Cheshire West and Chester (tonnes)		
	Target	Baseline - 2011	2018-2019
Target met? N/A	No target set	685,113	2012 - 799,804 2013 - 665,046 2014 - 276,714* 2016 - 319,922* 2017 - 348,441* 2018 - 349,915*
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): SE35		
	Source: - EA Waste Data Interrogator 2018		
	*Note the 2014, 2016, 2017 and 2018 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

7.169 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	2019-2020
Target met? Y	No loss since baseline position	The extent of land safeguarded under policy ENV 8 at the three sites, as shown on the policies map. Prior to the adoption of the Local Plan (Part One) 0.65ha was lost at Ince Park for the drilling of boreholes for coalbed methane exploration	No further loss of land to other uses at Ince Park, Lostock Works or Kinderton Lodge
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester annual monitoring of planning applications		

LPP1	ENV 8 (B i) and LPP2/EV (I)		
LPP2	Progress with development for waste management uses at Ince Park, Lostock Works and Kinderton Lodge		
	Target	Baseline	2019-2020
Target met? Y	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 completed and operational</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 (Renescience). Construction complete and site operational. Planning application for extensions approved Nov 2018.</p> <p>Bioenergy Plant (Organic Waste Management Ltd) - permission implemented, but construction has not progressed significantly.</p> <p>Energy from Waste plant - Tata. Pre-commencement conditions discharged and permission implemented. Under construction and anticipated to be operational by March 2023.</p> <p>Broadthorn recycling/transfer facility - completed and operational and now includes gas peaking plant on the same site which is completed and operational.</p> <p>Kinderton Lodge -</p>

LPP1	ENV 8 (B i) and LPP2/EV (I)		
LPP2	Progress with development for waste management uses at Ince Park, Lostock Works and Kinderton Lodge		
	Target	Baseline	2019-2020
			Development commenced but site not operational
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester annual monitoring of planning applications		

7.170 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.

7.171 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.

LPP1	ENV 8 (C) Relevant planning applications determined in accordance with policy		
	Target	2014-2015	2019-2020
Target met?	100 per cent determined in accordance	One application approved not in accordance with policy	No applications for waste development determined contrary to policy ENV 8. So, 100 per cent determined in accordance.
Y	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s):		
	Source: Cheshire West and Chester annual monitoring of planning applications and decisions		

7.172 There were 11 applications relating to waste development that were approved during the 2019-2020 monitoring period and none of these were contrary to Local Plan (Part One) policy ENV 8. Two of the applications related to non-material amendments and six were discharge of conditions applications (either relating to the Renaissance site in Northwich or Ince Resource Recovering Park).

7.173 One of the remaining applications ([19/03489/FUL](#)) related to development of a hydrogen production facility and electricity generating plant on plot 10B at Protos. Application [18/04671/WAS](#) related to development of a bio-substitute natural gas renewable fuels facility on plot 4 at Protos. This has been approved, but is awaiting a S106. Both proposals at Protos comply with the principles in policy ENV 8, which seek to manage waste as a resource and deliver sustainable waste management. Their location within Protos is appropriate for this type of facility. The final application related to erection of a distribution network operator substation and waste to energy electrical room. The application is linked to the Brunner Mond sustainable energy plant at Lostock Works and forms part of the safeguarded area. As such, it is in accordance with policy ENV 8.

7.174 Number of fly-tipping incidents is a new indicator and as such, a target is not yet available. The data for 2019 - 2020 is directly from the CWaC Waste Management Service. The data for 2018 - 2019 is from the DEFRA record of fly-tipping incidents reported by local authorities in England.

LPP1	ENV 8 (D) Number of fly-tipping incidents recorded		
	Target	2018/19	2019-2020
Target met?	reduce from baseline 2018/19	4,068 incidents	3,722 incidents
Y	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): SE68		
	Source: Cheshire West and Chester Waste Management Service		

DM 54 - Waste management facilities and

DM 55 - Sites for replacement household waste recycling facilities

7.175 No sites have been identified for new household waste recycling centres in Frodsham or Tattenhall. In June 2020 permission was granted to extend the current temporary planning permission for a further 3 years for the existing household waste and recycling centre in Frodsham ([18/03126/S73](#)).

LPP2	LPP2/EV (J) Applications for waste management facilities determined in accordance with policy, including applications on safeguarded land and applications for new household waste recycling sites		
	Target	Baseline	As at 1 April 2020
Target met? N	100% - delivery of new household waste recycling sites for Chester, Frodsham and Tattenhall.	Information not relevant prior to adoption of Local Plan (Part Two). 2019 - 2020 figure will be used as baseline for future AMRs.	New household waste recycling site completed and operational in Chester. No sites identified for new household waste recycling centres in Frodsham and Tattenhall.
	Local Plan policy ref(s): ENV 8, DM 54 and DM 55		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

Minerals

7.176 Local Plan (Part One) policy ENV 9 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.

7.177 Sand and gravel is the main naturally occurring aggregate mineral within Cheshire West and Chester; the borough does not contain aggregate rock reserves and is therefore a net importer of this material. The borough also includes deposits of silica sand.

7.178 The Council's Local Aggregate Assessment 2019 reports sales and reserve figures for aggregate sand and gravel for the period 1 January to 31 December 2018. This provides the most up to date review of aggregate supply and demand in the borough. It has not yet been possible to produce the Local Aggregate Assessment 2020 as this would have been based on the results of the national aggregate minerals survey. This has, however, been delayed and the results of the survey are not yet available. As such, most of the information below is based on the Local Aggregate Assessment 2019.

LPP1	ENV 9 (A) Supply of permitted reserves of sand and gravel		
	Target	Baseline	2019-2020
Target met? Y	Maintain at least 7 year landbank throughout the plan period	5.53 years (4.4 million tonnes) as at 31 December 2010	7.24 years (5.79 million tonnes) based on the annual apportionment figure as at 31 December 2018.
	Local Plan policy ref(s): ENV 9		
	Significant Effects ref(s): N/A		
	Source: Local Aggregate Assessment 2019		

7.179 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.

Table 7.28 Aggregate sand and gravel sites within Cheshire West and Chester (March 2020 status)

Site	Operator	Material	Status
Cheshire Sands ^(v)	Lafarge Tarmac	Sand	Active
Cobden Farm Quarry	Lafarge Tarmac	Sand	Active
Forest Hill Quarry	CEMEX UK	Sand	Active
Town Farm Quarry ^(vi)	P Casey Enviro Ltd	Sand	Closed in 2018

7.180 Since the end of 2018, reserves have been available in only three active sites. However, the Local Plan (Part Two) identifies that additional supply will be provided through continued extraction at existing sites, allocation of a site to extend Forest Hill quarry, identification of a Preferred Area at Moss Farm forming an extension to Forest Hill, and identification of an Area of Search.

SE	ENV9 (A i) Supply of Primary-Won aggregate sand and gravel		
	Target	Baseline	2019-2020
Target met? N/A	N/A	4.4 million tonnes as at 31 December 2010	5.8 million tonnes as at 31 December 2018
	Local Plan policy ref(s): ENV 9		

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

vi 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	2019-2020
	Significant Effects ref(s): SE21		
	Source: Local Aggregate Assessment 2019		

7.181 Aggregate sand and gravel reserves increased significantly in 2015 due to the signing of the S106 for Cheshire Sands. Since then, reserves have decreased, but there is a current application ([19/02452/MIN](#)) for extraction of approximately 350,000 tonnes of sand at Forest Hill Quarry. If approved, this would add to the available reserves.

SE	ENV9 (A ii) Sales of Primary-Won aggregate sand and gravel		
	Target	Baseline	2019-2020
Target met?	N/A	0.54 million tonnes during 2010	0.80 million tonnes during 2018
N/A	Local Plan policy ref(s): ENV 9		
	Significant Effects ref(s): SE22		
	Source: Local Aggregate Assessment 2019		

7.182 Sales of primary won aggregate sand and gravel has increased from the baseline and in 2018 they were at the highest point since 2010. COVID-19 resulted in the temporary shut-down of many quarries and will have had a significant impact on sales during 2020.

SE	ENV9 (A iii) Percentage of total aggregate sand and gravel produced that is from secondary and recycled sources		
	Target	Baseline	2019-2020
Target met?		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.	1% (in 2018)
N/A	Local Plan policy ref(s): ENV 9		
	Significant Effects ref(s): SE23		
	Source: Local Aggregate Assessment 2019		

7.183 The Minerals Products Industry at a Glance (Mineral Products Association, 2018) report estimates that secondary and recycled aggregates account for 29 per cent of the national aggregates market. In 2019, a secondary and recycled aggregate survey was undertaken in the borough as part of the North West Aggregate Working Party Annual Monitoring Survey. 27 sites with the potential to provide for the treatment, transfer or recycling of construction, demolition and excavation waste streams were surveyed, but only five companies responded and out of these, only two reported dealing with recycled aggregates. This accounted for approximately 1% of total aggregate sales. However, data for construction, demolition and excavation waste recycling is difficult to obtain as most of the material reprocessed and utilised at source using mobile plant and therefore is not recorded. As such, the actual figure is likely to be much higher.

LPP1	ENV 9 (B) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2019-2020
Target met? Y	100 per cent	100 per cent in accordance	<p>Five applications for minerals development were determined during the 2019/20 period, plus several applications for associated discharge of conditions or variation of conditions. The applications include a new building at an existing quarry, a cable related to a brine purification plant and a new salt dome at Winsford Rock Salt Mine. These applications will assist with the operation of existing minerals facilities. The applications also included a new aggregate recycling facility, which will support provision of recycled mineral resources. All of the applications were determined in accordance with policy ENV 9.</p> <p>One of the applications was for a new quarry at Rudheath Lodge (17/03104/MIN). This was for a silica sand quarry and at the time the Local Plan (Part One) was prepared, the Council did not have evidence of the occurrence of silica sand in the borough, so this specific mineral is not covered within policy ENV 9. However, as more evidence was made available, the site was allocated in the Local Plan (Part Two) for silica sand extraction (policy M 7).</p> <p>One application was pending during the 2019/20 period, for an extension to Forest Hill quarry (19/02452/MIN).</p>
	Local Plan policy ref(s): ENV 9		
	Significant Effects ref(s): N/A		
	Source: Review of minerals planning applications		

M 1 - Future sand and gravel working

LPP2	LPP2/EV (K) Number of applications for sand and gravel permitted outside the current sites, allocated site for sand and gravel or Preferred Area or Area of Search		
	Target	Baseline	2019 - 2020
Target met? N/A	No applications permitted outside the current sites, allocated sites, Preferred Area or Area of Search unless the required level of provision cannot be met from within these areas and the proposal would secure significant material planning benefits that outweigh any material planning objections	Information not relevant prior to adoption of Local Plan (Part Two). 2019 - 2020 figure will be used as baseline for future AMRs.	0
	Local Plan policy ref(s): M 1 and M 2		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

7.184 No applications were permitted outside the current sites, allocated site for sand and gravel, Preferred Area or Area of Search during the 2019 - 2020 period. One application was approved on an allocated site at Rudheath Lodge (for silica sand). One application for an extension to Forest Hill quarry is pending and this site is allocated for sand and gravel in the Local Plan (Part Two).

M 2 - Minerals Safeguarding Areas

7.185 Seven applications were decided within Mineral Safeguarding Areas for new developments that are likely to result in sterilisation of mineral resources. No information was submitted with these applications that demonstrate that the criteria within policy M2 have been complied with and:

- mineral sterilisation will not occur; or
- due to the quantity or quality of the mineral it is no longer of any existing or potential value; or
- the mineral can be extracted satisfactorily prior to the incompatible development taking place; or
- the incompatible development is of a temporary nature and can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed and does not permanently sterilise the mineral ; or
- there is an overriding need for the incompatible development and the material planning benefits of the non-mineral or hydrocarbon development would outweigh the material planning benefits of the underlying or adjacent material; or
- the development comprises one of the exempt types of development listed in the explanation.

7.186 In addition, four applications were received for conversions of barns to residential accommodation or a farm education centre / visitor accommodation and one application for storage and external works. It is not clear whether these applications would intensify activity on the site and would not therefore be exempt from the safeguarding requirements. This issue was not covered within the information submitted as part of the applications.

7.187 This monitoring work has identified a significant issue that has now been raised with the Development Management team. Additional information could be provided to officers and applicants to ensure that mineral safeguarding issues are fully assessed in the future.

LPP2	LPP2/EV (L) Number of applications for non-mineral development or hydrocarbon development granted within Mineral Safeguarding Areas that do not comply with the criteria within policy M 2		
	Target	Baseline (2019-2020)	2019-2020
Target met? N/A	No applications for non-mineral or hydrocarbon developments permitted within MSAS that do not comply with the criteria within policy M 2.	Information not relevant prior to adoption of Local Plan (Part Two). 2019 - 2020 figure will be used as baseline for future AMRs.	Seven applications for new development or demolition and replacement / new build. Plus four applications for change of use / conversion and one for storage uses where it is not clear whether the development would result in additional sterilisation of minerals.
	Local Plan policy ref(s): M 1 and M 2		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

M 5 - Restoration of minerals and oil and gas sites

7.188 The Local Authority does not currently have the resources to be able to undertake frequent monitoring of restoration of minerals sites. Town Farm quarry has now been restored and Delamere Lake Sailing and Holiday Park and Wild Shore water park are now complete. It is likely that restoration was completed during the 2019/2020 monitoring period. A site visit has not yet been made to check that the restoration has been completed in accordance with the policy and planning application, but the new businesses permitted are now operational and no enforcement issues have been raised by members of the public relating to this site.

LPP2	LPP2/EV (M) Number of quarries where restoration has been completed that year, in accordance with the policy and planning application		
	Target	Baseline	2019 - 2020
Target met? N/A	N/A	Information not relevant prior to adoption of Local Plan (Part Two). 2019 - 2020 will be used as baseline for future AMRs.	One quarry where restoration has been completed, in accordance with the policy and planning application.
	Local Plan policy ref(s): M 5		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database and Development Management team knowledge		

M 6 - Salt and brine working

7.189 An application was permitted for a salt and brine related use within the monitoring period. The site is outside the current site and Preferred Area, but the proposal relates to a 11KV power cable and associated pilot cables to link to the brine purification plant. As such, the application itself does not relate to the extraction of brine and does not conflict with policy M 6.

LPP2	LPP2/EV (N) Number of applications for salt and brine permitted outside the current site or Preferred Areas		
	Target	Baseline	2019 - 2020
Target met? N/A	No applications for salt or brine permitted outside the current sites or Preferred Areas unless the required level of provision cannot be met from within these areas and the proposals would secure significant material planning benefits that outweigh and material planning objections.	Information not relevant prior to adoption of Local Plan (Part Two). 2019 - 2020 figure will be used as baseline for future AMRs.	One application permitted for a salt and brine related use outside the current site and Preferred Area. However, the application is for a 11KV power cable and associated pilot cables to link to the brine purification plant and is not itself for the extraction of brine. As such, it complies with policy M6.
	Local Plan policy ref(s): M 6		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

M 7 - Industrial sand proposals

7.190 Three applications for silica sand development were permitted during the monitoring period. One application ([17/03104/MIN](#)) was approved for silica sand extraction and associated development. The site as a whole extends into Cheshire East. The part within Cheshire West and Chester all falls within the allocation, apart from the processing plant, which is outside the allocated area. As the main extraction area is within the allocation, the application does not conflict with policy M 7. The other two applications were for discharge of conditions relating to the main application.

LPP2	LPP2/EV (O) Number of applications for silica sand development permitted outside the allocated areas that do not comply with the criteria in the policy		
	Target	Baseline	2019 - 2020
Target met? N/A	No applications for silica sand permitted outside the allocated areas that do not comply with the criteria within policy M 7	Information not relevant prior to adoption of Local Plan (Part Two). 2019 - 2020 figure will be used as baseline for future AMRs.	Three applications for silica sand development were permitted during the monitoring period. One was for new silica sand extraction, which falls within the allocated area apart from the processing plant and the part of the site that falls within Cheshire East. The other two applications relate to discharge of conditions for the main application.
	Local Plan policy ref(s): M 7		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

M 8 - Minerals infrastructure

LPP2	LPP2/EV (P) Number of applications for non-mineral development on safeguarded minerals infrastructure sites.		
	Target	Baseline	As at 1 April 2020
Target met? N/A	No applications for non-minerals development on safeguarded minerals infrastructure sites that do not comply with the criteria in policy M 8.	Information not relevant prior to adoption of Local Plan (Part Two). 2019 - 2020 figure will be used as baseline for future AMRs.	No applications were approved for non-mineral development on safeguarded minerals infrastructure sites. One application was approved adjacent to a safeguarded site, but as the proposal is for a replacement village hall and sports pitch, it will not prevent operation of the facility on the safeguarded site.
	Local Plan policy ref(s): M 8		

LPP2	LPP2/EV (P) Number of applications for non-mineral development on safeguarded minerals infrastructure sites.		
	Target	Baseline	As at 1 April 2020
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

General

General Policy

LPP2	LPP2/GEN (A) Number of appeals upheld and dismissed and policy reason(s)		
	Target	Baseline (April 2017 to March 2019)	As at 1 April 2020
Target met? N/A	N/A	Major application decisions - 223 Total major appeal decisions - 14 Major decisions overturned at appeal - 10 (4.5%) Non-major application decisions - 4,203 Total non-major appeal decisions - 138 Non-major decisions overturned at appeal - 33 (0.8%)	Total no. appeals 90 No. allowed 25 (28%) No. Dismissed 63 (70%) Part allowed/ part dismissed (22%)
	Local Plan policy ref(s): General		
	Significant Effects ref(s): N/A		
	Source: Planning appeal monitoring taken from https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics#planning-performance-tables and Cheshire West and Chester appeals monitoring information		

7.191 Between April 2017 and March 2019, Cheshire West and Chester determined 4,203 non-major planning applications, of which 33 were overturned at appeal (0.8%), and it determined 223 major applications, of which 10 were overturned at appeal (4.5%). For this period, the Government's

performance threshold for both major and non-major applications is set at 10%^(vii). Cheshire West and Chester's performance of 0.8% and 4.5% is comfortably below the threshold and therefore the Council's overall appeals performance does not raise any concerns.

7.192 This indicator was adopted with the Local Plan (Part Two) part way through the 2019/20 monitoring period. As such the method and process for collecting the monitoring information and data is still being established. In terms of the number of appeals decided during 2019/20, out of a total of 90 decisions, 25 (28%) were allowed and 63 (70%) dismissed. Further detail on the policy reasons will be included in future AMRs.

vii [Improving planning performance - Criteria for designation \(revised 2018\)](#)

A Housing commitments

Housing completions and planning commitments

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

Spatial area	Net housing requirement	Net completions (2010-2020)	Remaining net requirement (2020-2030)	Commitments (extant planning permission)	LP / NP allocation without planning permission	Small site windfall	Total supply
Chester	5,200	3,817	1,383	2,588		193	2,781
Ellesmere Port	4,800	2,355	2,445	2,667		145	2,812
Northwich	4,300	3,035	1,265	1,657	407	113	2,177
Winsford	3,500	1,481	2,019	1,245	1,594	72	2,911 ⁽¹⁾
Rural (whole)	4,200	4,305	+105	1,552	10	282	1,844
Total	22,000	14,993	7,007	9,709	2,011	805	12,525

1. The Winsford Neighbourhood Plan sets out the housing allocations that will contribute towards exceeding the housing requirement. These sites are monitored in the Annual Monitoring Report.

A.1 A small site windfall allowance of 115 dwellings per annum is included in the supply of housing land from year four onwards. 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 A.2 Housing completions and planning commitments in the key service centres

Spatial area	Net housing requirement	Net completions (2010-2020)	Remaining net requirement (2019-2030)	Commitments (extant planning permission)	Total supply
Cuddington and Sandiway	200	196	4	9	9
Farndon	200	246	-	6	6
Frodsham	250	180	70	29	29
Helsby	300	263	37	172	172

Spatial area	Net housing requirement	Net completions (2010-2020)	Remaining net requirement (2019-2030)	Commitments (extant planning permission)	Total supply
Kelsall	200	186	14	40	40
Malpas	200	271	-	110	110
Neston and Parkgate	200	282	-	23 ⁽¹⁾	33
Tarporley	300	291	9	10	10
Tarvin	200	190	10	6	6
Tattenhall	250	215	35	88	88

1. In addition, the Neston Neighbourhood Plan allocates a site for 10 new houses.

Neighbourhood Plans

A.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 2020 is set out below. The [planning application search tool](#) on the Council's website can be used to view details of the planning applications listed in the tables.

Tarporley Neighbourhood Plan

Table A.3

Site ref	Location	NP capacity	HELAA ref	Planning status	Permission capacity
TH1	Royal British Legion site, Tarporley	Approximately 8 dwellings	TAR/0066a	2017/2018: 17/00760/FUL approved for 10 dwellings 2018/2019: site under construction 2019/2020: Poppy Lane development complete	10 (+2 NP capacity)

Winsford Neighbourhood Plan

Table A.4

Site ref	Location	NP capacity	HELAA ref	Planning status	Development 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 12 one bed apartments	UNDER CONSTRUCTION	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: 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	19/03989/FUL 78 dwellings	UNDER CONSTRUCTION	78 (+58 NP capacity)

Site ref	Location	NP capacity	HELAA ref	Planning status	Development status	Permission capacity
STC 1	Land off Ways' Green	93 dwellings	WSD/0011 WSD/0032	09/02473/FUL, 12/03429/FUL 93 dwellings	COMPLETE	93 (= NP capacity)
STC 2	Land off Way's Green	100 dwellings	WSD/0026	15/00083/FUL 119 dwellings (Platts Meadow)	UNDER CONSTRUCTION	119 (+19 NP capacity)
	Land at the edge of the Flashes	Open space/ leisure	WSD/0008			
STC 4	Land rear of Gladstone Street	188	WSD/0045	13/02760/OUT, 15/00864/REM, 16/02710/FUL, 18/00576/FUL 208 dwellings (Charlotte Place)	COMPLETE	208 (+20 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)

Site ref	Location	NP capacity	HELAA ref	Planning status	Development status	Permission 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	17/04449/OUT RENEWAL OF 11/00558/OUT 18/03742/FUL 205 dwellings	NOT STARTED	150 (= NP capacity)
W 4	Land at Nat Lane	161 dwellings	WIW/0030	12/04804/OUT 161 dwellings	NOT STARTED	161 (= NP capacity)
W 5	Land off Bostock Road	115 dwellings	WIW/0048a	19/03573/FUL 138 dwellings	APPROVED SUBJECT TO S106	138 (+ 23 capacity)
O 1	Land west of Chester Road	475 dwellings	WOV/0016 WOV/0056 WOV/0086	Rear of Littler House: 12/01756/OUT, 16/05419/REM 280 dwellings Oakmere Road: 15/04777/OUT 26 dwellings Spring Croft: 12/00800/OUT, 14/03269/REM 181 dwellings	UNDER CONSTRUCTION NOT STARTED UNDER CONSTRUCTION	487 (+12 NP capacity)
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 19/03290/FUL 82 dwellings	APPROVED SUBJECT TO S106	82 (+11 NP capacity)

Kelsall Neighbourhood Plan

Table A.5

Site ref	Location	NP capacity	HELAA ref	Planning status	Development status	Permission capacity
G3	Land at Flat Lane, Kelsall	Approximately 45 dwellings	TAK/0108	18/01996/FUL 29 dwellings (over 55's)	NOT STARTED	29 (-16 NP capacity)

Neston Neighbourhood Plan

Table A.6

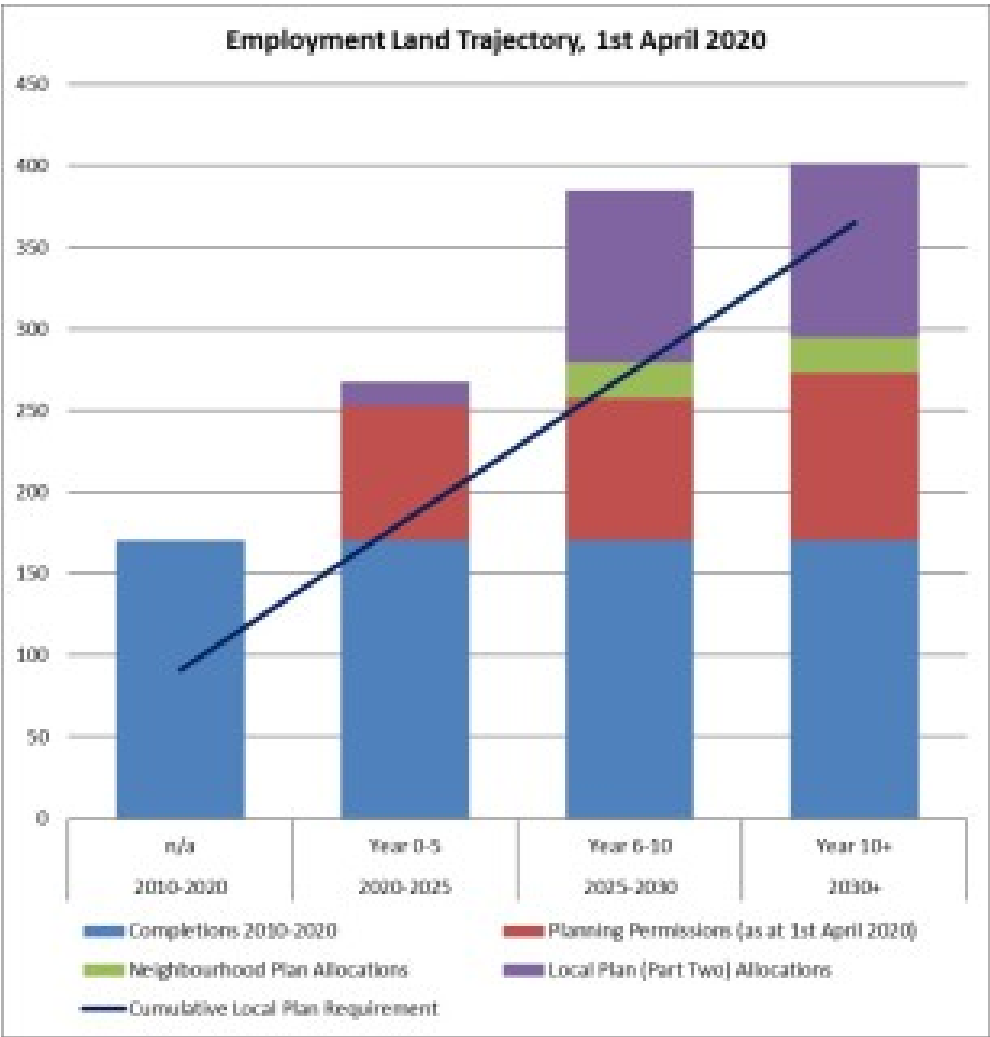
Site ref	Location	NP capacity	HELAA ref	Planning status	Development Status	Permission capacity
	8 to 30 Brook Street, Neston	Approximately 10 dwellings	NES/0034			n/a

B Employment land supply

B.1 An excel worksheet is available on the Council's monitoring webpage at http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/mon/. It sets out employment land provision to supplement indicators on Employment Land Provision 2010-2030 (1st April 2020) 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 adopted Local Plan (Part Two) Land Allocations and Detailed Policies

B.2 The trajectory below shows that for 2010-2030, there is sufficient provision of employment land to meet the borough wide requirement of 365ha over the plan period.



C Visitor Economy

C.1 The following tables provide further information on indicators relating to Local Plan (Part One) policy ECON 3 Visitor Economy and Local Plan (Part Two) policies DM 9 Visitor Accommodation and DM 10 Caravan and Camping sites. The [planning application search tool](#) on the Council's website can be used to view details of the planning applications listed in the tables.

Table C.1 Planning applications 2019-20 for tourism attractions/facilities

Spatial Area	Location	Planning applications	Description
Chester	Chester Zoo	18/04589/DIS 19/02303/DIS 19/02895/FUL 19/03917/DEM 19/01067/FUL 19/04509/FUL	Discharge of conditions of planning permission 18/00965/FUL Discharge of Conditions on 18/00202/FUL Erection of gates and external alterations to elevations of building Demolition of former Anteater House Creation of the Grasslands zone, a large, open African Savannah habitat with restaurant and the provision of overnight accommodation comprising of a reception building, 28No lodges and 14No tents. Internal sweet shop fit out within the outbuilding
Chester	Chester Racecourse	18/02781/FUL 19/00721/S73 19/03586/FUL	Siting of marquees and hospitality chalets for use during the race season; Variation of condition 2 (plans) of planning permission 18/04200/FUL - Construction of new restaurant; Partially demolish single storey toilet block and replace with a new single storey toilet block
Northwich	Lion Salt Works	19/01475/DIS	Discharge of conditions 3 and 6 on planning permission 19/00036/FUL
Rural	Moss Wood (BeWilderwood)	19/02211/FUL 18/04027/DIS; 18/04028/DIS; 18/04029/DIS; 19/00634/DIS; 19/01880/DIS; 18/00333/DIS	Proposed new access road and junction from the A49 to the attraction site. Various discharge of conditions in relation to the BeWildwood scheme approved under 16/04759/FUL

Spatial Area	Location	Planning applications	Description
Rural	Cheshire Ice Cream Farm	18/04942/FUL	Erection of a warehouse in connection with existing premises (Cheshire Ice Cream Farm)
Rural	Delamere Forest	19/02636/NMA; 19/02766/S73; 19/02842/DIS; 19/02843/DIS	Non material amendment of plans and variation of conditions on 16/03550/FUL Discharge of conditions on 19/02766/S73
Rural	Farm education and accommodation	18/04930/FUL	Barn conversions to create farm educational centre with five, two bedroom visitor accommodation units.
Rural	Beeston Castle	18/03454/FUL	Re-creation of a bronze age roundhouse
Rural	Fourways	19/01514/FUL	Proposed aqua park and cable wake boarding facilities
Rural	Events / Marquees	19/00723/FUL 19/03247/FUL	Seasonal change of use of land from agriculture to siting of marquees/tepees to provide events venue (Oakmere) Erection of a marquee (Nunsmere House Hotel)
Rural	Visitor facilities	18/04013/FUL 16/03465/FUL	Erection of visitor centre with toilet block (Shady Oak) Extend barn for use as coffee shop, office, storage, staff room, food preparation and production. Erect single storey building for the use of bike hire and tourist information (Oakmere)
Rural	Hover Force	19/00086/FUL	Construction of a storage building for machinery and activity equipment

Table C.2 Planning applications 2019-20 for visitor accommodation

Visitor Accommodation Type	Planning application	Location	Proposed development
Hotel	18/04806/DIS	Hotel Indigo Grosvenor Park Road Chester CH1 1QQ	Discharge of conditions 6 (landscaping), 7 (external lighting) and 12 (external plant) of planning permission 18/02683/S73
Hotel	19/01733/DIS	(Moxy Hotel) Land Adjacent To Waitrose Boughton Chester	Discharge of condition 16 (sub station) of planning permission 17/05197/FUL

Visitor Accommodation Type	Planning application	Location	Proposed development
Hotel	19/00232/NMA	(Moxy Hotel) Land Adjacent To Waitrose Boughton Chester	Amendment to application 17/05197/FUL to amend wording of condition 10 and substitution of updated Falcon Mitigation Strategy
Hotel	19/00316/DIS	Hotel Indigo Grosvenor Park Road Chester CH1 1QQ	Discharge of condition 9 (cycle parking facilities) of planning permission 18/02683/S73
Hotel	19/00849/S73	Hotel Indigo Grosvenor Park Road Chester CH1 1QQ	Variation of condition 1 (approved plans) of planning permission 18/02683/S73
Hotel	19/03800/NMA	(Travellodge) Pepper House Pepper Street Chester Cheshire CH1 1DW	Amendment to application 18/01067/FUL for changes to provision of plant, both to individual bedrooms and within enclosures at roof level, revision of new window configuration and provision of small louvres in external cladding to rooms fronting Pepper Street, level access to hotel entrance
Hotel	19/03466/NMA	Moxy Hotel Boughton Chester CH3 5BS	Non material amendment to 17/05197/FUL (Minor amendments to louvre positions and sizes, removal of corridor window on south elevation at Level 0, change to white single ply roof membrane and grey cladding to inside of parapet walls)
Hotel	18/03383/FUL	The Forest House Love Street Chester Cheshire CH1 1QY	Change of use of the mezzanine, first and second floors to Hotel (C1) use together with alterations
Hotel	19/02556/FUL	105-111 Foregate Street Chester Cheshire CH1 1HE	Demolition of existing building and construction of a 138 bedroom hotel (Use Class C1) and ancillary accommodation including engineering and associated works.
Wedding Venue	18/04569/DIS	The Old Palace Little St John Street Chester CH1 1RE	Discharge of Conditions 10 (noise relating to the performance of building entertainment) , 11 (details of noise limiting device) , 16 (means of preventing excessive discharge of fat into the sewer system) and 18 (external surfaces materials of extension) of planning permission 18/02987/S73
Delamere Forest (log cabins)	19/02636/NMA	Delamere Forest Ashton Road Delamere Northwich Cheshire	Non Material Amendment to 16/03550/FUL (Amendment to plans)
Delamere Forest (log cabins)	19/02766/S73	Delamere Forest Ashton Road Delamere Northwich Cheshire	Variation of conditions 9 (surface water drainage) and 28 (non-alkaline materials) of application 16/03550/FUL (appeal decision APP/A0665/W/17/3185481)

Visitor Accommodation Type	Planning application	Location	Proposed development
Delamere Forest (log cabins)	19/02842/DIS	Delamere Forest Ashton Road Delamere Northwich Cheshire	Discharge of condition 20 (landscaping scheme) of application 19/02766/S73
Delamere Forest (log cabins)	19/02843/DIS	Delamere Forest Ashton Road Delamere Northwich Cheshire	Discharge of condition 9 (surface water drainage) of application 19/02766/S73
Farm educational centre, with holiday lets	18/04930/FUL	Dairy House Farm Weaver Hall Lane Darnhall Winsford Cheshire CW7 4EE	Barn conversions to create farm educational centre with five, two bedroom visitor accommodation units
Hotel	19/03176/DIS	Carden Park Hotel Barton Road Clutton Chester CH3 9DQ	Discharge of Condition 3 (Landscaping), 5 (External Lighting) and 6 (External plant) of 18/03788/FUL (Spa Garden)
Hotel	19/02941/DIS	Carden Park Hotel Barton Road Clutton Chester CH3 9DQ	Discharge of condition 3 (landscaping) and 7 (external lighting) of application 18/01804/S73
Hotel	19/01852/DIS	Carden Park Hotel Barton Road Clutton Chester CH3 9DQ	Discharge of condition 8 (noise control) on planning permission 18/01804/S73
Bed and Breakfast	19/00879/DIS	Boundary Park Bed and Breakfast and Boundary Store London Road Allostock Northwich CW4 8HT	Discharge of condition 4 (works required within the highway) on planning permission 18/01811/FU
Bed and Breakfast	18/04644/FUL	Tiresford Tarporley By-Pass Tiverton Chester Cheshire CW6 9LY	Change of Use from Class C3 (Dwelling House) to Class C1 Bed and Breakfast
Holiday Let	18/03837/FUL	Fernleigh Holme Street Tarvin Chester Cheshire CH3 8EQ	Conversion of existing out-houses to tourist accommodation
Holiday Let	18/04921/FUL	Brooklands Picton Valley Picton Chester Cheshire CH2 4HG	Change of use of outbuilding to 2 holiday let units
Holiday Let	19/01806/FUL	28 Tarvin Road Littleton Chester Cheshire CH3 7DG	Change of use from outbuilding to 3 no. holiday let accommodation units, including raising of ridge height of the rear section of the building, a dormer window extension and window and door alterations.
Caravans (static)	19/03040/FUL	Daleford Manor Caravan Park Dalefords Lane Whitegate Northwich CW8 2BW	Revision to site layout and retention of 50 static holiday caravans with access and landscaping - retrospective
Caravans (touring/facilities)	19/03783/FUL	Caravan Site Alport Farm Overton Heath Lane Overton Malpas	Erection of a Wardens hut, toilet block, service road and low level lighting.

Visitor Accommodation Type	Planning application	Location	Proposed development
Camping	15/03070/FUL	Golborne Bridge Farm Whitchurch Road Milton Green Chester CH3 9DR	Proposed camping area, car park and conservation pond with surrounding tree planting
Chalets / log cabins	18/04534/FUL	Rupt Cottage Forest Road Tarpoley CW6 0HX	Three holiday chalets with associated access and landscaping works (Renewal of 15/02968/FUL)
Chalets / log cabins	18/03132/FUL	The Groves Rake Lane Chester Cheshire CH2 4DB	The erection of two wooden buildings and ancillary structures for holiday accommodation associated with fishery business (Retrospective)

D Biodiversity net gain

D.1 The [planning application search tool](#) on the Council's website can be used to view details of the planning applications listed in the tables.

Table D.1

Type of Designation	Planning application reference	Decision date (check in monitoring period 1st April 2019-31st March 2020)	Location/address	Description of development	Within or adjacent site?	Was ENV4/DM44 net gain considered in decision making? (yes / no)	Net gain provided? (yes / no)	On site or off site?
RIGS	19/00615/PDO	04-23-2019	Helsby	Residential (employment loss). COU office to dwelling.	Adjacent	n/a	n/a	n/a
RIGS	19/01328/FUL	11-21-2019	Chester	COU from commercial/office to 3 residential flats	Adjacent	No	No	n/a
RIGS	19/01738/FUL	09-26-2019	Chester	COU of upper floors to 1 residential dwelling	Adjacent	No	No	n/a
RIGS	19/02935/PDO	10-10-2019	Chester	COU of first floor to residential flats	Adjacent	No	No	n/a
RIGS	19/03820/PDO	10-17-2019	Chester	Conversion of office building to 3 residential units	Adjacent	No	No	n/a
RIGS	18/04222/FUL	07-31-2019	Chester	Change of use from A1 (Retail) to A1/A3	Adjacent	No	No	n/a
RIGS	18/00688/FUL	05-29-2019	Frodsham	Approval of reserved matters following 18/01260/OUT - erection of one new dwelling	Adjacent	No	No	n/a
RIGS	19/01188/S73	05-27-2019	Frodsham	Variation of Condition 2 (Approved Plans) of 18/01005/FUL	Adjacent	Yes	Yes	On site
LNR	19/04540/FUL	12-20-2019	Ellesmere Port	Demolition of auditorium and toilet block of the existing building, with replacement	Within	Yes	Yes	On site
LWS	19/03936/DIS	01-09-2019	Northwich	DIS of Conditions including 11 (Tree Protection), 12 (Bird and Bat Boxes), and 14 of 18/01455/OUT	Adjacent	Yes	Yes	On site
LWS	18/01850/FUL	01-27-2020	Winsford	Discharge of Conditions 6 (Ecology Phasing) and 15 (Ecology) of 18/01850/FUL	Adjacent	Yes	Yes	On site
LWS	18/02687/FUL	12-11-2019	Chester	Conversion of existing dwelling into 2 no. apartments - amendment to application 18/02687/FUL	Adjacent	No	No	n/a
LWS	18/02831/FUL	07-24-2019	Chester	Discharge of conditions on planning permission 18/02831/FUL	Adjacent	No	No	n/a
LWS	18/03627/FUL	05-07-2019	Chester	Discharge of condition on planning permission 18/03627/FUL	Adjacent	No	No	n/a
LWS	18/04222/FUL	07-31-2019	Chester	Change of use from A1 (Retail) to A1/A3 Coffee Shop/Restaurant	Adjacent	No	No	n/a
LWS	18/04894/FUL	11-12-2019	Chester	Change of Use from a disused holiday lets to residential	Adjacent	No	No	n/a
LWS	19/00090/FUL	07-08-2019	Frodsham	Creation of a geological research facility	Adjacent	Yes	Yes	on site
LWS	19/00527/LDC	01-09-2019	Neston	Change of use of former poultry sheds to offices	Adjacent	No	No	n/a
LWS	19/00615/PDO	08-16-2019	Malpas	Use for the storage and manufacturing of doors and timber products, Use Class B1/B8	Adjacent	No	No	n/a
LWS	19/01115/LDC	02-12-2019	Frodsham	Change of use of office use to a dwellinghouse	Adjacent	No	No	n/a
LWS	19/01328/FUL	03-21-2019	Ellesmere Port	Single storey detached dwellinghouse	Adjacent	No	No	n/a
LWS	19/01585/FUL	04-05-2019	Chester	Change of use from commercial/ office to 3 residential flats	Adjacent	No	No	n/a
LWS	19/01738/FUL	12-13-2019	Neston	Erection of a two storey dwelling	Adjacent	No	No	n/a
LWS	19/02086/FUL	09-26-2019	Chester	Change of use of upper floors to one residential dwelling	Adjacent	No	No	n/a
LWS	19/02935/PDO	12-10-2019	Northwich	Conversion of existing barns to 4 no dwellings	Adjacent	Yes	Yes	On site
LWS	19/03820/PDO	10-10-2019	Chester	Change of use of first floor offices to residential flat	Adjacent	No	No	n/a
LWS	19/03820/PDO	11-14-2019	Chester	Conversion of 3 storey office building to 3 residential units	Adjacent	No	No	n/a
Ramsar	18/04063/FUL	11-07-2019	Neston	Single storey extensions to side and rear, replacement of windows to front elevation	Adjacent	No	No	n/a
SAC	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
SPA	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
SSSI	18/04460/FUL	01-15-2019	Chester	Change of use from B1 offices to provide 5 no. self contained flats	Adjacent	No	No	n/a
TOTAL	29						Yes: 6 No:23	
number of applications							Yes: 21% No:79%	
% DELIVERING NET GAIN								

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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.

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

Tel: 0300 123 8 123 **Textphone:** 18001 01606 867 670

email: equalities@cheshirewestandchester.gov.uk

web: www.cheshirewestandchester.gov.uk