

Cheshire West & Chester Council

# Local Plan



## Annual Monitoring Report 2022

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Cheshire West  
and Chester



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# 1 Introduction

**1.1** The Annual Monitoring Report (AMR) 2022 covers the period 1 April 2021 to 31 March 2022 and has been prepared in accordance with Section 113 of the Localism Act (2011), which amends the Planning and Compulsory Purchase Act (2004) which requires local planning authorities to produce a report containing information relating to the:

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

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

- Policy implementation
- Delivery of net additional dwellings and additional (gross) affordable dwellings
- Details of neighbourhood development plans being prepared
- Details of how the authority is fulfilling its duty to co-operate<sup>(i)</sup>
- 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 2022 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 in January 2015 and Local Plan (Part Two) Land Allocations and Detailed Policies adopted in July 2019.

**1.5** Certain indicators require the close monitoring and interrogation of planning decisions to allow for detailed policy information to be collected. The Local Plan (Part Two) indicators were adopted part way through the 2019/20 monitoring year in July 2019. Hence some indicators will have more information than the previous years' reports. Additionally, some strategic indicators and spatial indicators have been merged in order to avoid repetition. These sections have been cross-referenced adequately.

**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 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 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).

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

## Example indicator table

Table 1.1

LPP1	Monitoring framework reference: Indicator summary		
LPP2 SE	Target	Baseline	2021 - 2022
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 4 'Neighbourhood Planning and Article 4 Directions' for details).

Supplementary planning documents (SPDs) have been prepared to support the Local Plan.

- Revised Parking Standards SPD (updated February 2022)
- Oil and Gas Exploration, Production and Distribution SPD (May 2017)
- Travel Planning Guidance SPD (March 2016)
- Houses in Multiple Occupation and Student Accommodation SPD (April 2016)
- House Extensions and Domestic Outbuildings SPD (January 2021)

### 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

### Local Plan (Part Two) Land Allocations and Detailed Policies

**3.1** The Local Plan (Part Two) was adopted in July 2019 and was prepared in accordance with the Council's adopted Local Development Scheme 2017 and Statement of Community Involvement 2017.

### Traveller Development Plan Document (DPD)

**3.2** 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

**3.3** 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. Further information is available [here](#)

**3.4** Following the Local Plan Conversation 2021 engagement exercise, the Council's Cabinet on 22 April 2022 decided that the Council should commence initial work, including evidence gathering and establishing a cross-party Member Working Group, in advance of an update of the Local Plan (Part One). A further report setting out the scope and timetable will be approved at a future Cabinet meeting.



## 4 Neighbourhood Planning and Article 4 Directions

**4.1** There are 24 made neighbourhood plans within the borough (as of August 2022) 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 24 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 August 2022)	
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
Clotton Hoofield	Made 20 May 2021
Cuddington Parish	Made 27 February 2019
Darnhall	Made 20 May 2021
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

Made neighbourhood plans (correct as at August 2022)	
Tarporley	Made 8 June 2016
Tattenhall and District	Made 4 June 2014
Tarvin	Made 9 September 2019
Utkinton and Cotebrook	Made 20 May 2021
Whitegate and Marton	Made 3 May 2017
Winsford	Made 19 November 2014
Neighbourhood plans at earlier stages	Stage of development
Antrobus	Neighbourhood Area 1 - Area designated 16 December 2020 (Antrobus Parish Council applied for a Neighbourhood Area for the purposes of preparing a Community Right to Build Order).
Barrow	Area designated 11 September 2013
Burwardsley	Area designated 21 March 2019
Coddington and District	Area designated 9 March 2016
Comberbach	Area designated 5 October 2018
Delamere and Oakmere	Area designated 6 May 2020
Frodsham	Area designated 1 June 2015
Guilden Sutton	Area designated 25 April 2016
Handbridge	Area designated 18 January 2021
Ince	Area designated 28 November 2019 Regulation 14 consultation 24 Jan-13 March 2022.
Kingsley	Area designated 29 March 2018
Lower Peover	Area designated 27 July 2017
Marston (a new NDP Area was established for Marston which removed Wincham PC area)	Area designated 13 June 2022
Mickle Trafford and District	Area designated 17 December 2015 (currently not being progressed)

Made neighbourhood plans (correct as at August 2022)	
Upon-by-Chester and District	Area designated 16 January 2015. Referendum returned a 'yes' vote 28 July 2022.

**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** Throughout the preparation of the Local Plan (Part Two), the Council has carried out continuous engagement with other local planning authorities and statutory bodies. 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 [here](#)

### 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 Wirral Council, Shropshire Council and Warrington Borough Council).

## 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
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#### Climate change

SE1	Carbon emissions from transport.
SE2	CO <sub>2</sub> 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**

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

**Air**

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

**Land and resources**

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

**Waste**

<b>SE27</b>	Local Authority collected waste.
<b>SE28</b>	Kilogrammes of household waste collected per head.
<b>SE29</b>	Total amount of commercial and industrial waste.
<b>SE30</b>	Percentage of local authority collected waste landfilled.
<b>SE31</b>	Amount of commercial and industrial waste sent for energy recovery/landfill/treatment (estimated).
<b>SE32</b>	Percentage of local authority waste recycled and composted.

<b>SE33</b>	Percentage of local authority waste sent for energy recovery.
<b>SE34</b>	Capacity of waste management facilities in CWaC (existing facilities).
<b>SE35</b>	Waste imports to CWaC and exports from CWaC.
<b>SE68</b>	Number of fly-tipping incidents recorded.

### Cultural heritage and landscape

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

### Population and human health

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

### Housing

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

**Community safety**

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

**Economic development**

<b>SE57</b>	Amount of employment land developed by type and location 2010-30.
<b>SE58</b>	Amount of employment land developed since 2010 plus amount of employment land available in the supply by type and location.
<b>SE59</b>	Number of businesses.
<b>SE60</b>	GVA by head of population (£).
<b>SE61</b>	Vacancy rates on primary shopping streets.
<b>SE62</b>	Amount of completed additional floorspace (gross and net) for town centre uses.
<b>SE63</b>	Unemployment rates in the borough.
<b>SE64</b>	Average earnings within the borough.
<b>SE65</b>	Number of day and overnight visitors to the borough.
<b>SE66</b>	Amount of new tourism related development.
<b>SE67</b>	Percentage of the borough covered by superfast broadband.
<b>SE68</b>	Number of fly-tipping incidents recorded



## 7 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 and 365 ha of land for employment development 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) Total number of net dwellings completed in monitoring year (2021-2022)				
SE	Target	Baseline	Gross	Losses	Net
Target met? Y (exceeded)	Delivery of 1,100 net dwellings per year (see <a href="#">housing trajectory</a> )	N/A	1,525	- 8	1,517
	Local Plan policy ref(s): STRAT 2				
	Significant Effects ref(s): SE50				
	Source: Cheshire West and Chester housing land monitor				

SE	STRAT 2 (A i) Percentage of new and converted dwellings built on previously developed land			
	Target	Local Plan period	2010-2022 (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 Data unavailable	61%	
		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)		
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)	2015-2016 = 60.5% (further 10% on mixed pdl/gf sites)	61%	
		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)		
		2020-2021 = 51.5% (further 4% on mixed pdl/gf sites)		
		2021-2022 = 55%		
		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 (base date of the Local Plan (Part One))		
	Target	Baseline	2010-2022
Target met? Y (exceeded)	Total (net) housing completions since 2010 set out in <a href="#">housing trajectory</a>	0	17,845
	Local Plan policy ref(s): STRAT 2		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester housing land monitor		

Table 7.1 Annual gross and net housing completions

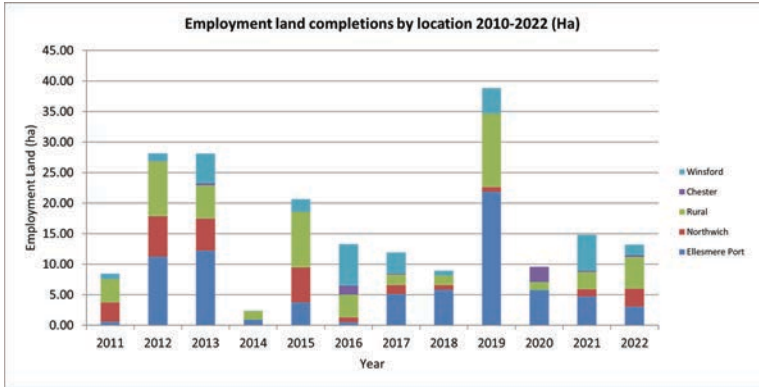
Monitoring year	Gross completions	Losses/demolitions	Net completions
2010-2011	680	- 26	654
2011-2012	858	- 62	796
2012-2013	698	- 25	673
2013-2014	1,032	- 62	970
2014-2015	1,613	- 42	1,571
2015-2016	1,816	- 47	1,769
2016-2017	2,041	- 24	2,017
2017-2018	2,569	- 27	2,542
2018-2019	2,173	- 21	2,152
2019-2020	1,857	- 8	1,849
2020-2021	1,348	- 13	1,335
2021-2022	1,525	- 8	1,517
Total	18,210	-365	17,845

LPP1	STRAT 2 (D) Deliverable* five year housing supply								
	Target	Baseline	1 April 2016	1 April 2017	1 April 2018	1 April 2019	1 April 2020	1 April 2021	1 April 2022
<b>Target met?</b> <b>Y</b> <b>(exceeded)</b>	Five year supply based on housing trajectory	8,906	9,322	8,556	7,744	6,692	5,629	5,950	5,469
	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: <a href="#">Annex 2: Glossary - National Planning Policy Framework</a> )								

## 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 <sup>(ii)</sup>

**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 strategic employment sites is provided in the indicators for the spatial areas (Chester, Ellesmere Port, Northwich and Winsford) and in 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.

LPP1	STRAT 2 (E) Amount of employment land developed by type and location 2010 - 2030		
	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)		
LPP2	Target	Baseline (employment land developed - ha)	1st April 2022
Target met? Y (ongoing)	365 hectares	Total 2010-2022: 198.3ha  	2021-2022: 13.2ha (approx 25859sqm)  See table 7.2 for breakdown by type and location for 2022

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

LPP1  LPP2	STRAT 2 (E) Amount of employment land developed by type and location 2010 - 2030		
	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 2022
		<p><b>Employment floorspace developed by location (sqm) 2010-2022</b></p> <p><b>Employment Floorspace developed by Type (sqm) 2010-2022</b></p>	
	Local Plan (Part One) policy ref(s): STRAT 2, STRAT 3-6, STRAT 8, ECON 1		
	Local Plan (Part Two); CH 3, EP2, N4, W2, R3		
	Significant Effects ref(s): SE57		
	Source: Employment monitor (2022)		

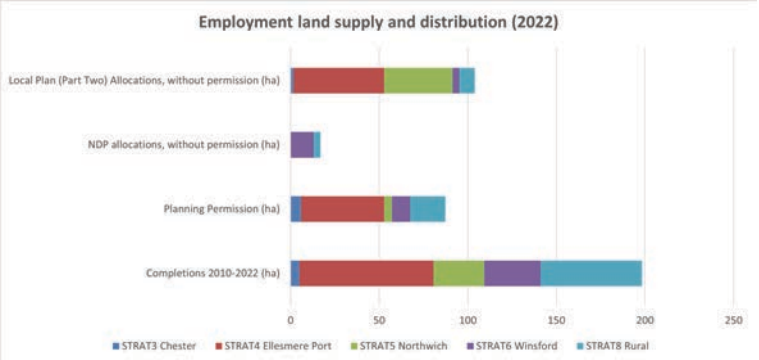
Table 7.2 Employment land completions by type and location 2022 (ha/m2)

Area	Location	B1a	B1b	B1c	B2	B8	Mixed B use	Other	Total (ha / sqm)
Chester LPP2/S3 (B)	St John Street, Chester	0.1	0	0	0	0.16	0	0	0.26
	Hartford Way, Chester	3358				1939			5297
Ellesmere Port LPP2/S4 (B), LPP2/S4 (D)	The Portal, Ellesmere Port	0.38	0	0.45	0	1.57	0.65	0	3.05
	Dutton Green, Stanlow	4479		192		2510			7181
	Indigo Road, Ellesmere Port								
	Poole Hall Ind Est, Ellesmere Port								
Northwich LPP2/S5 (C)	Lostock Works	1.7	0	0	0.62	0	0	0.61	2.93
	Manchester Rd, Northwich	1581						970	2551
	Tata/Winnington Works								
Winsford LPP2/S6 (A)	Road One Winsford IE	0	0	0	0	0	1.73	0	1.73
	Artis Park Phase 2						5030		5030
Rural LPP2/S8 (A)	HW Coates, Byley	0.36	0	0	1.6	0	3.27	0	5.23
	Hampton Heath IE	700			120		4980		5800
	Newton by Tattenhall								
Total		2.54	0	0.45	2.22	1.73	5.65	0.61	13.2
		10118		192	120	4449	10010	970	25859

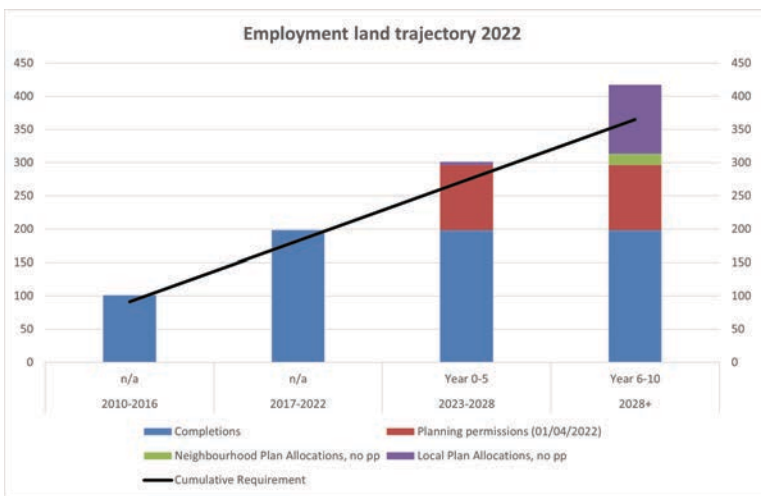
**7.7** The Government announced fundamental reforms to allow greater flexibility to change uses without the need for planning permission. Changes to the Use Classes Order to combine the B1 use class, with other town centre uses, into a single E use class (commercial, business and service) took effect 1<sup>st</sup> September 2020. The developments completed under planning application approvals pre-Sept

2020 are identified under former use classes B1(a), B1(b), B1(c) rather than E(g) for this year's AMR, for comparison with historic take up.

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 land in sustainable locations.  No specific target.	N/A	Employment land completions (2022) by land type: total 13.2ha  Previously developed land: 13.2ha (100%)
	Local Plan policy ref(s): STRAT 1, STRAT 2		
	Significant Effects ref(s): SE26		
	Source: Employment monitor (2022)		

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	2020-2022
Target met? Y	At least 365 hectares	Employment land completions 2010-2022: 198.3  	Employment Land available in supply 2022: 219.01ha  (undeveloped allocations and commitments)  Total Realistic Employment land supply 2022: 417.31ha  (completions since 2010, allocations and commitments)



LPP1	STRAT 2 (F) Amount of employment land developed since 2010 plus amount of employment land available in supply		
LPP2	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	2020-2022
		 <p>The chart, titled 'Employment land trajectory 2022', displays the cumulative requirement for employment land in hectares. The x-axis shows four periods: 2010-2016 (n/a), 2017-2022 (n/a), Year 0-5 (2023-2028), and Year 6-10 (2028+). The y-axis ranges from 0 to 450 ha. The bars are stacked: blue for Completions, red for Planning permissions (01/04/2022), green for Neighbourhood Plan Allocations, no pp, and purple for Local Plan Allocations, no pp. A black line represents the Cumulative Requirement. The total height of the bars for Year 6-10 exceeds the cumulative requirement line.</p>	Overall provision above 365ha requirement: +52.3ha (+14%)
	Local Plan (Part One) policy ref(s): STRAT 2, STRAT 3-6, STRAT 8, ECON 1		
	Local Plan (Part Two); CH3, EP2, N4, W2, R3		
	Significant Effects ref(s): SE58		
	Source: Employment monitor (2022)		

**7.8** Table 7.3 shows employment land supply and distribution by spatial area. A flexible supply of employment land is maintained borough wide, exceeding the 365ha requirement 2010-30. Appendix B 'Employment land supply' provides detailed site information.

Table 7.3 Employment Land Supply and Distribution, 1st April 2022

Local Plan (Part One) policy	Completions 2010-2022 (ha)	Planning permission (ha)	NDP allocations, without permission (ha)	Local Plan (Part Two) allocations, without permission (ha)	Total (ha)
STRAT3 Chester LPP2/S3(C)	5	5.97	0	1.67	12.64

Local Plan (Part One) policy	Completions 2010-2022 (ha)	Planning permission (ha)	NDP allocations, without permission (ha)	Local Plan (Part Two) allocations, without permission (ha)	Total (ha)
STRAT4 Ellesmere Port LPP2/S4 (C)	75.57	46.76	0	51.11	173.44
STRAT5 Northwich LPP2/S5 (D) STRAT5 (D)	28.65	15.42	0	38.6	71.68
STRAT6 Winsford LPP2/S6 (B) STRAT6 (C)	31.87	10.41	13.11	3.9	59.29
STRAT8 Rural LPP2/S8 (B) STRAT8 (C)	57.23	19.78	3.69	8.6	89.3
Total LPP2/S2 (B)	198.3	98.34	16.79	103.88	417.31
<b>Local Plan requirement</b>					365
<b>Summary of Provision</b>					52.31 (+14%)

## Chester

**7.9** 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)	2010-2022	% of requirement achieved
<b>Target met?</b>	5,200 dwellings by 2030	0 dwellings	4,292	82.5 %
<b>On-going</b>	Local Plan policy ref(s): STRAT 3			
	Significant Effects ref(s): N/A			

LPP1	STRAT 3 (A) Total number of net dwellings completed in Chester spatial area			
	Target	Baseline (2010)	2010-2022	% of requirement achieved
	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 2022
Target met? On-going	1,300 dwellings (1,264 by 2030)	0 dwellings	<p>2019/2020: Kings Moat Garden Village (<a href="#">17/05201/OUT</a>) up to 1,400 dwellings; <a href="#">17/02453/OUT</a> Part A (full) 483 dwellings, <a href="#">17/05200/FUL</a>, phased delivery of 786 dwellings) 5 dwellings completed, 30+ units under construction</p> <p>2020/2021: Roman Green and Emperor Park phases under construction. Annual completions = 83 (Total completions = 88) Under construction = 63</p> <p>2021/2022: Roman Green and Emperor Park phases under construction. Annual completions = 138 (Total completions = 226) Under construction = 84</p>
	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	2021-2022
Target met? Y (in part). Theatre opened 2017.	Development completed by 2020	Application <a href="#">14/02792/FUL</a> approved (Sept 2014) for change of use for part of development site (former cinema).	<p>Hybrid planning permission granted September 2016 <a href="#">16/02282/OUT</a></p> <p><a href="#">19/02222/S73</a> - 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: <a href="#">16/02282/OUT</a>.</p> <p><a href="#">19/02187/FUL</a> - proposes a multi-storey car park.</p>

LPP1	STRAT 3 (C) Delivery of Northgate leisure and retail scheme and new theatre		
	Target	Baseline	2021-2022
			These are both under construction and expected to complete towards the end of 2022. Phase 2 has outline planning permission, although an alternative is likely to come forward.
	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 <a href="#">Chester Northgate</a>		

LPP1	STRAT 3 (D) Delivery of Chester Business Quarter		
	Target	Baseline	2021-22
Target met? N	Development completed by 2027	<p>Planning permission <a href="#">12/04895/FUL</a> 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>September 2014 - 14/03317/REM approved, office building 1 (One City Place)</p> <p>February 2016 – development completed on first office building (One City Place).</p> <p>October 2018 - Demolition works 2018 to Premier house, to prepare the site for phase 2 of the Business Quarter development.</p> <p>October 2020 - 20/01823/FUL approved plot B2 of the outline masterplan - erection of a hotel with ground floor restaurant/retail uses and associated infrastructure and landscaping (departure from the indicative layout shown on the outline)</p> <p>February 2021 - 20/03011/ADV approved for signage to the proposed hotel.</p>	<p>September 2021 - 21/00448/DIS conditions being discharged on the hotel approval</p> <p>Update to the One City Plan 2022-2045 undertaken during the monitoring period – 8<sup>th</sup> June Cabinet 2022 report.</p>
	Local Plan policy ref(s): STRAT 2, STRAT 3, ECON 1		

LPP1	STRAT 3 (D) Delivery of Chester Business Quarter		
	Target	Baseline	2021-22
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2022)		

**7.10** Local Plan (Part One) STRAT3 and ECON1 identifies Chester Business Quarter (CBQ) as a key location for mixed use, employment led regeneration in Chester. The CBQ is within the Chester Northern Gateway regeneration area of the Local Plan (Part Two), under policy CH2.A.

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	2021-22
Target met?  N	No loss on allocated sites	None at Chester West employment park, or Sealand Industrial Estate  None at Chester Business Park
	Local Plan policy ref(s): ECON 1, CH 3	
	Significant Effects ref(s): N/A	
	Source: Cheshire West and Chester Employment land monitor (2022)	

**7.11** 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). It uses planning application monitoring data.

## CH 2 - Chester Regeneration Areas

LPP2	LPP2/S3 (A) Regeneration schemes delivered within a designated regeneration area	
	Target	As at 1 April 2022
Target met? On-going	Development completed by 2030	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. There were no completions during the 2020-22 monitoring period, although some development has taken place in previous years.

LPP2	LPP2/S3 (A) Regeneration schemes delivered within a designated regeneration area	
	Target	As at 1 April 2022
		CH 2.B Commonhall Street (No Update) CH 2.C Chester Castle and Riverside (No Update) CH 2.D Northgate: Please see STRAT 3(C)
	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)	

**7.12** 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

**7.13** The monitoring indicators relating to employment land provision in Chester (policy CH 3) are detailed under the strategic policy indicators for policy STRAT 2 (E), STRAT 2 (F), STRAT 3 (D) and ECON1 (Di). This includes:

- LPP2/S3 (B) (Chester) - Employment land completions by type and location in monitoring year
- LPP2/S3 (C) (Chester) - Employment land supply (ha), by type and location to 2030
- LPP2/S3 (D) (Chester) - Loss of existing or allocated employment land to other uses, by type and location (ha)

### CH 5 - Chester Conservation Areas

LPP2	LPP2/S3 (E) Percentage of planning applications/adverts consent for signage and illumination refused on the Rows contrary to CH5		
	Target	Baseline (2019)	As at 1 April 2022
Target met? N/A	100% of refusals citing policy CH 5 in the reasons for refusal	Adoption of policy CH 5	No relevant applications were identified on the Rows in this monitoring period.
	Local Plan policy ref(s): CH 5		
	Significant Effects ref(s): N/A		
	Source: Planning application monitoring		

## Ellesmere Port

**7.14** 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)	2010-2022	% of housing requirement achieved
Target met? On-going	4,800 dwellings by 2030	0 dwellings	2,924	61%
	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? On-going	1,570 dwellings by 2029 (based upon planning application <a href="#">13/04015/OUT</a> )	0 dwellings	2014-2015	<a href="#">13/04015/OUT</a> - approved 24th July 2014 - 1,500 dwellings <a href="#">12/03849/FUL</a> - approved 9th September 2014 - 145 dwellings No development taken place
			2015-2016	<a href="#">12/02091/OUT</a> - allowed on appeal 26th October 2018 - 2,000 dwellings <a href="#">15/03143/REM</a> - approved 23rd October 2015 - Phase 1: 170 dwellings <b>Phase 1</b> Annual completions = 0 (Under construction = 9)
			2016-2017	<b>Phase 1</b> Annual completions = 41 <b>Total site completions = 41 dwellings</b>

LPP1	STRAT 4 (B) Number of net dwelling completions on Ledsham Road site 2010-2030			
	Target	Baseline	Year	Development progress and completions
			2017-2018	<a href="#">16/05464/REM</a> - approved 15 May 2017 - Phases 2.3.4: 458 dwellings <u>Phase 1</u> Annual completions = 90 (Total = 131) <u>Phases 2.3.4.5</u> Not started <b>Total site completions = 131 dwellings</b>
			2018-2019	<u>Phase 1</u> Annual completions = 13 (Total = 144) <u>Phase 2.3.4</u> Development commenced <b>Total site completions = 144 dwellings</b>
			2019-2020	<a href="#">19/04504/REM</a> - received 18th December 2019 (awaiting decision) - Phases 4 and 5: 313 dwellings <a href="#">19/04389/REM</a> - received 19th December 2019 (awaiting decision) - Phase 3: 256 dwellings <u>Phase 1</u> Annual completions = 15 (Total = 159) <u>Phase 2</u> Annual completions = 38 (Total = 38) <b>Total site completions = 197 dwellings</b>
			2020-2021	<u>Phase 1</u> Annual completions = 4 (Total = 163) <u>Phase 2</u> Annual completions = 113 (Total = 151) <u>Phase 3</u> Annual completions = 4 (Total = 4) <b>Total site completions = 318 dwellings</b>



LPP1	STRAT 4 (B) Number of net dwelling completions on Ledsham Road site 2010-2030			
	Target	Baseline	Year	Development progress and completions
			2021-2022	<u>Phase 1</u> Annual completions = 7 (Phase complete = 170) <u>Phases 2 and 3</u> Annual completions = 42 (Total = 197) <u>Phases 4 and 5</u> Development not started <b>Total site completions = 367</b>
	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

**7.15** Local Plan (Part One) policy STRAT 4, EP 1, STRAT 2 (E) and ECON1 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 2022
<b>Target met?</b>  <b>On-going</b>	Development completed by 2030	n/a	Planning application <a href="#">19/02366/FUL</a> was approved 30 <sup>th</sup> September 2019 for the: <i>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.</i>  The new bus station stands have been relocated along Civic Way and the development of the public service hub (now known as the Portal) completed in the monitoring period.

LPP2	LPP2/S4 (A) Delivery of regeneration schemes around the town centre		
	Target	Baseline (2010)	As at 1 April 2022
			Transport regeneration/improvement schemes progressed during the monitoring period in Ellesmere Port, include: Chester to Ellesmere Port Canal towpath improvement scheme; <a href="https://www.cheshirewestandchester.gov.uk">Chester to Ellesmere Port Canal towpath improvement scheme (cheshirewestandchester.gov.uk)</a> A5117 cycle improvement scheme <a href="https://www.cheshirewestandchester.gov.uk">A5117 Cycle improvement scheme (cheshirewestandchester.gov.uk)</a>
	Local Plan policy ref(s): EP 1		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester housing/employment/retail land monitor		

**7.16** Local Plan (Part One) policy STRAT4, and Local Plan (Part Two) policy EP1 relate to the Ellesmere Port settlement area. The policy supports *regeneration proposals in and around the town centre including mixed use development and a public services hub*. Policy EP1 also supports improved links, physical and landscape improvements to gateways, corridors and green spaces.

## EP 2 - EP 6 - Employment land provision in Ellesmere Port

**7.17** 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). Indicator STRAT2(E) provides the employment land completions for 2021-22 monitoring period.

LPP1 / LPP2	LPP2/S4 (D) (Ellesmere Port) - Employment completions (ha/m2) at key employment locations identified in STRAT 4 in Ellesmere Port
Target met? n/a	Indicator STRAT2(E) provides the employment land completions for 2021-22 monitoring period.
	Completions took place at Dutton Green and Indigo Road (both within Stanlow special policy area, key site identified in STRAT4/ECON1)
	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 (2022)

**7.18** The monitoring indicators relating to employment land provision in Ellesmere Port (policy EP 2-6) are also detailed under the strategic policy indicators for policy STRAT 2 (E), STRAT 2 (F) and ECON1 (Di). This includes:

- LPP2/S4 (B) - Employment land completions by type and location in monitoring year
- LPP2/S4 (C) (Ellesmere Port) - Employment land supply (ha), by type and location to 2030
- LPP2/S4 (E) (Ellesmere Port) - Loss of existing or allocated employment land to other uses, by type and location (ha)

#### 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 2022
Target met? n/a	Development completed by 2030	n/a	No planning applications during 2021-22 monitoring period.
	Local Plan policy ref(s): EP 7		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring		

## Northwich

**7.19** 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)	2010-2022	% of housing requirement achieved
Target met? On-going	4,300 dwellings by 2030	0 dwellings	3,648	85%
	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? On-going	1,200 net dwellings completed by 2030	0 dwellings	2010-2013	No development taken place. Application(s) pending consideration
			2013-2014	Annual completions = 86 <b>Total site completions = 86</b>
			2014-2015	Annual completions = 159 <b>Total site completions = 245</b>
			2015-2016	Annual completions = 144 <b>Total site completions = 389</b>
			2016-2017	Annual completions = 176 <b>Total site completions = 565</b>
			2017-2018	Annual completions = 62 <b>Total site completions = 727</b>
			2018-2019	Annual completions = 142 <b>Total site completions = 869</b>
			2019-2020	Annual completions = 65 <b>Total site completions = 934</b>
			2020-2021	Annual completions = 70 <b>Total site completions = 1,004</b>
			2021-2022	Annual completions = 17 <b>Total site completions = 1,021</b>
	Local Plan policy ref(s): STRAT 5			
Significant Effects ref(s): N/A				
Source: Cheshire West and Chester housing land monitor				

**7.20** The Winnington Urban Village is being developed by four house builders (Barratt, David Wilson Homes, Morris Homes and Taylor Wimpey). Work has commenced on developing the island site of the urban village development, and work to deliver the infrastructure phase continued in this monitoring period.

LPP1	STRAT 5 (C) Delivery of Wincham Urban Village scheme including up to 950 dwellings			
	Target	Baseline	Year	Total
Target met? On-going	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
			2020-2021	0 completed
			2021-2022	Development commenced (Brook View). Access and groundworks under construction.
	Local Plan policy ref(s): STRAT 5			
	Significant Effects ref(s): N/A			
Source: Cheshire West and Chester housing land monitor				

**7.21** This site was re-considered through the preparation of the Local Plan (Part Two) Land Allocations 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

**7.22** Development commenced on site in this monitoring period. A new access from New Warrington Road is under construction and groundworks for the first stage of housing development is under construction.

## Employment development

LPP1	STRAT 5 (D) Amount of additional employment land provided 2010-2030 (Northwich) 2022		
	Target	Baseline	2021-22
Target met? On-going	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.  See Indicator STRAT2(F)
	Local Plan policy ref(s): STRAT 2, STRAT 5, ECON 1		
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2022), adopted Local Plan (Part Two) Land Allocations and Detailed policies (2019)		

LPP1	STRAT 5 (E) Delivery of Northwich Riverside projects including Barons Quay		
	Target	Baseline 2010	2021-2022
Target met? Y	Development completed by 2017	<a href="#">12/05368/FUL</a> - 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	2021-22
Target met? Y	No loss	No loss	Employment land (ha): No loss. See ECON1(Di)  Employment floorspace (m <sup>2</sup> ): 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	2021-22
	Significant Effects ref(s): N/A		
	Source: Employment land monitor (2022)		

**7.23** 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 2022
<b>Target met?</b> <b>On-going</b>	Development completed by 2030	n/a	<p>Regeneration schemes identified in the designated regeneration area (Policy N2) include:</p> <p>Weaver Square - No update.</p> <p>Winnington Works (TATA) - Outline planning application received 22 December 2021(21/05070/OUT). Mixed use development of up to 1,550 units of residential dwellings (Use Class C3) including affordable housing (subject to viability); up to 11,000 sqm of Use Class C2 specialist accommodation for older people including residential care home; local centre and active ground floor uses comprising up to 600 sqm of flexible floorspace for retail (including small convenience food store) within Use Class E(a), up to 275 sqm of health, nursery and community uses within Use Classes E(e), E(f) &amp; F2(b); up to 7,700 sqm of employment space (Use Class E(g)(iii)); up to 950 sqm of cafe, restaurant, takeaway and public house floorspace (Use Classes E(b) and Sui Generis); up to a 2,250sqm (up to 2FE) primary school with associated playing fields (Use Class F1(a)); and associated road infrastructure, landscaping (including Sustainable Urban Drainage Systems), public realm and amenity space (all matters reserved except for vehicular access).</p> <p>Wincham (see LPP2/S5) below</p>
	Local Plan policy ref(s): STRAT 5, N 2, N 4		
	Significant Effects ref(s): N/A		

LPP2	LPP2/S5 (A) Regeneration schemes delivered within a designated regeneration area		
	Target	Baseline (2010)	As at 1 April 2022
	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 2022
Target met? on-going	Development completed by 2030	<p>Completed Developments 2021-22: Housing - See STRAT 5C Employment - none</p> <p>Approved schemes:  <a href="#">19/04229/FUL</a> (approved 9 April 2021): Erection of one dwelling and detached garage  <a href="#">20/03256/FUL</a> (approved 19 August 2021): Construction of 6 detached dwellings, with detached double garages and associated access road  <a href="#">21/04280/NMA</a> (approved 17 January 2022) Non-material amendment to planning permission <a href="#">20/03256/FUL</a>  <a href="#">20/03068/FUL</a>: (approved 29 July 2021) Erection of 103 dwellings including associated works, access and landscaping  <a href="#">21/03358/DIS</a> (approved 12 January 2022) discharge of conditions on 20/03068/FUL  <a href="#">21/04388/NMA</a> (approved 14 February 2022) non-material amendment on 20/03068/FUL</p> <p>Pending planning applications (awaiting decision):  <a href="#">20/03447/OUT</a>: 8 industrial / office units (application refused after the 2021-22 monitoring period)</p> <p>Employment Land Allocations - see policy N 4.A of Local Plan (Part Two), see indicator STRAT2(F) employment land supply</p>
	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	

**7.24** 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.



### 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? on-going	A. Briar Lane garage court (10+ dwellings)	0 dwellings	2021-2022	No current application / planning permission
	B. Land at Winnington Avenue (100+ dwellings)	0 dwellings	2021-2022	<a href="#">17/01965/OUT</a> approved 20th July 2018 <a href="#">20/00992/REM</a> (124 dwellings) approved 8th September 2020 2020-2021: Annual completions = 2 2021-2022: Annual completions = 29 <b>Total completions = 31</b>
	C. Land at Hargreaves Road (235+ dwellings)	0 dwellings	2021-2022	21/00055/FUL application pending decision - residential development of up to 395 dwellings
	D. Former Castleigh Centre (20+ dwellings)	0 dwellings	2021-2022	No current application / planning permission
	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)

**7.25** The monitoring indicators relating to employment land provision in Northwich (policy N 4) are detailed under the strategic policy indicators for policy STRAT 2 (E), STRAT 2 (F) and ECON1 (Di). This includes:

- LPP2/S5 (C) - Employment land completions by type and location in monitoring year
- LPP2/S5 (D) (Northwich) - Employment land supply (ha), by type and location to 2030
- LPP2/S5 (E) (Northwich) - Loss of existing or allocated employment land to other uses, by type and location (ha)

## Winsford

**7.26** 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

LPP1	STRAT 6 (A) Total number of net dwelling completions in Winsford spatial area			
	Target	Baseline (2010)	2010-2022	% of housing requirement achieved
Target met? On-going	3,500 dwellings by 2030	0 dwellings	1,985 dwellings	57 %
	Local Plan policy ref(s): STRAT 6			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor			

**7.27** The Winsford Neighbourhood Plan identifies the land allocations to deliver the Local Plan housing requirement in this spatial area. Table A.1 in Appendix A 'Housing completions and 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
Target met? On-going	1,000 dwellings (775 by 2030)	0 dwellings. Site allocated in <a href="#">Winsford Neighbourhood Plan</a> Planning application submitted for development of part of strategic site	2014-2015	<a href="#">15/01032/OUT</a> submitted March 2015
			2015-2016	<a href="#">15/01032/OUT</a> approved September 2015 - development up to 215 dwellings
			2016-2017	
			2017-2018	<a href="#">17/04426/REM</a> submitted October 2017. Application approved January 2018 - development of 215 dwellings
			2018-2019	Development commenced
			2019-2020	Annual completions = 42 <b>Total site completions = 42</b>
			2020-2021	Annual completions = 4 <b>Total site completions = 46</b>

LPP1	STRAT 6 (B) Number of net dwelling completions at Station Quarter site			
	Target	Baseline	Year	Development progress and completions
			2021-2022	Annual completions = 46 <b>Total site completions = 95</b>
	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	2021-22
<b>Target met?</b> <b>Y</b> <b>(ongoing)</b>	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.  See STRAT2(F)
	Local Plan policy ref(s): STRAT 2, STRAT 6, ECON 1		
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2022)		

LPP1 LPP2	STRAT6 (D) Amount of employment land and premises lost to other uses at Winsford Industrial Estate and Woodford Park		
	Target	Baseline	2021-22
<b>Target met?</b> <b>Y</b>	No loss	No loss	See ECON1(Di). Winsford Industrial Estate - no loss of employment land (ha) or premises (m <sup>2</sup> ) during the monitoring period  Woodford Park - No loss of employment land (ha) or premises (m <sup>2</sup> ) during the monitoring period
	Local Plan policy ref(s): STRAT 2, STRAT 6, ECON 1, W2		
	Significant Effects ref(s): N/A		
	Source: Employment monitor (2022)		

**7.28** 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 and will be monitored in future reports.

LPP1	STRAT 6 (E) Delivery of new food store in town centre		
	Target	Baseline (2010)	2021-2022
Target met? N	Development completed by 2030	No planning application or development has been submitted.	Although a new Aldi store is complete ( <a href="#">20/01160/FUL</a> ) and Farmfoods have occupied the former store, these are both a relocation. Therefore there is no net increase in food stores in the town.
	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

**7.29** The monitoring indicators relating to employment land provision in Winsford (Policy W 2) are detailed under the strategic policy indicators for policy STRAT 2 (E), STRAT 2 (F), STRAT 6(C) and ECON1 (Di). This includes:

- LPP2/S6 (A) - Employment land completions by type and location in monitoring year
- LPP2/S6 (B) - Employment land supply (ha), by type and location to 2030
- LPP2/S6 (C) - Loss of existing or allocated employment land to other uses, by type and location (ha)

**7.30** The Winsford Neighbourhood Plan includes employment land allocations, which contribute towards the overall employment land supply/take up for Winsford and the borough.

## Rural area

**7.31** 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**

LPP1	STRAT 8 (A) Total number of net dwelling completions in rural area			
	Target	Baseline (2010)	2010-2022	% of housing requirement achieved
Target met? Y (exceeded)	At least 4,200 dwellings by 2030	0 dwellings	4,996 dwellings	119 %
	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)	2010-2022	% of housing requirement completed
Cuddington & Sandiway	200 dwellings	0	201	100.5 %
Farndon	200 dwellings	0	246	123 %
Frodsham	250 dwellings	0	191	76 %
Helsby	300 dwellings	0	308	103 %
Kelsall	200 dwellings	0	190	95 %
Malpas	200 dwellings	0	324	162 %
Neston & Parkgate	200 dwellings	0	288	144 %
Tarporley	300 dwellings	0	301	100 %
Tarvin	200 dwellings	0	192	96 %
Tattenhall	250 dwellings	0	235	94 %
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				

**7.32** All of the key service centres have made significant progress in meeting the individual housing requirements. Six of the identified key service centres have achieved the Local Plan housing requirements, and completions in all of the key service centres are above 75 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)	2021-2022
Target met? n/a	0	0	Residential development: 54 proposals approved that include residential development in the countryside (outside of key service centres). Of which: Change of use (agricultural buildings) = 32 permissions Change of use (other) = 5 permissions Conversion = 1 permissions New build = 16 permissions  Employment development: N/a
	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		

## 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? On-going	A. Land at Chester Road - up to 30 dwellings	0 dwellings <a href="#">17/04645/OUT</a> approved 29th August 2018	2021-2022	<a href="#">18/04009/REM</a> approved 17 April 2019 - 30 dwellings <b>Total site completions = 0 dwellings</b> <a href="#">20/02824/FUL</a> approved 10 October 2021: 30 dwellings (Millbrook Meadows)
	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)

**7.33** The monitoring indicators relating to employment land provision in the rural area (Policy R 3) are detailed under the strategic policy indicators for policy STRAT 2 (E), STRAT 2 (F) and ECON1 (Di). This includes:

- LPP2/S6 (A) - Employment land completions by type and location in monitoring year
- STRAT 8(C), LPP2/S6 (B) - Employment land supply (ha), by type and location to 2030
- LPP2/S6 (C) - Loss of existing or allocated employment land to other uses, by type and location (ha)

**7.34** Neighbourhood Plans in the rural area can also make employment land allocations. The Neston Neighbourhood Plan makes employment land allocations, which contribute towards the overall employment land supply/take up for Neston and the borough.

### Green Belt and countryside

**7.35** 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.

**7.36** 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 2022
Target met? N/A	0	N/A	It has not been possible to collect the detailed policy information for the 2020-2021 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		



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 2022
	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	At 1 April 2022
Target met? Y	Approved in accordance with policy	<p><b>GBC 1.A Chester Zoo</b></p> <p><a href="#">20/04131/NMA</a>, approved 21 April 2021. Cedar House Chester Zoo Caughall Road Upton Chester CH2 1LH. Non material amendment to Condition 4 of planning permission 19/01067/FUL to allow above ground works in Area A and Area B to be progressed ahead of the submission of a preliminary risk assessment or a detailed scheme of site investigation. Amendment to Condition 2 for revision to the alignment of the zoo perimeter fence on the site of the Overnight Stays, fencing works to be undertaken ahead of the discharge of Conditions 6 (construction management plan) and 23 (foul water drainage).</p> <p><b>GBC 1.B Countess of Chester</b></p> <p><a href="#">21/00423/FUL</a>, approved 9 September 2021. The Countess of Chester Hospital The Countess of Chester Health Park Liverpool Road Upton Chester CH2 1UL. Erection of a part single storey, part two storey hospital building linked to the existing building to the west via a link bridge and to the north via a single storey link extension, including associated landscaping works.</p> <p><b>GBC 1.C Dale Barracks, Chester</b></p> <p>None. Covered by the made Upton Neighbourhood Development Plan.</p> <p><b>GBC 1.D Chester Business Park</b></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	At 1 April 2022
		<p><a href="#">21/04203/FUL</a>, approved 17 February 2021. Heronbridge House Chester Business Park Herons Way Chester CH4 9FB. Removal of existing revolving and side doors to be replaced by two sets of sliding doors to the main entrance, raising the main driveway area to provide level access into the building, installation of electric vehicle charging points, cycle shelter, cycle racks and smoking shelter, reinstate building name signage on existing signage wall and removal of a ground floor window to be replaced with a single emergency exit door.</p> <p><a href="#">20/03459/REM</a>, approved 16th June 2021. Land North South and East of Chester Business Park Herons Way Chester. Approval of reserved matters following outline application 17/00385/OUT for office development.</p> <p><b>GBC 1.E Urenco Capenhurst</b></p> <p><a href="#">21/01170/FUL</a>, approved 20 July 2021. Urenco UK Ltd Capenhurst Lane Capenhurst Chester Cheshire CH1 6ER. Post-operational clean out, decommissioning, demolition and land quality appraisal of the B550 incinerator complex.</p> <p><a href="#">21/02323/FUL</a>, approved 11 October 2021. Urenco UK Ltd Capenhurst Lane Capenhurst Chester Cheshire CH1 6ER. Alterations and External Works (including Demolition) to the E22 Building, parking area and associated works.</p> <p><a href="#">21/03161/WAS</a>, approved 10 November 2021. Urenco UK Ltd Capenhurst Lane Capenhurst Chester Cheshire CH1 6ER. Change of use to include Sui Generis waste management uses (handling circa 5,000 tonnes per annum of off-site sources of very low level (VLL) and low level (LL) radioactive wastes) additional to and located within the existing waste processing-related buildings and associated internal and external storage areas currently used for treatment of circa 2,000 tonnes per annum of on-site VLL and LL radioactive wastes associated with the decommissioning of former on-site nuclear enrichment facilities; and additional to the current Uranium enrichment and Tails manufacturing facilities and storage of Uranic materials carried out at the Urenco Complex.</p> <p>The proposed operation is of such a scale and nature that, combined with the other existing operations at the Urenco complex, the overall use of the Urenco complex site would still be compliant with GBC 1 E. The main impact of the</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	At 1 April 2022
		<p>proposed change would be in relation to the transportation of material onto site for processing.</p> <p><a href="#">21/03231/FUL</a>, approval 29 October 2021. Urenco UK Ltd Capenhurst Lane Capenhurst Chester Cheshire CH1 6ER. Installation of new firewater storage facilities including two firewater storage tanks, a pump house and ancillary pipework.</p>
	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).	

**7.37 GBC 1.A Chester Zoo** Planning permission is in place 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](#)). In the 2020-21 monitoring period, there was a non-material amendment to this permission and conditions are in the process of being discharged. 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.

**7.38 GBC1.C Chester Business Park** The principle of development is established under the outline permission.

**7.39 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)	At 1 April 2022
Target met?	0	0	0
Y	Local Plan policy ref(s): GBC2		
	Significant Effects ref(s): N/A		
	Source: CWAC planning application monitoring		

**7.40** 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

**7.41** 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.

**7.42** The number of approved planning applications that were situated within an ASCV amounted to a total of 71 during the current monitoring year. Of these approved applications, 0 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)	At 1 April 2022
Target met?	100%	100%	2 (100%)
Y	Local Plan policy ref(s): GBC 3		
	Significant Effects ref(s): N/A		
	Source: CWAC planning application monitoring		

**7.43** 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

**7.44** 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.

**7.45** During the 2021/2022 monitoring period a total of 2 schemes were approved within key settlement areas that met policy criteria. None of these applications (shown in table below) contradict any parts of the list of constraints within the policy (above), with all meeting policy criteria.

Table 7.4 Planning applications between 31/03/2021 – 1/04/2022 that fall within key settlement gaps.

Planning Application Reference	Date of Approval	Proposal
<a href="#">21/03918/FUL</a>	13/12/2021	Portal framed agricultural shed
<a href="#">21/01905/FUL</a>	07/07/2021	Proposed stables

## 8 Transport and accessibility

**8.1** 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 CO2 emissions estimates 2010-2020 (kt CO <sub>2</sub> ) (Gov.uk)		
	Target	Baseline	2021-2022
Target met? Y	Reduce from 2010 baseline	952 kt CO2 in 2010 (using new methodology) <sup>(1)</sup>	2020: 757.8 kt CO2
		947.8 kt CO2 in 2011	
		916 kt CO2 in 2012	
		912.9 kt CO2 in 2013	
		927.1 kt CO2 in 2014	
		949.2 kt CO2 in 2015	
		959.1 kt CO2 in 2016	
		943.1 kt CO2 in 2017	
		941.5 kt CO2 in 2018	
		923.9 kt CO2in 2019	
Local Plan policy ref(s): STRAT 10			
Significant Effects ref(s): SE1			
Source: Data taken from: <a href="#">UK local authority and regional greenhouse gas emissions national statistics, 2005 to 2020 - GOV.UK (www.gov.uk)</a>			

- 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 CO<sub>2</sub>. 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) CO2 emissions per capita arising from domestic, transport and industry and commerce		
	Target	Baseline	2021-2022
Target met? Y	Reduce from 2010 baseline	2010: 16.1	2020: 10.2 kt CO <sub>2</sub>
		2011: 14.3	
		2012: 15.8	
		2013: 14.3	
		2014: 12.8	
		2015: 11.9	
		2016: 12.1	
		2017: 12.3	
		2018: 10.8	
		2019: 11.2	
Local Plan policy ref(s): STRAT 10			
Significant Effects ref(s): SE2			
Source: Data taken from: ' <a href="#">UK local authority and regional greenhouse gas emissions national statistics, 2005 to 2020 - GOV.UK (www.gov.uk)</a>			

**8.2** 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. The trend shows a steady reduction in CO<sub>2</sub>, and NO<sub>x</sub> with some increases. However, emissions per capita has reduced by 5.9 kt since 2010, the lowest recording being in 2018. 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 CO<sub>2</sub>, 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	2021-2022
Target met? Y	Reduce from 2012 baseline	2012: 2996.67 t	2019: 2388.99 t
		2014: 2662.28 t	
		2015: 2898.27 t	
		2016: 2627.40 t	
		2017: 2445.84 t	

SE	STRAT 10 (A ii) Number of tonnes of NOx emitted annually from road transport		
	Target	Baseline	2021-2022
		2018: 2291.52 t	
	Local Plan policy ref(s): STRAT 10		
	Significant Effects ref(s): SE19		
	Source: <a href="https://naei.beis.gov.uk/emissionsapp/">https://naei.beis.gov.uk/emissionsapp/</a>		

**8.3** Nitrogen Dioxide (NO<sub>2</sub>) and Nitric Oxide (NO) are both oxides of nitrogen and are collectively referred to as NO<sub>x</sub>. All fossil fuel combustion processes produce NO<sub>x</sub> emissions, largely in the form of NO, which is converted to NO<sub>2</sub> in a chemical reaction in the atmosphere. The main source of NO<sub>x</sub> emissions is road transport.

**8.4** There has been a reduction in NO<sub>x</sub> emitted from road by 607.68 t since the baseline. Many factors will combine to affect NO<sub>x</sub> 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 NO<sub>x</sub>. Larger vehicles, older vehicles and diesel vehicles produce more NO<sub>x</sub> 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 <sub>10</sub> emitted annually from road transport		
	Target	Baseline	2021-2022
<b>Target met?</b> Y	Reduce from 2010 baseline	2012: 189.09 t	2020: 164.29 t
	(Data available from 2012 onwards)	2014: 179.91 t	
		2015: 170.39 t	
		2016: 161.04 t	
		2017: 155.63 t	
		2018: 152.82 t	
	Local Plan policy ref(s): STRAT 10		
	Significant Effects ref(s): SE20		
	Source: <a href="https://naei.beis.gov.uk/emissionsapp/">https://naei.beis.gov.uk/emissionsapp/</a>		

**8.5** Concentrations of NO<sub>2</sub>, and in some cases PM<sub>10</sub>, are often higher where traffic is slow moving, with stop/start driving, and where buildings on either side reduce dispersion. Episodes of particulate pollution can occur on regional scales. PM<sub>10</sub> (particulate matter smaller than 10 microns) is easily inhaled and is associated with a range of health effects including lung function, asthma symptoms and cardiovascular diseases. Particulate matter does not exhibit a no-effects threshold so reductions in ambient levels are



associated with improvements in health outcomes. Since the baseline, there has been a reduction of 24.8t emitted from road transport and an increase of 11.47 t since the previous monitoring period. This could be attributed to the opening up of travel and economy after the pandemic in the last year.

SE	STRAT 10 (A iv) Mode of transport used by residents to travel to work in CWaC (% of employed residents)		
	Target	Baseline	2021 -2022
<b>Target met?</b>  <b>N/A</b>	Increase in the number of residents using modes of transport other than the private car/van.	2008: Car and Van: 78% Bus: 2% Train: 2% Motorcycle: 0% Bicycle: 3% Foot: 13% Other: 0%  2011: Car 73.9% Public Transport 5.7% Bicycle or Foot 12.7%	Driving Car or Van: 68.4%  On foot: 10%  Passenger in a car/van: 5.6%  Bus, minibus, coach: 3.5%  Bicycle: 2.7%  Train: 2%  Working from home: 5.9%
	Local Plan policy ref(s): STRAT 10		
	Significant Effects ref(s): SE8		
	Source: State of the Borough <a href="#">Transport and connectivity   Cheshire West and Chester Council</a> The information in the State of the Borough has been updated in September 2022 but the data on which this is based is from Census 2011.		

**8.6** 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. There is a visible increase in people commuting on foot since the baseline. It is imperative to note here that due to the COVID19 pandemic, the reduced mobility and increased working from home will have further positive effects on transport emissions which would be noticeable in the upcoming census data.

LPP1	STRAT 10 (B) Delivery of Chester Bus Interchange		
	Target	Baseline	2021/22
<b>Target met?</b> <b>Y</b>	Development completed by June 2016	Funding for scheme awarded  Planning application ref: <a href="#">14/04539/FUL</a>	Complete.  Construction of the Chester bus interchange commenced in September 2015. Planning permission for the scheme was granted on 17 December 2014 ( <a href="#">14/04539/FUL</a> ).

LPP1	STRAT 10 (B) Delivery of Chester Bus Interchange		
	Target	Baseline	2021/22
			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	2021/2022
Target met? Ongoing	Development completed by 2030	Stanlow Special Policy Area Review (2016)	No further progress
	Local Plan policy ref(s): STRAT 10		
	Significant Effects ref(s): N/A		
	Source: CWaC Transport and Infrastructure		

LPP1	STRAT 10 (D) Relevant planning applications determined in accordance with policy	
	Target	2021-2022
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)	At 1 April 2022
Target met? On-going	Set within CWAC Transport Strategies	<b>Local Growth Fund 3</b> <ul style="list-style-type: none"> <li>A51 Tarvin to Chester Improvement Scheme</li> <li>Sutton Way Boulevard Pedestrian and Cycling Improvements</li> </ul>	<b>A51 Tarvin to Chester Improvement Scheme</b>  Scheme completed.  Monitoring and evaluation activities including; air quality, noise and traffic count surveys and analysis are commissioned and underway.

LPP2	LPP2/S10 (A) Delivery of road improvement schemes (delivered by LGF, local large majors, developer contributions)		
	Target	Baseline (2019)	At 1 April 2022
		<ul style="list-style-type: none"> <li>A5117 Pedestrian and Cycling Improvements</li> <li>Chester to Ellesmere Port Canal Towpath Pedestrian and Cycling Improvements</li> </ul> <p><b>Development Funding - Business Case Development</b></p> <ul style="list-style-type: none"> <li>Winnington Swing Bridge/A533 Corridor Improvements</li> <li>Middlewich southern Link Feasibility Study</li> </ul> <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>In 2019-20, Highways projects funded through developer contributions delivered/started were as follows:</p> <ul style="list-style-type: none"> <li>Tilston Speed Management Improvements</li> <li>Huntington Primary school pedestrian crossing</li> <li>Mill Lane, Frodsham - Parking Restrictions</li> </ul>	<p><b>Sutton Way Boulevard Pedestrian and Cycling Improvements</b></p> <p>Complete</p> <p><b>A5117 Pedestrian and Cycling Improvements</b></p> <p>Complete</p> <p><b>Chester to Ellesmere Port Canal Towpath Pedestrian and Cycling Improvements</b></p> <p>Complete</p> <p><b>Winnington Swing Bridge/A533 Corridor Improvements</b></p> <p>Outline Business Case progressing</p> <p><b>Middlewich southern Link Feasibility Study</b></p> <p>The draft Strategic Outline Business Case is now complete. Continued joint partnership discussions are required to progress with Cheshire East Council to outline next steps.</p> <p><b>Chester - Broughton Growth Corridor</b></p> <p>CBGC was among a list of schemes under review announced in February 22 <a href="#">Wales Roads Review: initial panel report   GOV.WALES</a></p> <p>Further work is predicated on the outcome of the Panel</p> <p><b>Delivery of New Bridge Road/ A5117 link road</b></p> <p>Report taken to Cabinet. Review of access Eastern Access undertaken report to be finalised.</p> <p><b>Chester City Gateway including Hoole Bridge/A56 Corridor</b></p>

LPP2	LPP2/S10 (A) Delivery of road improvement schemes (delivered by LGF, local large majors, developer contributions)		
	Target	Baseline (2019)	At 1 April 2022
		<ul style="list-style-type: none"> <li>Thornton Road Shared Use Footpath, Ellesmere Port</li> <li>Winnington to Northwich Cycle &amp; Pedestrian Route Scheme</li> </ul>	<p>Next Phase of CCG to be commenced further synergies and options around the bridge to be developed.</p> <p><b>Active Travel Fund Tranche 1 (Emergency Active Travel Fund) Chester Schemes</b></p> <p>Paused awaiting decision on future Schemes. Mini Holland Expression of Interest submitted to DfT for Boughton Corridor.</p> <p><b>Active Travel Fund Tranche 2 (Creation of longer-term projects) Helsby and Frodsham (A56)</b></p> <p>Substantially complete although final delivery expected in July.</p> <p><b>Active Travel Fund Tranche 3 (Creation of longer-term projects) Northwich Schemes</b></p> <p>Active Travel England set up in shadow form. Council awaiting funding decision and outcome.</p> <p><b>Highways and Pedestrian Safety Improvements in Anderton</b></p> <p>Upgrading two 30mph/slow down signs on Marbury Road, installation of two 30 mph/slow down signs at Old Road junction, installing pedestrian crossing points on New Road/Marbury Road and Old Road/Marbury Road and additional road marking through the village of Anderton</p> <p><b>Highway and Pedestrian Safety Improvements in Castle, Northwich</b></p> <p>Implement transport and pedestrian improvements on Castle Street, Northwich. These include new tactile crossings, footway improvements, coloured cycle surfacing, drainage and parking restrictions. The proposals will support the Winnington -</p>

LPP2	LPP2/S10 (A) Delivery of road improvement schemes (delivered by LGF, local large majors, developer contributions)		
	Target	Baseline (2019)	At 1 April 2022
			<p>Northwich cycle scheme works which have already been completed.</p> <p><b>Highway Safety Improvements</b></p> <p>The implementation of a 40mph speed limit along Gordon Lane, Backford including extension of the existing 20mph limit, to improve highway safety.</p>
	Local Plan policy ref(s): STRAT 10, T 1		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester Council Strategic Transport update; Council records of S106 contributions for development		

## T 2 - A56 Hoole Road Corridor

LPP2	LPP2/S10 (B) Delivery of 5th Park and Ride site		
	Target	Baseline (2019)	At 1 April 2022
Target met?	As per Council's Parking Strategy/Parking Standards SPD	Baseline established in 2019/20	No progress
No progress		No progress	
	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)	At 1 April 2022
Target met?	N/A	Baseline established 2019/20	No progress
No progress		No progress	
	Local Plan policy ref(s): T 2		
	Significant Effects ref(s): N/A		

LPP2	LPP2/S10 (D) Delivery of A56 Hoole Road corridor improvements		
	Target	Baseline (2019)	At 1 April 2022
	Source: N/A		

**8.7** 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. An Outline Business Case for a multi modal access feasibility study to addresses a variety of access, highway and network capacity constraints on the A56 has been prepared and the next phase to examine the options around the bridge are still to be developed.

### T 3 - Railway Stations

LPP2	LPP2/S10 (E) Additional car parking spaces		
	Target	Baseline (2017/18)	At 1 April 2022
<b>Target met?</b>  <b>N</b>	Increase from baseline 2017/18	<ul style="list-style-type: none"> <li><b>Hartford</b> – Northern Rail station car park (83 spaces)</li> <li><b>Northwich</b> – Northern Rail station car park (50 + 3 accessible spaces)</li> <li><b>Winsford</b> – London Northwestern Railway Rail station car park (25 + 3 accessible spaces)</li> <li><b>Frodsham</b> – Northern Rail station car park (23 spaces) and CWaC Frodsham Station car park (131 + 5 accessible spaces)</li> <li><b>Helsby</b> – Northern Rail station car park (23 spaces) and CWaC Station Avenue car park (21 spaces)</li> <li><b>Cuddington</b> – Northern Rail station car park (5 spaces)</li> <li><b>Chester</b> – 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)</li> </ul>	<ul style="list-style-type: none"> <li><b>Hartford</b> - London Northwestern Railway station car park - 74 spaces (3 accessible)</li> <li><b>Northwich</b> - Northern Rail station car park - 50 spaces (3 accessible)</li> <li><b>Winsford</b> - London Northwestern Railway station car park - 28 spaces (3 accessible)</li> <li><b>Frodsham</b> - Transport for Wales station car park - 20 spaces (0 accessible) and CWaC Frodsham Station car park - 136 spaces (5 accessible)</li> <li><b>Helsby</b> - Transport for Wales station car park - 20 spaces (0 accessible) and CWaC Station Avenue car park - 21 spaces (0 accessible)</li> <li><b>Cuddington</b> - Northern Rail station car park - 5 spaces (0 accessible)</li> <li><b>Chester</b> - Transport for Wales Chester East station car park - 113 spaces (6 accessible) operated by NCP and Chester West station car park - 123 spaces (6 accessible) operated by NCP</li> </ul>
	Local Plan policy ref(s): T 3		
	Significant Effects ref(s): N/A		
	Source:		
	<a href="https://www.londonnorthwesternrailway.co.uk/stations/hartford-cheshire">https://www.londonnorthwesternrailway.co.uk/stations/hartford-cheshire</a>		

LPP2	LPP2/S10 (E) Additional car parking spaces		
	Target	Baseline (2017/18)	At 1 April 2022
	<a href="https://www.northernrailway.co.uk/stations/NWI#station-info">https://www.northernrailway.co.uk/stations/NWI#station-info</a> <a href="https://www.londonnorthwesternrailway.co.uk/stations/winsford">https://www.londonnorthwesternrailway.co.uk/stations/winsford</a> <a href="https://tfw.wales/places/stations/frodsham">https://tfw.wales/places/stations/frodsham</a> <a href="https://tfw.wales/places/stations/helsby">https://tfw.wales/places/stations/helsby</a> <a href="https://www.northernrailway.co.uk/stations/CUD#station-info">https://www.northernrailway.co.uk/stations/CUD#station-info</a> <a href="https://www.northernrailway.co.uk/stations/CTR">https://www.northernrailway.co.uk/stations/CTR</a> <a href="https://www.cheshirewestandchester.gov.uk/residents/transport-and-roads/parking-and-permits/rural-car-parks.aspx">https://www.cheshirewestandchester.gov.uk/residents/transport-and-roads/parking-and-permits/rural-car-parks.aspx</a> <a href="https://www.nationalrail.co.uk/stations_destinations/default.aspx">https://www.nationalrail.co.uk/stations_destinations/default.aspx</a>		

**8.8** 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 confirms no significant change from the baseline position and an analysis of planning permissions granted in the 2021/22 monitoring year, has not identified any planning consents that would result in any future loss or provision of station parking capacity.

### T 5 - Parking and access

LPP2	LPP2/S10 (F) Planning permissions determined not in accordance with policy		
	Target	Baseline (2020/2021)	At 1 April 2022
Target met?  N	Zero	During the period 2020-21 there were 15 planning applications that included policy T 5 as a reason for refusal out of 224 refusals for all development types over the same period.	During the period 2021-22 there were 18 planning applications that included policy T 5 as a reason for refusal out of 226 refusals for all development types over the same period.
	Local Plan policy ref(s): T 5		
	Significant Effects ref(s): N/A		
	Source: CWAC planning application monitoring		



LPP2	LPP2/S10 (G) Number/proportion of schemes that do not meet parking standards		
	Target	Baseline (2020/2021)	At 1 April 2022
Target met? N	Zero	15 planning applications were refused on parking grounds out of a total of 451 applications (that could have provided parking) that were granted permission (3.3%).	10 planning applications were refused on parking grounds out of a total of 471 applications (that could have provided parking) that were granted permission (2.1%)
	Local Plan policy ref(s): T 5		
	Significant Effects ref(s): N/A		
	Source: CWAC planning application monitoring		

**8.9** Local Plan (Part Two) policy T 5 aims to ensure appropriate provision is made for access and parking in new developments. Compared to the baseline, marginally more planning applications were refused permission which reference policy T 5 in the reasons for refusal in 2021/22. Criterion 5 of the policy seeks the provision of sufficient parking facilities to serve the needs of a development having regard to the Council's latest adopted parking standards for cars and other vehicles as necessary, including cycles. The parking standards are set out in the Council's Parking Standards SPD which was updated in February 2022. Monitoring information shows slightly fewer applications included parking/parking standards as a reason for refusal in 2021/22 than the previous year.

LPP2	LPP2/S10 (H) Number/proportion of EV charging points/infrastructure provided		
	Target	Baseline (2017/2018)	At 1 April 2022
Target met? Y	Increase from baseline 2017/18	<p><b>2017/18</b></p> <p>Planning permission granted for 8 schemes, with requirements for the provision of 11 charging points</p> <p><b>2019/20</b></p> <ul style="list-style-type: none"> <li>47 residential schemes (23 charging points and 1,511 dwellings with infrastructure/ cabling)</li> <li>12 commercial schemes (65 charging points and 788 parking spaces with charging infrastructure/ cabling)</li> </ul> <p><b>2020/21</b></p>	<p>Planning permission granted for:</p> <ul style="list-style-type: none"> <li>101 residential schemes (241 charging points, 868 dwellings with infrastructure/cabling)</li> <li>37 commercial schemes (100 parking spaces with charging points and 2 schemes with a condition requiring the future submission and approval of a scheme for EV charging infrastructure and/or charging points)</li> </ul>



LPP2	LPP2/S10 (H) Number/proportion of EV charging points/infrastructure provided		
	Target	Baseline (2017/2018)	At 1 April 2022
		<ul style="list-style-type: none"> <li>102 residential schemes (345 charging points and 455 dwellings with infrastructure/ cabling)</li> <li>26 commercial schemes (52 parking spaces with charging points and 1 scheme requiring approval for a future scheme for EV charging)</li> </ul>	
	Local Plan policy ref(s): T 5		
	Significant Effects ref(s): N/A		
	Source: CWAC planning application monitoring		

**8.10** The Council adopted a Parking Standards Supplementary Planning Document (SPD) in March 2017 which contained recommendations for the inclusion of electric vehicle charging points in new developments. Following adoption of the Local Plan (Part Two) policy T 5 in 2019, which required development proposals to have regard to the Parking Standards SPD, the planning application monitoring for the period 2020/2021 shows a significant increase in the number of schemes being granted planning permission with conditions for EV charging infrastructure from the previous monitoring information and that continues for the 2021/2022 monitoring period as well. Where possible, planning conditions require the provision of an EV charging point, or require a dedicated 32 amp radial circuit to be provided to enable occupiers to easily have a charging point installed at some point in the future. Monitoring information for 2021/22 show an increase in the overall number of both EV charging points and the infrastructure/ cabling being provided in all forms of new development. Note that the Parking Standards SPD which was updated in February 2022 contains the Council's latest recommended standards for EV charging infrastructure in new developments.

## 9 Infrastructure

**9.1** 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	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Target met? Y	100 per cent of relevant schemes	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	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								
Source: Tracking of s73 applications and general planning application information.								

**9.2** 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. None of the relevant planning applications involved loss of infrastructure. Hence this year, 100% of applications would have provided necessary infrastructure.

### Community Infrastructure Levy (CIL)

**9.3** The Community Infrastructure Levy (CIL) allows local authorities in England and Wales to raise funds from developers who are undertaking new building projects in their area. Money gained through CIL will be used to pay for strategic infrastructure projects and a proportion is passed to the relevant town or parish council where the development occurs.

**9.4** Cheshire West and Chester adopted a CIL charging schedule in June 2017 after public consultation and inspection by the Planning Inspectorate, as per the regulations and CIL was implemented on 1 September 2017. The adopted charging schedule sets out the Council's CIL rate per square metre for various types of development, including residential and retail developments and only applies in certain parts of the borough. CIL is calculated by multiplying the floor space of a development by the relevant charge per square metre, for more information please visit: [Cheshire West and Chester Council - Community Infrastructure Levy](#).

LPP2	LPP2/S11 (A) Number of applications liable for CIL (number of planning permissions approved)		
	Target	Baseline	2021 - 2022
Target met? N/A	N/A	2018-2019: 144	156
		2019-2020: 172	
		2020-2021: 214	
	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	2021 - 2022
Target met? N/A	N/A	2018-2019: £539,791.60  2019-2020: £1,616,789.27 (note that due to then ongoing enforcement action, this figure is based on the dates when payments were due, rather than money received)  2020-2021: £1,516,236.74 (note that due to ongoing enforcement action, this figure is based on the dates when payments were due, rather than money received)	£3,013,700.59 (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		

**9.5** The CIL Annual Infrastructure SFor 2021-2022 Cheshire West and Chester Council collected £3,013,700.59 in CIL receipts and passed £328,597.86 was passed to the parishes.

LPP2	LPP2/S11 (C) Number of applications where S106 money received by the Council		
	Target	Baseline 2018 - 2019	2021 - 2022
Target met? N/A	N/A	16 (£2,784,564.39 in total)  2019-2020: 30 (£4,004,764.86 in total)  2020-2021: 20 (£1,838,295 in total)	20 (£5,099,131.00 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	2020-2021	2021-2022
Target met? N	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)	96.6% (March 2021)	97% (March 2022)
	Local Plan policy ref(s): STRAT 11								
	Significant Effects ref(s): SE67								
	Source: <a href="#">Think Broadband - Local Broadband Information</a> All of the figures are based on the EU definition of superfast broadband, which is greater than 30 Mbps.								

## 10 Economic

**10.1** 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.

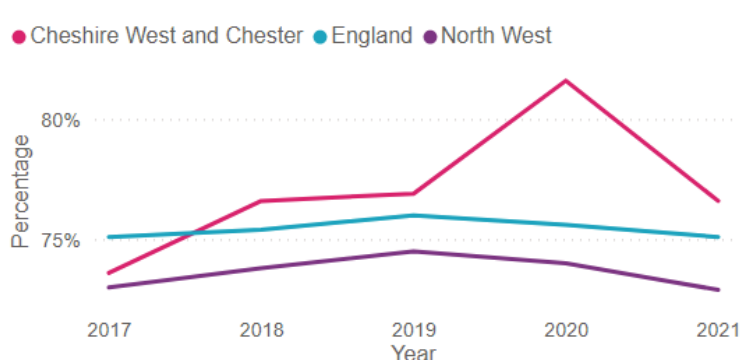
### Employment

**10.2** 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.

**10.3** Economic data is available on the Cheshire West and Chester 'State of the borough dashboard' [State of the Borough | Cheshire West and Chester Council](#). The indicators below provide a snapshot of this data available during the monitoring period. For up to date information please refer to the Council's online dashboard.

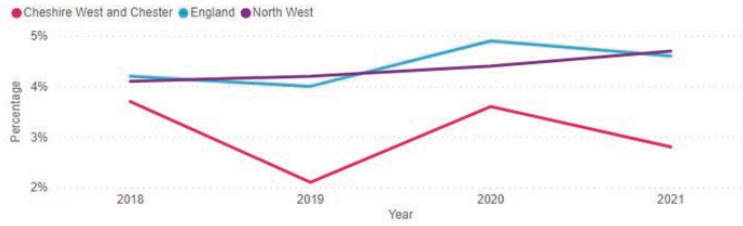
**10.4** Local Plan indicators ECON 1(A) - (C) relate to skills and employment, or business and economy. They provide a contextual overview of economic activity in the borough. It is important to note that employment and business activity levels will be affected by a range of other factors outside the influence of the Local Plan.

**10.5** The impact of the Covid-19 pandemic on the economy, businesses and jobs within the borough is uncertain. Some of the contextual indicators do not yet take account of changes in the economy since the first UK lockdown period, which started 23rd March 2020.

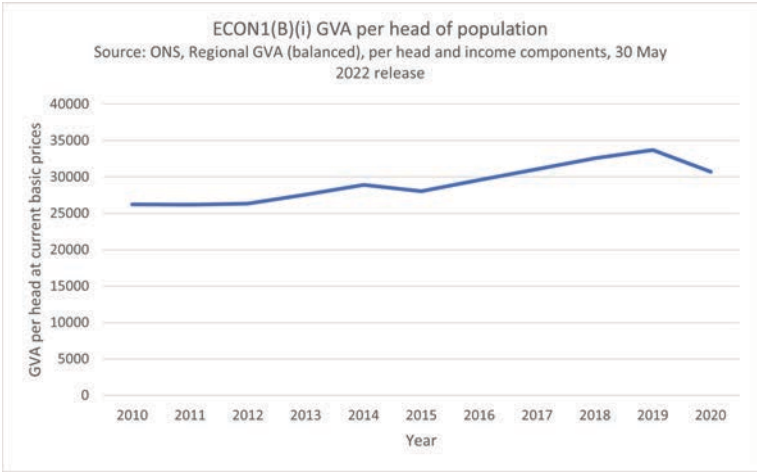
LPP1	ECON 1 (A) Number of borough residents in employment <sup>(1)</sup>		
SE	Target	Baseline	2021-22
Target met? n/a	Increase from 2010 baseline	 <p>● Cheshire West and Chester ● England ● North West</p> <p>Percentage</p> <p>Year</p> <p>2017 2018 2019 2020 2021</p> <p>Latest data shown is to Jan 2021-Dec 2021</p> <p>CWAC 76.6%</p> <p>North West 72.9%</p> <p>England 71.5%</p>	
	Local Plan policy ref(s): ECON 1		
	Significant Effects ref(s): SE45		

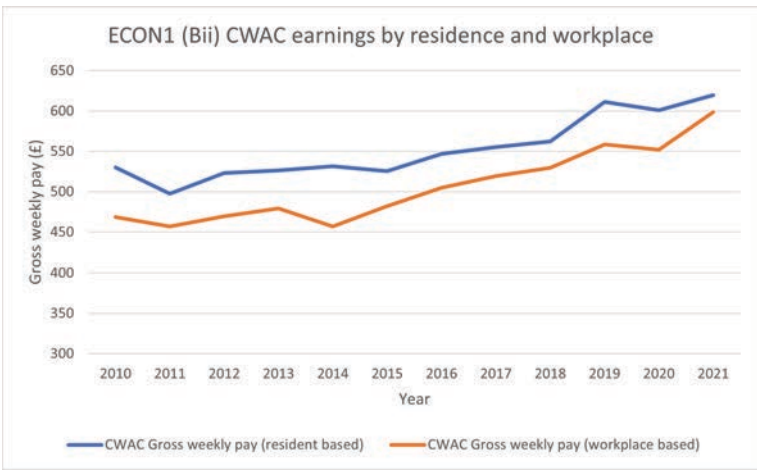
LPP1	ECON 1 (A) Number of borough residents in employment <sup>(1)</sup>		
SE	Target	Baseline	2021-22
	Source: ONS Crown Copyright Reserved [from Nomis All People Economically Active in Employment], CWAC State of the Borough Dashboard <a href="#">State of the Borough   Cheshire West and Chester Council</a>		

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

LPP1	ECON 1 (B) Unemployment rate <sup>(1)</sup>		
	Target	Baseline	2021-22
<b>Target met?</b>  <b>n/a</b>	Reduce from 2010 baseline		Latest data shown is to Jan 2021-Dec 2021  CWAC 2.8%  North West 4.7%  England 4.6%
	Local Plan policy ref(s): ECON 1		
	Significant Effects ref(s): SE63		
	Source: ONS Crown Copyright Reserved [from Nomis, All people economically active, unemployed], CWAC State of the Borough Dashboard <a href="#">State of the Borough   Cheshire West and Chester Council</a>		

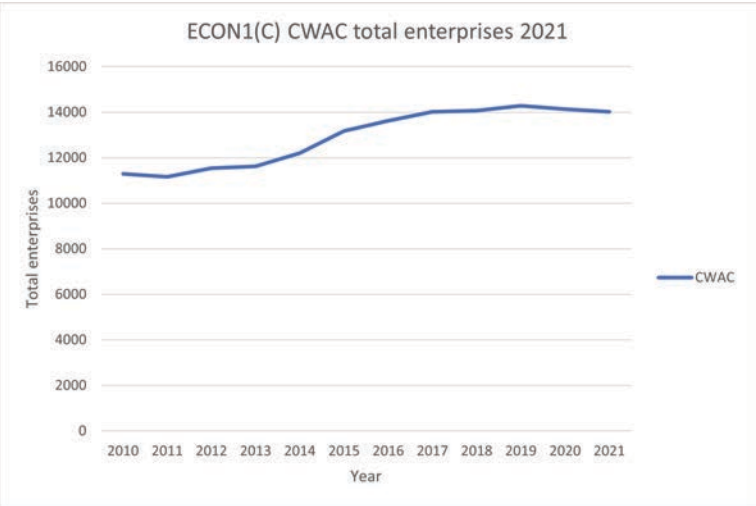
1. Data taken from ONS Model based estimates of unemployment

SE	ECON1 (B i) GVA per head of population (£)		
	Target	Baseline	2021-22
Target met? n/a	None identified		<p>Latest data release is not comparable to previous AMR's. The latest released data 30 May 2022.</p> <p>CWAC: £30762</p>
	Local Plan policy ref(s): STRAT 2, ECON 1		
	Significant Effects ref(s): SE60		
	Source: Regional gross value added (balanced) by industry: local authorities by International Territorial Level (ITL) 1 region: TLD North West (ONS statistics, release date 30 May 2022).		

SE	ECON1 (B ii) Earnings within the borough (£)		
	Target	Baseline	2021-22
Target met? n/a	N/A		<p>CWAC resident based: 619.7</p> <p>CWAC workplace based: 598.5</p> <p>NW resident based: 578</p> <p>NW workplace based: 575.8</p>
	Local Plan policy ref(s): STRAT 2, STRAT 3-9, ECON 1		
	Significant Effects ref(s): SE64		

SE	ECON1 (B ii) Earnings within the borough (£)		
	Target	Baseline	2021-22
	Source: Gross weekly pay £, ONS annual survey of hours and earnings - resident analysis; ONS annual survey of hours and earnings - workplace analysis, CWAC State of the Borough Dashboard <a href="#">State of the Borough   Cheshire West and Chester Council</a>		

**10.6** The indicator shows that average resident based earnings in the borough are higher than workplace earnings. There has been a gradual increase in both since the start of the Plan period. Resident based earnings are higher than the North West average, whereas workplace based earnings have fallen slightly to just below the average for the North West. This suggests that residents could be commuting to areas outside the borough for higher paid roles.

LPP1	ECON 1 (C) Number of businesses <sup>(1)</sup>		
	Target	Baseline	2021-22
<b>Target met?</b>  <b>Y</b>	Increase from 2010 baseline		Number of businesses  CWAC 14010
	Local Plan policy ref(s): ECON 1		
	Significant Effects ref(s): SE59		
	Source: Nomis official labour market statistics, ONS total enterprises. CWAC State of the Borough Dashboard <a href="#">State of the Borough   Cheshire West and Chester Council</a>		

#### 1. ONS data on Total Enterprises

**10.7** The total number of enterprises in the borough are gradually increasing over the plan period, which is a positive trend for the borough's economy. However this indicator should also be read alongside the data on business births and deaths.



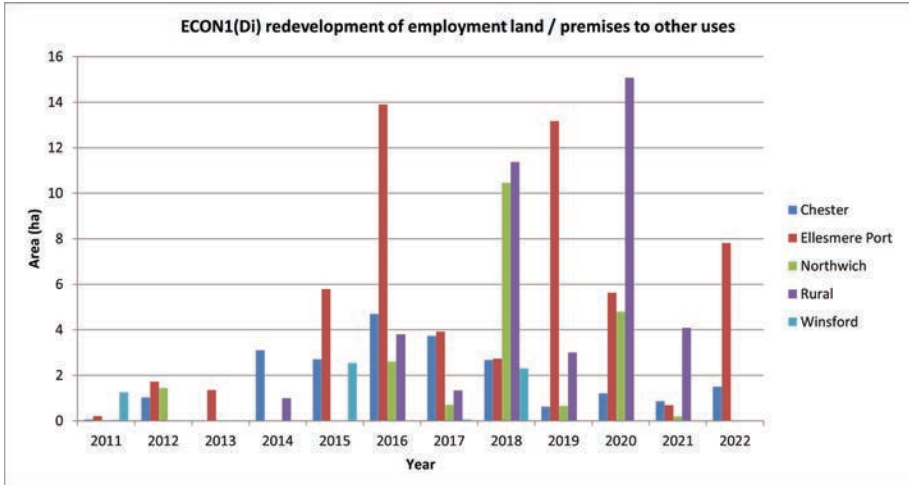
SE	ECON1 (C i) Enterprise births and deaths																
	Target	Baseline	2021-22														
Target met?  Y	Increase in business births from 2010 baseline (net gain)	<div>Cheshire West and Chester</div> <div>BY YEAR</div> <div><table><caption>Cheshire West and Chester - Number of businesses (2015-2020)</caption><thead><tr><th>Year</th><th>Number of businesses</th></tr></thead><tbody><tr><td>2015</td><td>1,800</td></tr><tr><td>2016</td><td>1,950</td></tr><tr><td>2017</td><td>1,700</td></tr><tr><td>2018</td><td>1,720</td></tr><tr><td>2019</td><td>1,620</td></tr><tr><td>2020</td><td>1,650</td></tr></tbody></table></div>	Year	Number of businesses	2015	1,800	2016	1,950	2017	1,700	2018	1,720	2019	1,620	2020	1,650	ONS inter-departmental business register - March 2021  CWAC enterprise births 1650  CWAC enterprise deaths 1590
		Year	Number of businesses														
		2015	1,800														
		2016	1,950														
		2017	1,700														
2018	1,720																
2019	1,620																
2020	1,650																
<div>Cheshire West and Chester</div> <div>BY YEAR</div> <div><table><caption>Cheshire West and Chester - Number of businesses (2015-2020)</caption><thead><tr><th>Year</th><th>Number of businesses</th></tr></thead><tbody><tr><td>2015</td><td>1,400</td></tr><tr><td>2016</td><td>1,350</td></tr><tr><td>2017</td><td>1,650</td></tr><tr><td>2018</td><td>1,550</td></tr><tr><td>2019</td><td>1,620</td></tr><tr><td>2020</td><td>1,600</td></tr></tbody></table></div>	Year	Number of businesses	2015	1,400	2016	1,350	2017	1,650	2018	1,550	2019	1,620	2020	1,600			
Year	Number of businesses																
2015	1,400																
2016	1,350																
2017	1,650																
2018	1,550																
2019	1,620																
2020	1,600																
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 UK, release date 17 November 2020. CWAC State of the Borough Dashboard <a href="#">State of the Borough   Cheshire West and Chester Council</a>																	

**10.8** This indicator shows that business births (new enterprises created in the reference year) have declined, whilst business deaths have increased (enterprises that have ceased trading during the year). This data does not fully account for the Covid-19 pandemic and will be monitored in future years.

LPP1	ECON 1 (D) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2021-22
Target met? N/A	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> <p>Broadband infrastructure see STRAT 11 (Ai)/SE67.</p>
	Local Plan policy ref(s): ECON 1		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester Employment land monitor (2022)		

**10.9** 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 2021-22																																																																																
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																																																																																
	Target	Baseline	2021-22																																																																														
Target met?  N	No loss on allocated sites	<div><p>ECON1(Di) redevelopment of employment land / premises to other uses</p><table><caption>ECON1(Di) redevelopment of employment land / premises to other uses</caption><thead><tr><th>Year</th><th>Chester</th><th>Ellesmere Port</th><th>Northwich</th><th>Rural</th><th>Winsford</th></tr></thead><tbody><tr><td>2011</td><td>0.2</td><td>0.1</td><td>0.1</td><td>0.1</td><td>0.1</td></tr><tr><td>2012</td><td>0.5</td><td>1.5</td><td>1.2</td><td>0.5</td><td>0.5</td></tr><tr><td>2013</td><td>0.1</td><td>1.2</td><td>0.1</td><td>0.1</td><td>0.1</td></tr><tr><td>2014</td><td>3.2</td><td>0.1</td><td>0.1</td><td>0.1</td><td>0.1</td></tr><tr><td>2015</td><td>2.8</td><td>5.8</td><td>0.1</td><td>0.1</td><td>2.5</td></tr><tr><td>2016</td><td>4.8</td><td>13.8</td><td>2.5</td><td>3.8</td><td>2.5</td></tr><tr><td>2017</td><td>3.8</td><td>3.8</td><td>0.5</td><td>1.2</td><td>0.1</td></tr><tr><td>2018</td><td>2.8</td><td>2.8</td><td>10.5</td><td>11.2</td><td>2.2</td></tr><tr><td>2019</td><td>0.5</td><td>13.2</td><td>0.5</td><td>3.2</td><td>0.1</td></tr><tr><td>2020</td><td>1.2</td><td>5.5</td><td>4.8</td><td>15.2</td><td>0.1</td></tr><tr><td>2021</td><td>0.8</td><td>0.8</td><td>0.1</td><td>4.2</td><td>0.1</td></tr><tr><td>2022</td><td>1.5</td><td>7.8</td><td>0.1</td><td>0.1</td><td>0.1</td></tr></tbody></table></div>	Year	Chester	Ellesmere Port	Northwich	Rural	Winsford	2011	0.2	0.1	0.1	0.1	0.1	2012	0.5	1.5	1.2	0.5	0.5	2013	0.1	1.2	0.1	0.1	0.1	2014	3.2	0.1	0.1	0.1	0.1	2015	2.8	5.8	0.1	0.1	2.5	2016	4.8	13.8	2.5	3.8	2.5	2017	3.8	3.8	0.5	1.2	0.1	2018	2.8	2.8	10.5	11.2	2.2	2019	0.5	13.2	0.5	3.2	0.1	2020	1.2	5.5	4.8	15.2	0.1	2021	0.8	0.8	0.1	4.2	0.1	2022	1.5	7.8	0.1	0.1	0.1	See Table 10.1 below for the breakdown by area.  Total loss 9.32ha land
Year	Chester	Ellesmere Port	Northwich	Rural	Winsford																																																																												
2011	0.2	0.1	0.1	0.1	0.1																																																																												
2012	0.5	1.5	1.2	0.5	0.5																																																																												
2013	0.1	1.2	0.1	0.1	0.1																																																																												
2014	3.2	0.1	0.1	0.1	0.1																																																																												
2015	2.8	5.8	0.1	0.1	2.5																																																																												
2016	4.8	13.8	2.5	3.8	2.5																																																																												
2017	3.8	3.8	0.5	1.2	0.1																																																																												
2018	2.8	2.8	10.5	11.2	2.2																																																																												
2019	0.5	13.2	0.5	3.2	0.1																																																																												
2020	1.2	5.5	4.8	15.2	0.1																																																																												
2021	0.8	0.8	0.1	4.2	0.1																																																																												
2022	1.5	7.8	0.1	0.1	0.1																																																																												
	Local Plan policy ref(s): ECON 1, DM 5																																																																																
	Significant Effects ref(s): N/A																																																																																
	Source: Cheshire West and Chester employment land monitor (2022)																																																																																

**10.10** It is recognised that alongside the take-up and development of employment land, there will be some redevelopment employment land to other uses. National changes to use classes and permitted development since 2020, have provided greater flexibility for alternative uses particularly in town centres. Local Plan (Part One) policy ECON1 and Local Plan (Part Two) policy DM 5, together with relevant made neighbourhood plan policies, set out the circumstances where redevelopment to alternative uses may be acceptable. Local Plan policies seek to retain employment land where a site makes an important contribution to the range, choice and quality of land to meet future employment needs. The indicator includes redevelopment of allocated employment land and/or the redevelopment of existing premises in employment use.

**10.11** The table below, sets out the loss of employment land to other uses for 2021-22 monitoring period.

Table 10.1 Loss of employment land to alternative uses 2021-22

Spatial Area	Location (alternative use proposed)	Redevelopment of employment land/buildings to another use (ha)	Amount of floorspace developed for an alternative use (sqm)
Chester LPP2/S3 (D)	Old Port, New Crane St (allocation CH3.G)	1.5	0 (vacant land)
Ellesmere Port LPP2/S4 (E)	Former Gas Board Site, Rossmore Road East	7.82	0 (vacant land)
Northwich LPP2/S5 (E)	n/a	0	0
Winsford LPP2/S6 (C)	n/a	0	0
Rural LPP2/S8 (C)	n/a	0	0
<b>Total LPP2/S2 (C) LPP2/EC/A</b>		<b>9.32</b>	<b>0</b>

**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 2022
Target met? N/A	N/A		None
	Local Plan policy ref(s): DM7		
	Significant Effects ref(s): N/A		
	Source: CWAC planning application monitoring - refusals in monitoring period by development type, retail monitoring (farm shops)		

**DM 8 - Equestrian development**

LPP2	LPP2/EC (C) Percentage of new equestrian development proposals approved in line with policy	
	Target	As at 1 April 2022
Target met?	N/A	25 applications were approved specifically for new

LPP2	LPP2/EC (C) Percentage of new equestrian development proposals approved in line with policy	
	Target	As at 1 April 2022
N/A		equestrian development within the monitoring period.  Of which 9 applications were approved in accordance with DM8 and 16 applications had no reference to the policy in the officer report.
	Local Plan policy ref(s): DM 8	
	Significant Effects ref(s): N/A	
	Source: Cheshire West and Chester planning application monitoring	

## Town centres

**10.12** 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 2020-2021 period is available as an excel worksheet on the Council's monitoring webpage [https://consult.cheshirewestandchester.gov.uk/portal/cwc\\_ldf/mon/](https://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/mon/).

**10.13** 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 took effect 1 September 2020, and affects the way in which retail developments are monitored. This monitoring period is the first complete year of the new use class system and therefore will reflect this change.

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

**10.15** ECON 2 (B) Delivery of Barons Quay scheme, Northwich (see STRAT 5 (E)).

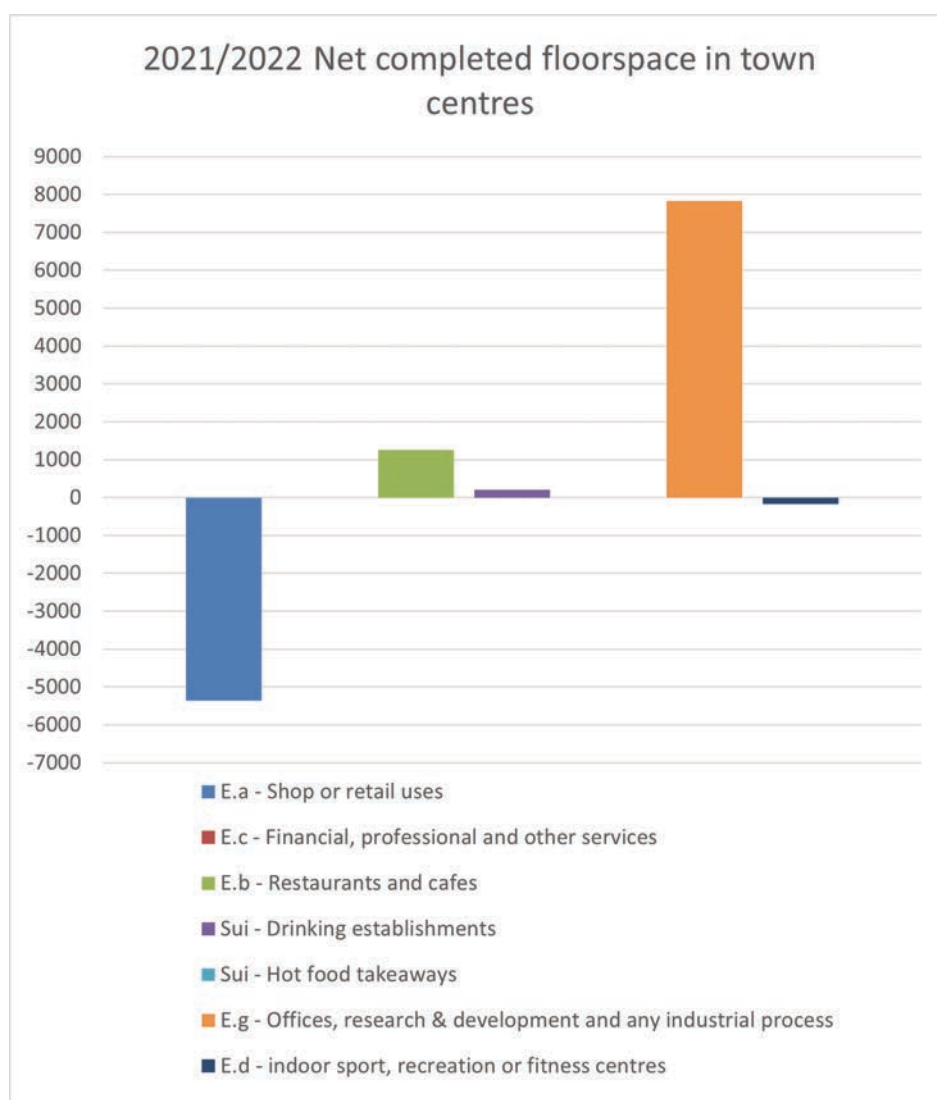
LPP1 / LPP2	ECON 2 (C) Vacancy rates on primary shopping streets LPP2/EC (D) Vacancy rates in the primary shopping areas																																																																																												
	Target	Baseline (%) 2010	2021-2022 (%)																																																																																										
Target met? N	Reduce from baseline	Chester - 10.6	Chester - 18.7																																																																																										
		Northwich - 17.1	Northwich - 18.6																																																																																										
		Winsford - 15.9	Winsford - 19																																																																																										
		Ellesmere Port - 14.4	Ellesmere Port - 21.4																																																																																										
		Frodsham - 2.6	Frodsham - 7.1																																																																																										
		Neston (data only available from 2013) 10.9	Neston - 14.4																																																																																										
Picture 10.1																																																																																													
<div>Town Centre vacancy rates</div> <table><thead><tr><th>Year</th><th>Chester</th><th>Northwich</th><th>Winsford</th><th>Ellesmere Port</th><th>Frodsham</th><th>Neston</th></tr></thead><tbody><tr><td>2011</td><td>10.6</td><td>17.1</td><td>15.9</td><td>14.4</td><td>2.6</td><td>-</td></tr><tr><td>2012</td><td>12.0</td><td>18.0</td><td>16.0</td><td>15.0</td><td>3.0</td><td>-</td></tr><tr><td>2013</td><td>13.0</td><td>21.0</td><td>19.0</td><td>16.0</td><td>4.0</td><td>10.9</td></tr><tr><td>2014</td><td>14.0</td><td>19.0</td><td>15.0</td><td>14.0</td><td>4.0</td><td>10.0</td></tr><tr><td>2015</td><td>15.0</td><td>20.0</td><td>19.0</td><td>13.0</td><td>6.0</td><td>15.0</td></tr><tr><td>2016</td><td>16.0</td><td>30.0</td><td>20.0</td><td>12.0</td><td>5.0</td><td>14.0</td></tr><tr><td>2017</td><td>17.0</td><td>32.0</td><td>6.0</td><td>10.0</td><td>3.0</td><td>12.0</td></tr><tr><td>2018</td><td>18.0</td><td>44.0</td><td>13.0</td><td>17.0</td><td>4.0</td><td>9.0</td></tr><tr><td>2019</td><td>19.0</td><td>42.0</td><td>13.0</td><td>17.0</td><td>5.0</td><td>8.0</td></tr><tr><td>2020</td><td>20.0</td><td>18.0</td><td>10.0</td><td>20.0</td><td>7.0</td><td>12.0</td></tr><tr><td>2021</td><td>21.0</td><td>22.0</td><td>18.0</td><td>23.0</td><td>7.0</td><td>14.0</td></tr><tr><td>2022</td><td>22.0</td><td>19.0</td><td>19.0</td><td>21.0</td><td>7.0</td><td>14.0</td></tr></tbody></table>			Year	Chester	Northwich	Winsford	Ellesmere Port	Frodsham	Neston	2011	10.6	17.1	15.9	14.4	2.6	-	2012	12.0	18.0	16.0	15.0	3.0	-	2013	13.0	21.0	19.0	16.0	4.0	10.9	2014	14.0	19.0	15.0	14.0	4.0	10.0	2015	15.0	20.0	19.0	13.0	6.0	15.0	2016	16.0	30.0	20.0	12.0	5.0	14.0	2017	17.0	32.0	6.0	10.0	3.0	12.0	2018	18.0	44.0	13.0	17.0	4.0	9.0	2019	19.0	42.0	13.0	17.0	5.0	8.0	2020	20.0	18.0	10.0	20.0	7.0	12.0	2021	21.0	22.0	18.0	23.0	7.0	14.0	2022	22.0	19.0	19.0	21.0	7.0	14.0
Year	Chester	Northwich	Winsford	Ellesmere Port	Frodsham	Neston																																																																																							
2011	10.6	17.1	15.9	14.4	2.6	-																																																																																							
2012	12.0	18.0	16.0	15.0	3.0	-																																																																																							
2013	13.0	21.0	19.0	16.0	4.0	10.9																																																																																							
2014	14.0	19.0	15.0	14.0	4.0	10.0																																																																																							
2015	15.0	20.0	19.0	13.0	6.0	15.0																																																																																							
2016	16.0	30.0	20.0	12.0	5.0	14.0																																																																																							
2017	17.0	32.0	6.0	10.0	3.0	12.0																																																																																							
2018	18.0	44.0	13.0	17.0	4.0	9.0																																																																																							
2019	19.0	42.0	13.0	17.0	5.0	8.0																																																																																							
2020	20.0	18.0	10.0	20.0	7.0	12.0																																																																																							
2021	21.0	22.0	18.0	23.0	7.0	14.0																																																																																							
2022	22.0	19.0	19.0	21.0	7.0	14.0																																																																																							
Local Plan policy ref(s): ECON 2, DM 14																																																																																													
Significant Effects ref(s): SE61																																																																																													

LPP1 / LPP2	ECON 2 (C) Vacancy rates on primary shopping streets		
	LPP2/EC (D) Vacancy rates in the primary shopping areas		
	Target	Baseline (%) 2010	2021-2022 (%)
	Source: Cheshire West and Chester officer site visits		

LPP1 / LPP2	ECON 2 (D) Relevant planning applications determined in accordance with policy																											
	LPP2/EC (E) Number of approved retail planning applications and floorspace (m2) in and out of centre																											
	Target	Baseline	2021- 2022																									
Target met?	100 per cent	Baseline established 2019/2020:	Percentage of applications in centre - 69 Percentage of floorspace in centre - 17																									
Part	Increase in town centre uses approved in 'in centre' locations	Percentage of applications in centre - 46  Percentage of floorspace in centre - 66	<p>Picture 10.2</p> <table><caption>Data for Picture 10.2</caption><thead><tr><th>Period</th><th>Main Town Centre applications in centre (%)</th><th>Main Town Centre floorspace in centre (%)</th><th>Retail applications in centre (%)</th><th>Retail floorspace in centre (%)</th></tr></thead><tbody><tr><td>2018/2019</td><td>25</td><td>20</td><td>20</td><td>10</td></tr><tr><td>2019/2020</td><td>50</td><td>65</td><td>50</td><td>65</td></tr><tr><td>2020/2021</td><td>60</td><td>65</td><td>25</td><td>65</td></tr><tr><td>2021/2022</td><td>70</td><td>15</td><td>40</td><td>15</td></tr></tbody></table>	Period	Main Town Centre applications in centre (%)	Main Town Centre floorspace in centre (%)	Retail applications in centre (%)	Retail floorspace in centre (%)	2018/2019	25	20	20	10	2019/2020	50	65	50	65	2020/2021	60	65	25	65	2021/2022	70	15	40	15
Period	Main Town Centre applications in centre (%)	Main Town Centre floorspace in centre (%)	Retail applications in centre (%)	Retail floorspace in centre (%)																								
2018/2019	25	20	20	10																								
2019/2020	50	65	50	65																								
2020/2021	60	65	25	65																								
2021/2022	70	15	40	15																								
	Local Plan policy ref(s): ECON 2, DM 14																											
	Significant Effects ref(s): SE62																											
	Source: Cheshire West and Chester planning application monitoring																											

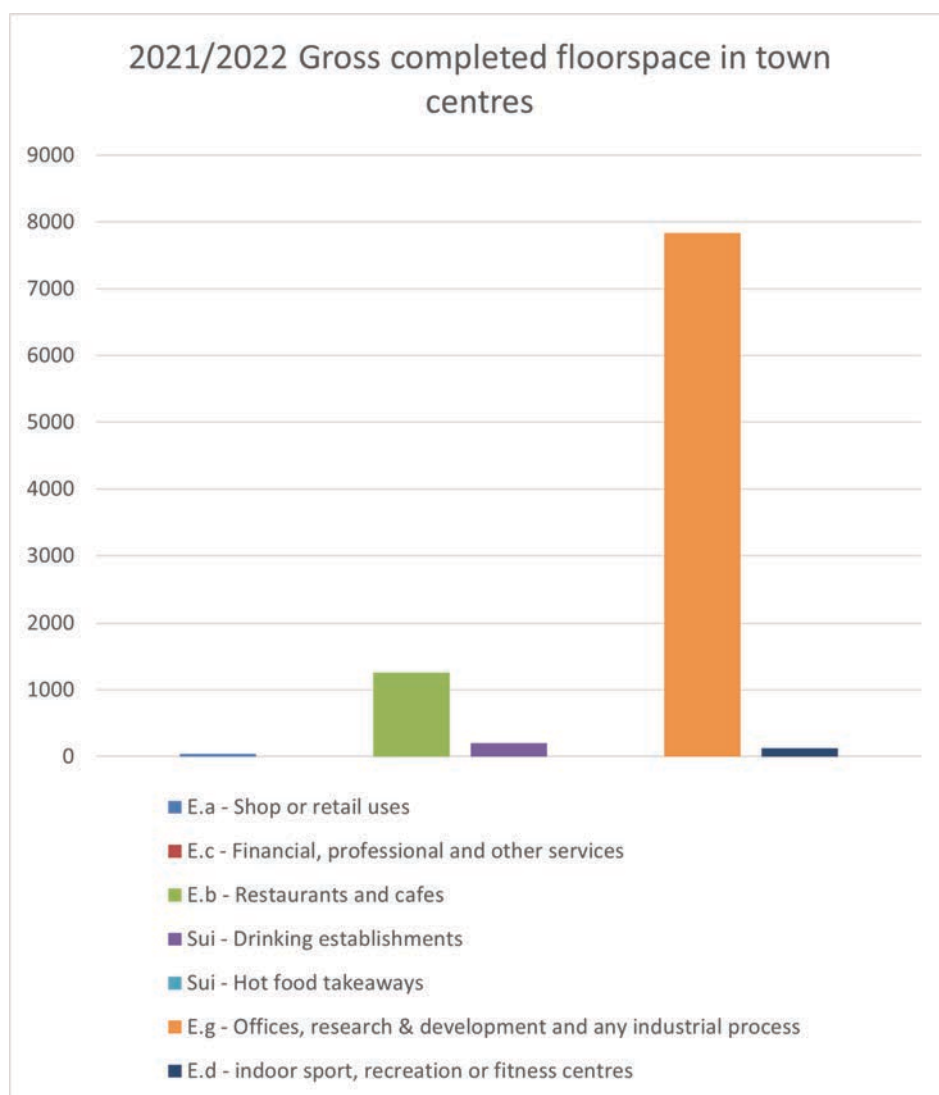
LPP2	LPP2/EC (F) Amount of completed floorspace in centre for town centre uses		
	Target	Baseline (2017/18)	As at 1 April 2022
Target met? N	Increase from baseline set in 2017/2018	8,584m <sup>2</sup> (net)	3,760m <sup>2</sup> (net)
	Local Plan policy ref(s): ECON2, DM14		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester retail monitoring		

Picture 10.3



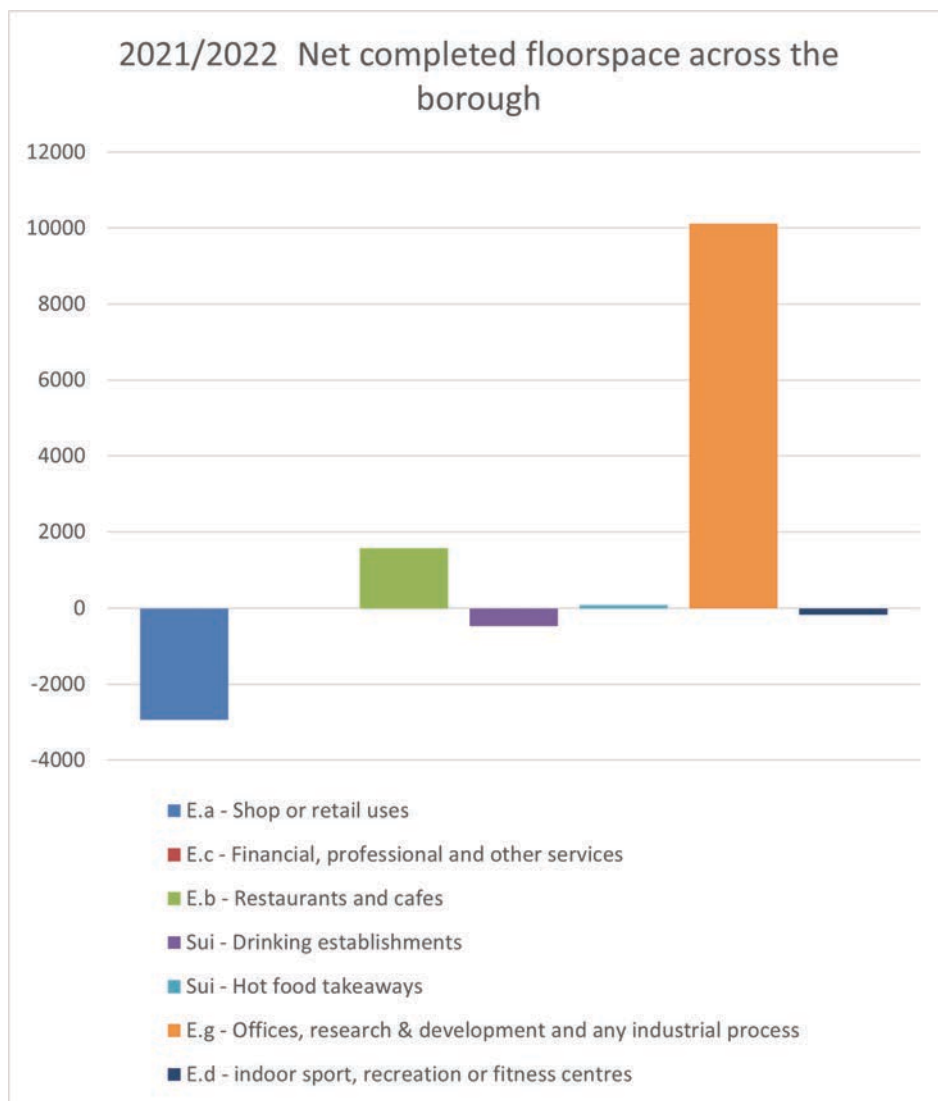


Picture 10.4

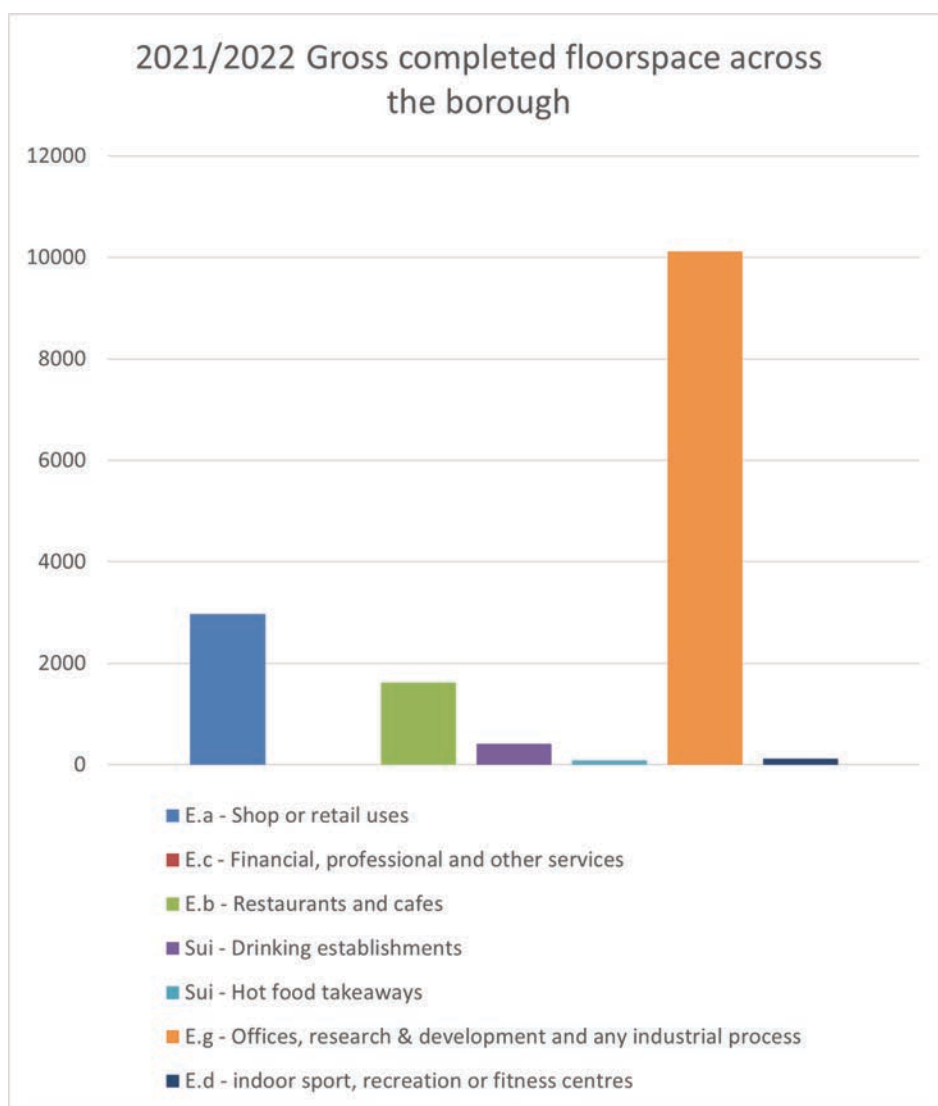


LPP2	LPP2/EC (G) Amount of completed floorspace across the borough for town centre uses		
	Target	Baseline (2017/18)	As at 1 April 2022
Target met?	Decrease from baseline set in 2017/18 AMR	20,596m2 (net)	8,195m2 (net)
Y	Local Plan policy ref(s): ECON2, DM14		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester retail monitoring		

Picture 10.5



Picture 10.6



### 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 2022
Target met? Y	Decrease from baseline set in 2017/2018 AMR	667m2 (net total floorspace in Local/District Retail Centres)	524m2 (net total floorspace in Local/District Retail Centres)
	Local Plan policy ref(s): ECON2, DM15		
	Significant Effects ref(s): N/A		

LPP2	LPP2/EC (H) Total loss of town centre floor space in local retail centres		
	Target	Baseline (2017/18)	As at 1 April 2022
	Source: Cheshire West and Chester retail monitoring		

## Tourism

**10.16** 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.

### Tourism Attractions/facilities

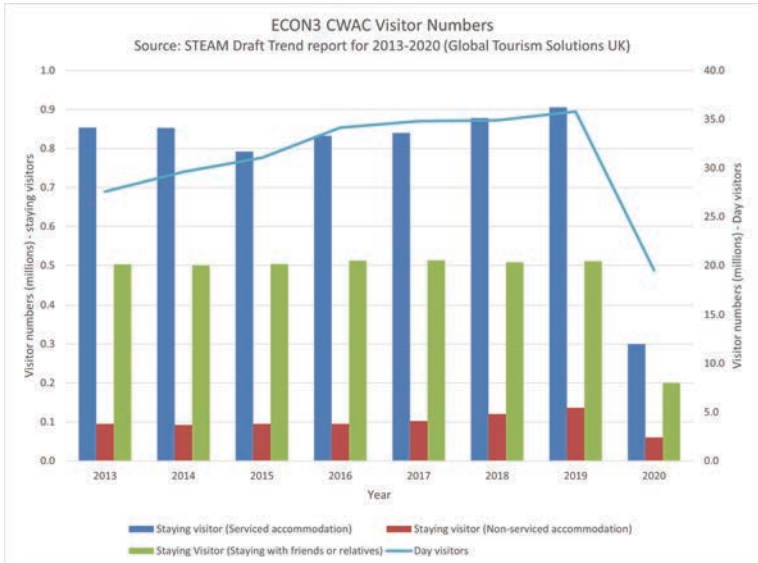
LPP1	ECON 3 (A) Relevant planning applications determined in accordance with policy		
LPP2	LPP2/EC (I) Number of planning applications for tourism attractions/facilities granted in accordance with policy		
	Target	Baseline	2021-22
Target met? N/A	N/A	N/A	New tourism attractions/facilities during 2021-22 period – schemes approved at Chester Zoo (NMA), The Ice Cream Farm, Tattenhall, Bolesworth Castle, RSPB Burton Mere wetlands. Conditions are being discharged on tourism facilities at Station Road Oakmere. See Appendix D.
	Local Plan policy ref(s): ECON 3		
	Significant Effects ref(s): N/A		
	Source: CWAC planning applications determined 1st April 2021-31st March 2022, extant planning permissions for large scale tourism facilities April 2022		

**10.17** 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. Appendix C 'Visitor Economy' 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 2022
Target met? n/a	100%	<p>The following proposals were granted during the monitoring period:</p> <p><b>Caravans / Camping / Log Cabins / Pods / Glamping / Lodges:</b> 8 planning applications were approved - these total 134 units, which includes lodges (29), tents or pitches (82), pods (23).</p> <p><b>Holiday lets / self-catered apartments:</b> 5 applications approved, details in Appendix D. (3 located in Chester, 2 located in the rural area)</p> <p><b>Hotels:</b> 3 new planning approvals, 2 located in Chester, 1 in Northwich. Together these create around 96 new bedroom spaces. 1 application in Chester to vary conditions on an approved scheme. Details in Appendix D.</p>
	Local Plan policy ref(s): ECON3, DM9, DM10	
	Significant Effects ref(s): N/A	
	Source: Cheshire West and Chester planning applications determined 1st April 2021-31st March 2022, extant planning permissions for large scale tourism facilities April 2022	

**10.18** The proposals for visitor accommodation that were granted during the monitoring period are shown in Appendix D. The larger hotel schemes are approved in Chester as the sub-regional centre and visitor destination, which aligns with policies ECON3 and DM9 / DM10.

SE	ECON 3 (A i) Number of day and overnight visitors to the borough																																															
	Target	Baseline	2021-22																																													
	N/A	<p>Picture 10.7</p>  <p>Source: STEAM Draft Trend report for 2013-2020 (Global Tourism Solutions UK)</p> <table><caption>Estimated Visitor Numbers (millions) from Picture 10.7</caption><thead><tr><th>Year</th><th>Staying visitor (Serviced accommodation)</th><th>Staying visitor (Non-serviced accommodation)</th><th>Staying Visitor (Staying with friends or relatives)</th><th>Day visitors</th></tr></thead><tbody><tr><td>2013</td><td>0.85</td><td>0.10</td><td>0.50</td><td>28.0</td></tr><tr><td>2014</td><td>0.85</td><td>0.10</td><td>0.50</td><td>29.0</td></tr><tr><td>2015</td><td>0.80</td><td>0.10</td><td>0.50</td><td>30.0</td></tr><tr><td>2016</td><td>0.85</td><td>0.10</td><td>0.50</td><td>32.0</td></tr><tr><td>2017</td><td>0.85</td><td>0.10</td><td>0.50</td><td>33.0</td></tr><tr><td>2018</td><td>0.88</td><td>0.12</td><td>0.50</td><td>34.0</td></tr><tr><td>2019</td><td>0.90</td><td>0.15</td><td>0.50</td><td>35.0</td></tr><tr><td>2020</td><td>0.30</td><td>0.05</td><td>0.20</td><td>19.5</td></tr></tbody></table>	Year	Staying visitor (Serviced accommodation)	Staying visitor (Non-serviced accommodation)	Staying Visitor (Staying with friends or relatives)	Day visitors	2013	0.85	0.10	0.50	28.0	2014	0.85	0.10	0.50	29.0	2015	0.80	0.10	0.50	30.0	2016	0.85	0.10	0.50	32.0	2017	0.85	0.10	0.50	33.0	2018	0.88	0.12	0.50	34.0	2019	0.90	0.15	0.50	35.0	2020	0.30	0.05	0.20	19.5	<p>The most recent information is from 2020.</p> <p>2020 Staying visitor numbers (millions): 0.6</p> <p>2020 Day visitor numbers (millions): 19.5</p> <p>Total visitors (millions) : 20.1</p> <p>-46.2% decline in visitor numbers (most likely linked to the Covid pandemic)</p>
	Year	Staying visitor (Serviced accommodation)	Staying visitor (Non-serviced accommodation)	Staying Visitor (Staying with friends or relatives)	Day visitors																																											
	2013	0.85	0.10	0.50	28.0																																											
	2014	0.85	0.10	0.50	29.0																																											
	2015	0.80	0.10	0.50	30.0																																											
2016	0.85	0.10	0.50	32.0																																												
2017	0.85	0.10	0.50	33.0																																												
2018	0.88	0.12	0.50	34.0																																												
2019	0.90	0.15	0.50	35.0																																												
2020	0.30	0.05	0.20	19.5																																												
	Local Plan policy ref(s): ECON 3																																															
	Significant Effects ref(s): SE65																																															
	Source: Cheshire West and Chester STEAM report for 2009-2020 (Global Tourism Solutions UK). See also CWAC State of the borough dashboard <a href="#">Culture and tourism   Cheshire West and Chester Council</a>																																															

**10.19** The drop in visitor numbers is likely to be linked to the coronavirus pandemic, which started in the UK March 2020.

## 11 Social

**11.1** 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

**11.2** 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	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 2021-2022	Total completions 2010-2022
Target met? On-going	6,600 affordable homes by 2030 (based upon up to 30 per cent of 22,000 net additional dwellings)	0	291	4,420
	100 per cent affordable housing on relevant rural exception schemes	0	No rural exception schemes were completed within the monitoring period	See Table 11.2
	Local Plan (Part One) policy ref(s): SOC 1, SOC 2			
	Significant Effects ref(s): SE46			
	Source: Cheshire West and Chester housing land monitor			

**11.3** 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 a 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. At 1 April 2022 approximately 67 per cent of this target has been achieved.

**11.4** 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 11.1 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	2020 - 2021	2021-2022	Total
Affordable housing	263	390	184	161	572	478	461	630	436	288	266	291	4,420
Total	680	858	698	1,032	1,613	1,816	2,041	2,569	2,155	1,857	1,348	1,528	18,195
% affordable completions	39 %	45.5 %	26 %	15.5 %	35 %	26 %	22.5 %	24.5 %	20 %	16 %	20 %	19 %	Average = 26 %

**11.5** 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

**11.6** Since the base date of the Local Plan (Part One) a number of rural exception sites have been granted planning permission. Table 11.2 lists these sites and those in the planning process including details of location, number of dwellings, and site status.

Table 11.2 Rural exception sites

Address / location	RP / developer	Location	Application ref	No. of units	Site Status (1 April 2022)
Knutsford Road, Antrobus	Affordable Homes & Hearle Homes	Antrobus	<a href="#">17/01666/FUL</a>	15	Application withdrawn
Land at Ashton Lane, Ashton Hayes	Equity Housing Group Ltd	Ashton Hayes	<a href="#">14/01865/FUL</a> (02/01/2015)	15	Complete
Adj Cheshire Cat (1), Whitchurch Road, Christleton	Plus Dane Group Ltd	Christleton	<a href="#">12/00960/FUL</a> (25/06/2012)	13	Complete



Address / location	RP / developer	Location	Application ref	No. of units	Site Status (1 April 2022)
Adj. Cheshire Cat (2), Whitchurch Road, Christleton	Blueoak Estates	Christleton	<a href="#">17/00201/FUL</a> (06/04/2017)	10	Complete (2019-2020)
Troopers Field (1) , Whitchurch Road, Chester	Edward Homes	Christleton	<a href="#">13/04277/FUL</a> (20/05/2014)	17	Complete
Troopers Field (2) , Whitchurch Road, Chester	Edward Homes	Christleton	<a href="#">16/05567/FUL</a> (27/07/2017)	10	Complete
Smiths Honda, Whitchurch Road, Christleton		Christleton	<a href="#">14/01072/FUL</a> (30/06/2014)	4	Permission expired
Station Road, Elton	Chester & District Housing Trust	Elton	<a href="#">12/02910/FUL</a> (26/03/2013)	20	Complete
Treetops, School Lane, Guilden Sutton	Plus Dane Group Ltd	Guilden Sutton	<a href="#">13/05410/FUL</a> (06/06/2014)	17	Complete
Proffits Lane, Helsby	Equity Housing Group Ltd	Helsby	<a href="#">17/02372/FUL</a> (22/11/2017)	23	Complete (2018-2019)
Pike Lane, Kingsley	McInerney Homes & Plus Dane Group Ltd	Kingsley	<a href="#">09/02370/FUL</a> (15/07/2010)	13	Complete
Higher Heyes Drive, Kingsley	Torus / Liverpool Mutual Homes	Kingsley	<a href="#">17/02356/FUL</a> (15/03/2018)	15	Complete (2020-2021)
Littleton Hall Farm, Littleton Lane, Littleton	Your Housing Group Ltd	Littleton	<a href="#">13/05143/FUL</a> (06/02/2014)	9	Complete
Brakeley Lane, Little Leigh	Muir Group Housing	Little Leigh	<a href="#">14/00335/FUL</a> (04/04/2014)	8	Complete
Witney Lane, Edge, Malpas	Chester & District Housing Trust	Malpas	<a href="#">12/01942/FUL</a> (20/08/2012)	18	Complete
School Lane, Mickle Trafford	Equity Housing Group	Mickle Trafford	<a href="#">13/04150/FUL</a> (21/01/2014)	16	Complete
Redcot, School Bank, Norley	Equity Housing Group	Norley	<a href="#">14/03127/FUL</a> (28/01/2015)	14	Complete
Lodge Lane, Saughall	Chester & District Housing Trust	Saughall	<a href="#">11/03300/FUL</a> (19/01/2012)	18	Complete

**11.7** 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

**11.8** 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 11.2). 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 11.3) 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 11.3 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

Address/site	Location	Allocation of units
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) <sup>(1)</sup>  Tier 1 = 2 Tier 2 = 2 Tier 3 = 0 Tier 4 = 0 50 % first occupation with local connection to parish 50 % first occupation without local connection to parish
Troopers Field (sites 1 and 2), Whitchurch Road, Chester	Christleton	27 discount market for sale units. Tier 1 =4 Tier 2 =9 Tier 3 =2 Tier 4 =12 15 % first occupation with local connection to parish 85 % first occupation without local connection to parish

1. no data available on affordable rent units

**11.9** 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.

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)	2021-2022
Target met?	100 per cent of relevant schemes	0 dwellings	See tables 11.4 and 11.5
On-going	Local Plan policy ref(s): SOC 3		
	Significant Effects ref(s): SE51, SE46		

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)	2021-2022
	Source: Cheshire West and Chester housing land monitor		

**11.10** Tables 11.4 and 11.5 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.

**11.11** 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 Department for Levelling Up, Housing and Communities.

Table 11.4 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
2020-2021	7	58	386	383	3	22	22	64	130	7	0
2021-2022	2	57	496	416	2	11	37	89	118	6	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	37	630	4,852	4,797	15	135	132	1,592	1,379	50	82

Table 11.5 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
2020-2021	0	83	61	10	0	6	0	0	48	58	0
2021-2022	0	171	68	0	0	0	0	35	17	0	0
TOTAL	6	1,463	1,280	45	4	29	9	709	750	92	0

**11.12** 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.

**11.13** 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)	2021-2022
	N/A	0 schemes permitted	<p>No new schemes approved in the monitoring period</p> <ul style="list-style-type: none"> <li>Specialist dementia care home (Wealstone Care Home, Upton) - Awaiting legal agreement</li> </ul> <p>Consented schemes outstanding at 1 April 2022:</p> <ul style="list-style-type: none"> <li>72 bed care home and 23 self-contained apartments - BELONG: City House, City Road, Chester (Under construction)</li> <li>11 extra care bungalows and apartments - Former Beechmoore Garden Centre, Great Boughton (Not started)</li> <li>47 (1 and 2 bed) self-contained retirement apartments - Phase Three, Gifford Lea, Tattenhall (Under construction)</li> <li>56 bed care home - Hooton Road, Hooton (Not started)</li> <li>16 (1 bed) self-contained supported living apartments - Springbank Crescent, Winsford (Stalled)</li> <li>11 extra care bedrooms (extension) - Old Rectory Nursing Home, Rectory Lane, Capenhurst (Under construction)</li> <li>21 bungalows and 8 apartments for over 55's - Chester Road/Flat Lane, Kelsall (Under construction)</li> </ul>
	N/A	0 schemes completed	<p>Completed schemes within the monitoring period:</p> <ul style="list-style-type: none"> <li>20-bed care home - Chester Road, Ellesmere Port</li> </ul>
	Local Plan policy ref(s): SOC 3		
	Significant Effects ref(s): SE47		
	Source: Cheshire West and Chester housing land monitor		

Table 11.6 Annual specialist accommodation completions 2010-2021

Monitoring period	Completed self-contained units	Completed communal bedspaces
2011-2012	0	8
2012-2013	22	0
2013-2014	54	0
2014-2015	206	0
2015-2016	279	13

Monitoring period	Completed self-contained units	Completed communal bedspaces
2016-2017	125	66
2017-2018	35	81
2018-2019	15	0
2019-2020	56	58
2020-2021	93	68
2021-2022	43	20
Total	928	314

Table 11.7 Annual student housing completions 2010-2022

Monitoring period	Completed self-contained student units	Completed communal student bedspaces
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
2020-2021	0	0
2021-2022	0	0
Total	976	204

**11.14** 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%
2020 - 2021	0	0	0%
2021-2022	0	0	0%

SE	SOC 3 (A ii) Number of vacant and unfit dwellings		
	Target	2015-2022	
Target met? N/A	N/A	Vacant	<p>2015/16 2246 long term empty homes</p> <p>2019/20 (as of 31/10/20) 2969 empty properties of which 1,797 are long term.</p> <p>2020/21 (as of 01/11/21) 2353 empty properties of which 1404 are long term.</p> <p>2021/22 (as of 01/09/22) 1038 long term empty Class C properties (empty between six months and two years) 424 long term empty premium properties (empty over two years) 887 Empty unoccupied and unfurnished 1376 Empty exempt</p>



SE	SOC 3 (A ii) Number of vacant and unfit dwellings		
	Target	2015-2022	
	N/A	Unfit	2015/16 4,335 dwellings (32 per cent of the total housing stock) experienced Category 1 Hazard 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.  2020/21 No updated data available.  2021/22 133 Empty uninhabitable
			Local Plan policy ref(s): SOC 3
			Significant Effects ref(s): SE48
			Source: Cheshire West and Chester Council Housing Strategy / Regulatory Services / Council Tax.

### 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	At 1 April 2022
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)	At 1 April 2022
Target met? N/A	Increase in baseline established 2017/18		It has not been possible to collect the detailed policy information for the 2021-2022 monitoring period that is required to fully assess and complete the indicator.

LPP2	LPP2/SO (E) Number of accessible and adaptable dwellings		
	Target	Baseline (2019)	At 1 April 2022
			Future iterations of the AMR will explore ways in which this data could be collected.
	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)	At 1 April 2022
Target met? N/A	Meet the requirements of policy	N/A	It has not been possible to collect the detailed policy information for the 2021-2022 monitoring period that is required to fully assess and complete the indicator. Future iterations of the AMR will explore ways in which this data could be collected.
	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	At 1 April 2022
Target met? N	0	12 applications were approved in the rural area to extend / change the use of land to residential curtilage.
	Local Plan policy ref(s): DM21	
	Significant Effects ref(s): N/A	
	Source: Cheshire West and Chester planning application 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)	At 1 April 2022
Target met? N/A	N/A	N/A	<p>It has not been possible to collect the detailed policy information that is required to fully assess and complete indicator LPP2/SO (H). 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.</p> <p>LPP2/SO (I) 47 dwellings were completed through the change of use of rural / agricultural buildings. The spatial distribution of the completions is as follows: Winsford = 9 dwellings Cuddington and Sandiway = 1 dwelling Rural (outside urban and key service centres) = 37</p>
	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	At 1 April 2022
Target met? N/A	<p>6,600 affordable homes by 2030 (based upon 30% of 22,000 net additional dwellings.</p> <p>100% affordable housing on relevant rural exception schemes.</p>	See SOC 1 (affordable housing completions)
	Local Plan policy ref(s): SOC 1 and DM 23	
	Significant Effects ref(s): N/A	

LPP2	LPP2/SO (A) Number and location of affordable homes completed	
	Target	At 1 April 2022
	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	At 1 April 2022
Target met? N/A	N/A	See SOC 1 and SOC 2
	Local Plan policy ref(s): SOC 2 and DM 24	
	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	At 1 April 2022
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)	At 1 April 2022
Target met? N/A	N/A	0 dwellings	3 permanent rural / key worker dwelling completed 1 temporary rural / key worker 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)	At 1 April 2022
Target met? N/A	Zero		It has not been possible to collect the detailed policy information for that is required to fully assess and complete the indicator. Work is being undertaken to interrogate 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	At 1 April 2022
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	At 1 April 2022
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

**11.15** 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
2019 - 2020	5 (including 2 for change of use from HMO)	0	n/a
2020 - 2021	16 (including 3 for change of use from HMO)	3	<p><a href="#">19/01817/FUL</a>: No (the officer report did mention that the development would be contrary to policy DM 28 (the three criteria relating to amenity standards, cycle parking and waste facilities))</p> <p><a href="#">20/03314/FUL</a>: No (This is COU from an HMO)</p> <p><a href="#">20/02497/FUL</a>: No</p>
2021 - 2022	8	0	n/a

LPP2	LPP2/SO (O) Number of new HMO properties approved		
	Target	Baseline (2019)	At 1 April 2022
Target met? N/A	N/A	3	15
	Local Plan policy ref(s): DM 28		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester housing monitoring database		

**11.16** In the period 1 April 2020 - 31 March 2021, 15 new HMO properties were approved. There was one application for continued use as an eight-bedroom HMO for over 10 years.

Table 11.8

LPP2	LPP2/SO (P) Change in the number of HMO's within Article 4 areas		
	Target	Baseline (2019)	At 1 April 2022
Target met?	Zero	-1	4

LPP2	LPP2/SO (P) Change in the number of HMO's within Article 4 areas		
	Target	Baseline (2019)	At 1 April 2022
N	Local Plan policy ref(s): DM 28		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester housing monitoring database.		

**11.17** Within the three Article 4 areas, there were 4 applications where new HMOs were approved. There was also an additional application for continued use of an HMO within an Article 4 area.

## Gypsy and Traveller and Travelling Showpersons accommodation

**11.18** 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 out below a number of pitches have been approved 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	Monitoring outcome
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.  <b>2014-2015</b> Two permanent public sites completed during the monitoring period <a href="#">12/03158/FUL</a> 18 permanent pitches - land off Barlow Drive, Winsford, Cheshire). <a href="#">11/05215/OUT</a> 12 permanent pitches - Municipal depot, Rossfield Road, Ellesmere Port, Cheshire)  <b>2015-2016</b> Additional pitches provided at existing site : <a href="#">14/02835/S73</a> and <a href="#">15/00689/FUL</a>	<b>2021-2022</b>  <a href="#">20/00432/FUL</a> 3 additional pitches - Gesthsemene, Chester Road, Dunham on the Hill

LPP1 SE	SOC 4 (A) Provision of sites for Gypsy and Traveller and Travelling Showpersons accommodation		
	Target	Baseline	Monitoring outcome
		<p>Total 8 permanent pitches - Oakland Park, Davenham</p> <p><b>2016-2017</b> No pitches/plots approved</p> <p><b>2017-2018</b> No pitches/plots approved</p> <p><b>2018-2019</b> Gethsemane <a href="#">16/02334/FUL</a> 3 permanent Little Meadow (<a href="#">14/04412/FUL</a>) 2 permanent pitches and 6 transit pitches</p> <p><b>2019-2020</b> <a href="#">19/01594/S73</a> 6 permanent pitches - Green Acres Caravan Park, Childer Thornton <a href="#">19/02669/FUL</a> 2 permanent pitches - Green Meadows Chalet Park, Alvanley</p> <p><b>2020-2021</b> <a href="#">19/03963/S73</a> 4 additional pitches - Woodlands Place, Land at Old Hall Lane, Elton</p>	
	Local Plan policy ref(s): SOC 4		
	Significant Effects ref(s): SE49		
	Source: Cheshire West and Chester housing land monitor; GTAA (2018)		

**11.19** Three pitches have been approved in the latest monitoring period that, when completed, will contribute towards meeting the identified need of 21 pitches up to 2030. Since 2018 (the base date of the latest GTAA), a total of 20 permanent pitches have been approved as shown in the indicator table above. Current permanent pitch provision in the borough is shown in tables 11.9 and 11.10.

Table 11.9 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



Local Authority sites	
Location	Number of pitches
<b>Total</b>	<b>30</b>

Table 11.10 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
The Old Pumping Station, Frodsham	13
Land at Old Hall Lane, Elton (Prevan Plance / Woodlands Place)	6
Land at junction of Davenham Bypass and London Road, Northwich (Oaklands Caravan Park)	8
Gethsemane, Dunham on the Hill	6
Little Meadow, Elton /Thornton-le-Moors	2
Green Acres, Childer Thornton	6
Green Meadows Chalet Park	2
<b>Total</b>	<b>92</b>

## Health and well-being

**11.20** 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.

**11.21** 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	2021-2022
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 (AQMs)		
	Target	Baseline	2021-2022
Target met? N	To meet national air quality objectives - ultimately to enable existing AQMs to be revoked.	(2014-2015) Two AQMs:  - A5032 Whitby Road/Station Road in Ellesmere Port town centre and Boughton gyratory in Chester	No further changes since last monitoring year  Four AQMs: - 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 <sup>(1)</sup>
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE18		
	Source: <a href="#">2020-2021 air quality annual status report</a>		

1. Caused by SO<sub>2</sub>

SE	SOC5 (A ii) Annual average nitrogen dioxide concentration in AQMAs (ug/m <sup>3</sup> )		
	Target	Baseline	2021-2022
<b>Target met?</b>  <b>Y</b>	Annual mean (NO2) not to exceed 40 ug/m <sup>3</sup>	- Whitby Road/Station Road (declared 2005) 44.5 - Fluin Lane, Frodsham (declared 2015) 42.6 - Chester City Centre (declared 2017) 49.1 - Thornton-le-Moors (2016) 56 exceedances SO2 15-minute mean  2018: - Whitby Road/Station Road AQMA 36ug/m <sup>3</sup> - Fluin Lane, Frodsham AQMA 40.5ug/m <sup>3</sup> - Chester AQMA 48.5ug/m <sup>3</sup> (2016) (1)  - Thornton-le-Moors 36 exceedances SO2 15-minute mean	2019 figures  - Whitby Road/Station Road AQMA 35 ug/m3  - Fluin Lane, Frodsham AQMA 15 ug/m3  - Chester AQMA 38 ug/m3  - Thornton-le-Moors 13 ug/m3
			Local Plan policy ref(s): SOC 5
			Significant Effects ref(s): SE17
			Source: <a href="#">2019 air quality annual status report</a>

1. (includes Boughton AQMA)

**11.22** 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	2021-2022
<b>Target met?</b>  <b>N</b>	Increase from 2015-2016	(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.  (2019-2020) - 10 new health facilities and loss of none  (2020-2021) - 8 new health facilities and loss of 1 health facility	3 new health facilities and  loss of 1 health facility
	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	2021-2022
<b>Target met?</b>  <b>N</b>	Reduction from 2015-2016	2015-2016: 585 2016-2017: 602 2017-2018: 1,029 2018-2019: 944  2019-2020: 847  2020-2021: 839	704
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE52		
	Source: <a href="#">ONS Recorded crime data by Community Safety Partnership area</a>		

SE	SOC5 (A v) Violent crime per year in the local authority area		
	Target	Baseline	2021-2022
	None identified	2013/14: 1800 <sup>(1)</sup> 2015-2016: 2,311 2016-2017: 2,770 2017-2018: 3,184 2018-2019: 3,291 <sup>(2)</sup>  2019-2020: 3,306 <sup>(3)</sup>  2020-2021: 3208	3149
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE53		
	Source: <a href="#">ONS Recorded crime data by Community Safety Partnership area</a>		

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

SE	SOC5 (A vi) Fear of crime (Community Survey)		
	Target	Baseline	2021- 2022
<b>Target met?</b>  <b>N/A</b> (1)	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 %	16% felt fairly unsafe and 6% felt very unsafe after dark.  2% felt fairly unsafe and nil felt very unsafe during the day.
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE54		
	Source: It is to be noted that the 20-21 figure was taken from <a href="#">Our Place 2021</a> , which has replaced the Resident's Surveys of previous monitoring year has slightly different parameters of measuring Fear of Crime. This year this data is taken from the council's <a href="#">State of the Borough</a> dashboard which also assesses similar criteria of feeling of safety rather than fear of crime, consistent with AMR 2021.		

1. The target for this indicator could not be assessed, because of changes to the parameters since the baseline of 2011. There were very negligible changes since the previous AMR.

SE	SOC5 (A vii) Total number of people killed or seriously injured (KSI) in road traffic collisions		
	Target	Baseline	2021-2022
	None identified	2013: 136 2014: 191 2016: 135 2017: 112  2018: 118  2019: 93	2020: 97
	Local Plan policy ref(s): SOC 5 & STRAT 10		
	Significant Effects ref(s): SE55		
	Source: <a href="#">Casualties involved in reported road accidents</a> (Table RAS30038)		

SE	SOC5 (A xiv) Number of LSOA's in the bottom 20 per cent of IMD		
	Target	Baseline	2021-2022
<b>Target met?</b>  <b>N/A</b>	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)	No updated data available  2019: 16 (7.5% of the LSOA in the bottom 10% of IMD)
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE41		
	Source: <a href="#">Cheshire West and Chester Index of Multiple Deprivation 2019 Summary (October 2019)</a>		

SE	SOC5 (A xv) Number of households in fuel poverty		
	Target	Baseline	2021-2022
Target met?	No-one should be living in fuel poverty	2013: 12,823 (8.9 %) 2014: 14,461 (10.0 %) 2015: 14,627 (10.1 %) 2017: 16,179 (10.9%)	18,093 (11.9%)
N	by 2016-2018, with no vulnerable households	2018: 15,769 (10.6%)	
	by 2030.	2020 - 2021: 17,869 (12%)	
	Local Plan policy ref(s): SOC 5		
Significant Effects ref(s): SE42			
Source: CWaC State of the Borough <a href="#">Inequality and deprivation   Cheshire West and Chester Council</a>			

SE	SOC5 (A xvi) Household composition and size		
	Target	Baseline	2021-2022
	None identified	<p>Average household size (2011 census): 2.23 (2015-2016): (2014) Projected average household size: 2.30 <sup>(1)</sup></p> <p>(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</p> <p>(2015). Projected household composition: One person: 43,300 Couple and no other adult: 41,300 Couple with one or more adult: 11,400</p>	<p>(2019 is the latest estimated data)</p> <p>One person household: 28,400</p> <p>Couple and no other adult: 21,400</p> <p>Couple with one or more adult: -</p> <p>Household with dependent children: 65,900</p> <p>Other: 6700</p>

SE	SOC5 (A xvi) Household composition and size		
	Target	Baseline	2021-2022
		(2017) Projected household composition for 2025:  One person: 46,600 Couple and no other adult: Couple with one or more adult: 11,100 Household with dependent children: 43,700 Other: 9,900	
	Local Plan policy ref(s): SOC 5		
	Significant Effects ref(s): SE43		
	2015-2016 Source: <a href="https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections">https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections</a>  2016-2017 Source: <a href="#">Cheshire West and Chester Joint Strategic Needs Assessment (JSNA) Population forecast report, June 2017.</a>  2019 Estimated Data Source: <a href="#">All data related to families - Office for National Statistics (ons.gov.uk)</a>		

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 2022
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 (2019-20)	As at 1 April 2022
Target met?	Increase from baseline established 2017/2018	0	15 major planning applications (25% return rate)
Y	Local Plan policy ref(s): DM 29		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database / Public Health consultation record		

**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 2022
Target met?	Increase in the number of approvals in an AQMA which mitigate negative impacts	1 application provided mitigation measures	29 applications were identified/approved 2021-22
Y	within or adjacent to an AQMA. 2 of these applications referred to DM31 and that the applications are within or adjacent an AQMA. They provided Air Quality Assessments as part of submitted documents.		
	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: <a href="#">Cheshire West and Chester Council - Air quality review and assessment</a>		

**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 2022
<b>Target met?</b>  <b>N</b>	No applications	There were 14 applications where HSE was consulted, 1 application was approved contrary to HSE recommendation. This application met policy DM34, which allows for exceptions to policy when the benefits for investment and regeneration outweigh the degree of risk.
	Local Plan policy ref(s): DM 33 and DM 34	
	Significant Effects ref(s): N/A	
	Source: Identified on approved housing, employment, retail and waste monitoring applications 2021-2022 and HSE zones (June 2022)	

## Open space, sport and recreation

**11.23** 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	2021-2022
<b>Target met?</b> <b>Y</b>	At least maintain baseline amount	2010-2011 <ul style="list-style-type: none"> <li>Parks &amp; Gardens: 74.15 ha</li> <li>Natural &amp; Semi Natural Open Space: 456.73 ha</li> <li>Amenity Green Space: 246.643 ha</li> <li>Provision for 12 and Under: 18.64 ha</li> <li>Provision for Young People: 7.5 ha</li> <li>Allotments: 38.85 ha</li> <li>Outdoor Sports Facilities: 1769.93 ha</li> <li>Cemeteries and Churchyards: 70.96 ha</li> </ul>	<ul style="list-style-type: none"> <li>Park and Recreation Ground: 169.76 ha</li> <li>Accessible Natural Green Space: 2550.12 ha</li> <li>Amenity Green Space: 169.21ha</li> <li>Play Space (Children): 16.2 ha</li> <li>Play Space (Youth): 4.65 ha</li> <li>Allotments: 36.23 ha</li> </ul> Playing pitches: See table below

LPP1	SOC 6 (A) Amount of open space (Ha and Ha/1000 population)		
	Target	Baseline	2021-2022
		<ul style="list-style-type: none"> <li>Green Corridors: 80.06 ha and 1287 km PROW<sup>(1)</sup></li> <li>Civic Spaces: 2.41 ha</li> </ul>	
		<ul style="list-style-type: none"> <li>Parks &amp; Gardens: 0.35 ha per 1000 population</li> <li>Natural &amp; Semi Natural Open Space: 1.4 ha per 1000 population</li> <li>Amenity Green Space: 0.81 ha per 1000 population</li> <li>Provision for 12 and Under: 0.06 ha per 1000 population</li> <li>Provision for Young People: 0.02 ha per 1000 population</li> <li>Allotments: 0.12 ha per 1000 population</li> <li>Cemeteries and Churchyards: 0.22 ha per 1000 population</li> </ul>	<ul style="list-style-type: none"> <li>Parks Recreation Ground: 0.52 ha per 1000 population</li> <li>Accessible Natural Green Space: 7.74 ha per 1000 population</li> <li>Amenity Green Space: 0.51 ha per 1000 population</li> <li>Play Space (Children): 0.05 ha per 1000 population</li> <li>Play Space (Youth): 0.01 ha per 1000 population</li> <li>Allotments: 0.11 ha per 1000 population</li> </ul>
	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, Planning Application Monitoring 2020-21		

## 1. Public Rights of Way

Table 11.11 Playing pitch amount and shortfall position in the borough

Sport	2015		2021/2022	
	Amount	Shortfall position	Amount	Shortfall position
Football (grass pitches)	396 pitches across 176 sites	<ul style="list-style-type: none"> <li>6.75 adult pitches (shortfall of 9.5 adult pitches expected by 2027)</li> <li>5 youth (11v11) pitches (shortfall of</li> </ul>	416 pitches across 178 sites	<ul style="list-style-type: none"> <li>3.25 adult pitches (shortfall of 5 adult pitches expected by 2030)</li> <li>6.5 youth (11v11) pitches (shortfall</li> </ul>

Sport	2015		2021/2022	
	Amount	Shortfall position	Amount	Shortfall position
		12.5 youth 11v11 pitches expected by 2027) <ul style="list-style-type: none"> <li>• 4.25 youth (9v9) pitches (shortfall of 11 youth 9v9 pitches expected by 2027)</li> <li>• Demand currently being met (shortfall of 1.75 mini 7v7 pitches expected by 2027)</li> <li>• Demand currently being met (shortfall of 2.25 mini 5v5 pitches expected by 2027)</li> </ul>		of 14.75 youth 11v11 pitches expected by 2030) <ul style="list-style-type: none"> <li>• 5.25 youth (9v9) pitches (shortfall of 8.75 youth 9v9 expected by 2030)</li> <li>• 2 mini (7v7) pitches (shortfall of 5 mini 7v7 pitches expected by 2030)</li> <li>• 5.75 mini (5v5) pitches (shortfall of 8.75 mini 5v5 pitches expected by 2030)</li> </ul>
Football (3G artificial grass pitches)	3 full size 3G artificial grass pitches	14 full size 3G pitches	11 full size 3G artificial grass pitches	5 full size 3G pitches (shortfall of 7 full size 3G pitches expected by 2030)
Cricket	31 grass cricket squares	Demand currently being met (shortfall of 0.9 of a pitch expected by 2027)	29 grass cricket squares	Demand currently being met (shortfall of 0.6 of a pitch expected by 2030)
Rugby union	50 rugby union pitches (40 senior and 10 mini) across 24 sites	4.5 pitches (shortfall of 5.75 pitches expected by 2027)	50 rugby union pitches (40 senior and 10 mini) across 24 sites	5 pitches (shortfall of 6.25 full size 3G pitches expected by 2030)
Rugby league	1 rugby league pitch	Demand currently being met (shortfall of 1 adult pitch expected by 2027)	1 rugby league pitch	Demand currently being met (shortfall of 1 adult pitch expected by 2030)

Sport	2015		2021/2022	
	Amount	Shortfall position	Amount	Shortfall position
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, Planning Application Monitoring 2021-22				

**11.24** 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. Since then, there have been few updated versions of the NPPF, the latest being 2021. 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.

**11.25** 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 11.12 Supply (ha/1000 population) of open space by area against the CWAC Standard (Open Space Study 2016-2030)

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

**11.26** 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 11.13 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.

**11.27** 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.

**11.28** 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.

**11.29** 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.

**11.30** 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	2021-2022
Target met? N/A	None identified.	2012/13: 8 sites	8 sites with Green Flag Awards
		2013/14: 8 sites	
		2018/19: 10 sites	
		2019/20: 10 sites	
		2020/21: 8 sites	
Target met? N/A	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	2021-2022
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 2022
<b>Target met?</b> <b>N/A</b>	Increase from baseline established in 2019/20	Baseline established 2019/20	<p>Of the 35 major residential schemes, 19 provided open space (54%). 8 applications contributed open space on-site, as part of the development. 6 applications provided financial contributions for open space off site and 5 applications provided a mixture of onsite provision and an off site financial contribution for specific open space typologies. A total of 14 major residential schemes made no provision - 4 had viability issues and 6 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		

**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 2022
<b>Target met?</b> <b>N/A</b>	Reduce quantitative shortfalls in pitch stock from baseline figures	2015 can be viewed in table in SOC 6 (A)	see SOC 6 (A) Table: Playing pitch amount and shortfall position in the borough
	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 2022
<b>Target met?</b>	No net loss in facilities	N/A	N/A - As of August 2022, the Sports Facilities Strategy has not been published. As a result, no priority schemes have been identified or



LPP2	LPP2/SO (W) Delivery of priority schemes identified in the Sports Facilities Strategy		
	Target	Baseline (2020)	As at 1 April 2022
N/A			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 2022
Target met?	Increase from baseline established in 2017/18	0	0
N  Baseline maintained	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 2022
Target met? Unknown	Increase in the percentage of community facilities in identified settlements and decrease the loss	Planning permission has been granted for 6 new community facilities, including community centres, pubs, health and a shop). 3 planning applications approved the loss of a pub and churches. All applications were in identified settlements.
	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 2022
<b>Target met?</b> <b>Y</b>	Increase the number of community use agreements	Two planning applications on School sites have a condition for community use agreement ( <a href="#">21/03286/FUL</a> and <a href="#">19/02008/FUL</a> ). One discharge of condition of community use agreement approved ( <a href="#">21/04695/DIS</a> ).
	Local Plan policy ref(s): DM 39	
	Significant Effects ref(s): N/A	
	Source: Cheshire West and Chester planning application monitoring database	

## 12 Environmental

### Flood risk and water management

**12.1** 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	2021-2022
Target met?Y	100% - 0 applications granted contrary to EA advice	2010 - one permission granted contrary to the advice of the EA	<p>No applications were recorded as being approved contrary to EA advice on water quality grounds.</p> <p>No applications were recorded as being approved contrary to EA advice subject to condition/resolution with the EA.</p> <p>Four applications recorded by the EA as having an objection on flood risk grounds are awaiting a decision.</p>
	Local Plan policy ref(s): ENV 1		
	Significant Effects ref(s): SE3 and SE14		
	Source: Environment Agency published monitoring records August 2022 <a href="#">EA Government Publications - EA Objections on flood risk and water quality</a>		

SE	ENV 1 (A i) Change in extent to flood risk area within the borough/Number of properties in Flood Zone 3.		
	Target	Baseline	2021-2022
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

**12.2** Local Plan (Part Two) policy DM 41 includes a policy which requires proposals for major development to incorporate sustainable drainage systems (SuDS).

LPP1	ENV 1 (A ii) Percentage of relevant development incorporating SuDS		
	Target	Baseline (2015)	2021-2022
Target met? N	100 per cent of relevant developments	2015 - following the requirement for the LLFA to implement the adoption of SuDS schemes.	86% (33% of those had the SuDS condition discharged)
	Source: CWAC LLFA data August 2022		

## Water Quality

**12.3** 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 the 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	2021-2022
Target met?N	Deliver 'good' ecological status or 'good ecological potential' on all water bodies by 2027.	2016: 2 water bodies achieving 'good ecological status'	2019: 0 water bodies achieving 'good ecological status*'  The next release of WFD classification data is expected to be published in September 2022.
	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 September 2022.		

\*In 2016 two water bodies in Cheshire West and Chester achieved 'good' overall water body classification (the baseline). The WFD 2019 classification data for water bodies in England was published on 17 September 2020. The way the 2019 classifications have been derived is different to previous years, and a change in the chemical assessments has resulted 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. It does not mean that the chemicals in the chemical assessments are new to the environment, but that the assessments now better represent the presence of these chemicals in the environment.

## 12.4 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)	2021-2022
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

**12.5** 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	2021-2022
Target met? N/A	100 per cent	See the Local Plan (Part Two) biodiversity and geodiversity indicators below that 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 <sup>(1)</sup>		
	Target	Baseline	2021-2022
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 <sup>(2)</sup>  Non-statutory Nature Reserves - 36 sites <sup>(iii)</sup> 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

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

LPP1/ SE	ENV 4 (B) and ENV 4 (B ii) Number and total area of new statutory and non-statutory nature conservation sites <sup>(1)</sup>		
	Target	Baseline	2021-2022
	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.

**12.6** In addition to designations within the borough the Council monitors designations within 15km of the borough boundary. There are 13 Natura 2000 sites within this buffer, as follows:

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

**12.7** 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	2021-2022
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.

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	2021-2022
	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	2021-2022
Target met? N/A	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	2021-2022
Target met? N/A	None identified.	2012 24 sites covering 174ha	28 sites comprising 294ha.
	Local Plan policy ref(s): ENV 4		



SE	ENV4 (B iv) Number and area of Regionally Important Geological Sites (RIGS)		
	Target	Baseline	2021-2022
	Significant Effects ref(s): SE38		
	Source: Cheshire West and Chester GIS data, Cheshire West and Chester Total Environment team		

## Local Green Space

**12.8** 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:

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
Utkinton and Cotebrook	2

SE	ENV4 (B v) Number of designated Local Green Space sites within made Neighbourhood Plans		
	Target	Baseline	2021-2022
Target met? Y	Increase from baseline figure.	2014-2015: 30 designated Local Green Space sites (Tattenhall & District Neighbourhood Plan)	141 Local Green Space sites:  Ashton Hayes: 10 sites Broxton: 4 sites Cuddington Parish: 9 sites Farndon: 3 sites Helsby: 17 sites Kelsall and Willington: 6 sites Moulton: 8 sites Northwich: 28 sites Neston: 5 sites Tarporey: 9 sites Tarvin: 10 sites Tattenhall and District: 30 sites Utkinton and Cotebrook: 2 sites
	Local Plan policy ref(s): ENV 4		
	Significant Effects ref(s): SE39		
	Source: Cheshire West and Chester made Neighbourhood Plans		

## Landscape

**12.9** 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	2021-2022
Target met? N/A	100 per cent	See the Local Plan (Part Two) landscape indicators below which relate to strategic policy ENV 2.

**12.10** 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	2021-2022
<b>Target met?</b>  <b>N</b>	Increase from baseline (Grade 1 to 4).	2010 Agricultural land quality in Cheshire (including Cheshire East):  Grade 1+2 = 12.5% Grade 3 = 59.2% Grade 4 = 8.0% Grade 5 = 2.8% Non agricultural land = 5.7% Urban land = 11.5%	Agricultural land quality in Cheshire West and Chester: Grade 1+2 = 10.34% Grade 3 = 71.69% Grade 4 = 4.00 % Grade 5 = 2.16% Non-agricultural land = 1.01% Urban land = 7.81%
	Local Plan policy ref(s): STRAT 1, ENV 2		
	Significant Effects ref(s): SE24		
	Source: Natural England via Data.gov.uk		

## Green Infrastructure

**12.11** 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	2021-2022
Target met? N/A	100 per cent	See the Local Plan (Part Two) green infrastructure indicators below which relate to strategic policy ENV3.

**12.12** 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 2022
Target met? N/A	Increase in approved schemes that achieve no net loss	100% (No net loss)  21% (Net gain)	100% (No net loss)  60% 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		

**12.13** 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).

**12.14** 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 2021 and 31 March 2022, a total of 5 planning applications were granted planning permission within or

adjacent to a designated site. The complete table is shown in appendix E, and it sets out the designation typology, application information, decision date, policy consideration and net gain information. Of the total 5 permissions, 3 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 5 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. 60 per cent of permissions delivered a biodiversity net gain on site.

**12.15** 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 year and provide comments in relation to Local Plan policies (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. The Council has prepared an interim guidance note for biodiversity net gain and ecological networks prior to the Environment Bill.

## Historic environment

**12.16** 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	2021-2022
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	2021-2022
Target met?	100 per cent	2014/15: 40%	43%
No change	Local Plan policy ref(s): ENV 5		
	Significant Effects ref(s): N/A		
	Source: Cheshire Historic Environment Record		

LPP1	ENV 5 (B) Number of heritage assets at risk <sup>(1)</sup>		
SE	Target	Baseline	2021-2022
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	2021/2022 Heritage at Risk Register: Listed Buildings: 8 Scheduled Monuments: 12 Conservation Areas: 1  Total at risk: 21
	Local Plan policy ref(s): ENV 5		
	Significant Effects ref(s): SE36		
	Source: Historic England - Heritage at Risk Register: <a href="https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/">https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/</a> , Cheshire West and Chester Historic Environment Record August 2022		

- 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, Locally Listed Buildings, Registered Park and Gardens, Battlefields, Areas of Archaeological Potential/Importance)			
	Target	Baseline	2018/19	2021-2022
Target met?	Increase from 2010 baseline	4,395	10,909	11, 111
Y	Local Plan policy ref(s): ENV 5			

SE	ENV 5 (B i) Total number of heritage assets (Listed Buildings, Scheduled Monuments, Conservation Areas, Locally Listed Buildings, Registered Park and Gardens, Battlefields, Areas of Archaeological Potential/Importance)			
	Target	Baseline	2018/19	2021-2022
	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 2022
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

**12.17** 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. Indicators for Local Plan (Part One) policy ENV 5 monitor the requirement for development to be sympathetic to heritage. Indicator ENV 7 (B) provides a mechanism to monitor the requirement in Local Plan (Part One) policy ENV 7 to incorporate energy efficiency measures and provide for renewable energy. Indicator ENV 1 (A ii) monitors the percentage of relevant development incorporating Sustainable Drainage Systems (SUDS) which measures the implementation of both Local Plan (Part One) policy ENV 1 and policy ENV 6 that seeks mitigation and adaptation to the effects of climate change.

**12.18** 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 2020.

LPP1	ENV 6 (A) Relevant planning applications determined in accordance with policy	
	Target	2021-2022
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.

SE	ENV 6 (A i) Annual average domestic consumption of electricity (Kilowatt hours/year)		
	Target	Baseline	Annual consumption 2011 - 2020
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 2018: 3779 KWh 2019: 3737 KWh 2020: 3960 KWh
	Local Plan policy ref(s): ENV 6		
	Significant Effects ref(s): SE4		
	Source: <a href="#">Government Statistical Data Set</a>		

SE	ENV 6 (A ii) Annual average domestic consumption of gas (Kilowatt hours)		
	Target	Baseline	Annual consumption 2011-2020
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 2018: 13,026 KWh 2019: 13,101 KWh 2020: 13,302 KWh



SE	ENV 6 (A ii) Annual average domestic consumption of gas (Kilowatt hours)		
	Target	Baseline	Annual consumption 2011-2020
	Local Plan policy ref(s): ENV 6		
	Significant Effects ref(s): SE5		
	Source: <a href="#">Government Statistical Data Set</a>		

**12.19** The Standard Assessment Procedure (SAP), which is the methodology used by the Government to assess and compare the energy and environmental performance of dwellings, has previously been used to measure this indicator. The SAP data has been unavailable since 2013. This indicator and data has therefore been updated to use ONS data which analyses Energy Performance Certificates (EPC) by local authority area.

**12.20** An Energy Performance Certificate (EPC) indicates the energy efficiency of a building. It is based on data about a building's energy features (for example, the building materials used and the heating systems and insulation), which are collected by an accredited energy assessor and are entered into a government-approved software to generate the EPC. An EPC is required when a building is constructed, sold or let, and is valid for 10 years. Domestic EPCs are banded from "A" to "G", where "A" is the most energy efficient in terms of likely fuel costs and CO2 emissions. The following ratings correlate to the numerical ratings: (92+)A, (81-91)B, (69-80)C, (55-68)D, (39-54)E, (21-38)F, (1-20)G.

SE	ENV 6 (A iii) Housing energy efficiency (median energy efficiency score and rating for dwellings in the the local authority area)		
	Target	Baseline	2021-2022
<b>Target met? Y (score increased, rating the same)</b>	Increase median energy efficiency score and rating from 2019 baseline (for existing and new dwellings)	2019: CWaC energy efficiency scores and ratings:  Existing flats: 72 (C) Existing houses: 65 (D) New flats: 81 (B) New houses: 84 (B)	ONS data - all dwellings up to March 2021 (data published November 2021)  Existing flats: 73 (C) Existing houses Detached: 61 (D), Semi detached: 62 (D), Terrace: 66 (D) Existing flats: 73 (C) New houses Detached: 84 (B), Semi detached: 83 (D), Terrace: 83 (B) New Flats: 83 (B) All dwellings: 67 (D)

SE	ENV 6 (A iii) Housing energy efficiency (median energy efficiency score and rating for dwellings in the the local authority area)		
	Target	Baseline	2021-2022
	<p>For comparison, for 2019 (1st April 2018 to 31st March 2019), the median energy efficiency score for new flats and new houses in England was rated within EPC band B. EPC data shows new flats had a median score of 83 and new houses a score of 84. In contrast, the median energy efficiency score for existing flats (70) was rated within EPC band C, and for existing houses within band D. The median energy efficiency score for existing houses in England was 64.</p> <p>Local Plan policy ref(s): ENV 6</p> <p>Significant Effects ref(s): SE6</p> <p>Source: <a href="https://ons.gov.uk">Energy efficiency of housing in England and Wales - Office for National Statistics (ons.gov.uk)</a></p>		

### 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 2022
Target met? N/A	N/A	2: baseline established in 2019	<p>Two applications were presented to the Design Review Panel during the monitoring period. As of April 2022:</p> <ul style="list-style-type: none"> <li>• <a href="#">21/05070/OUT</a> -Winnington Works, Winnington Lane, Northwich - awaiting decision</li> <li>• <a href="#">21/05058/FUL</a> - Winsford Town Centre, Dene Drive, Winsford – approved April 2022</li> </ul>
	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 2022
Target met? N/A	Increase from baseline established in 2017/18	Baseline established 2019-2020: 38 schemes  <b>2020</b>  101 schemes (1,030 dwellings)	2021/22: 100 schemes (1,195 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		

**12.21** 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 100 schemes included this planning condition, the number might have been expected to have been higher, given that 125 residential schemes were granted planning permission over the same time period, although some of the permissions granted will have been reserved matters, lawful development certificates and permitted development etc.

LPP2	LPP2/EV (F) Number of non-domestic buildings achieving a BREEAM rating of 'excellent'		
	Target	Baseline (2019)	As at 1 April 2022
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  <b>2020/21</b>  • General industrial, storage or	9 schemes with a BREEAM condition (7 Very Good, 1 Pass and 1 unspecified, i.e. it needs to be BREEAM certificated):  • General industrial, storage or distribution - 2 Very Good, 1 Pass, 1 Unspecified • Commercial, Business and Service (Retail) - 1 Very Good • Waste processing/ recycling/ energy - 4 Very Good

LPP2	LPP2/EV (F) Number of non-domestic buildings achieving a BREEAM rating of 'excellent'		
	Target	Baseline (2019)	As at 1 April 2022
		distribution - 1 Excellent, 1 Very Good, 1 Pass <ul style="list-style-type: none"> <li>Hotels - 1 Excellent</li> <li>Commercial, Business and Service (Retail) - 1 Very Good</li> <li>Local Community and Learning (Learning and non-residential institutions) - 1 Very Good</li> <li>Sui Generis (formerly assembly and leisure) - 1 Excellent</li> </ul>	
	Local Plan policy ref(s): ENV 6, DM 4		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester planning application monitoring database		

**12.22** Local Plan (Part Two) Policy DM 4 expects all non-domestic buildings to achieve a BREEAM rating of 'Excellent'. In total nine schemes granted planning permission in the period 2021-22 included a condition that required the achievement of a BREEAM rating. Seven schemes were considered able to meet 'Very Good', one was rated as a 'Pass' and one was unspecified, simply requiring that it was BREEAM certificated. There were no schemes granted planning permission with a condition to achieve a BREEAM rating of 'Excellent', which is a fall in the number delivered in the previous two years.

**12.23** During the 2020-21 monitoring year, the Council introduced a guidance note<sup>(iv)</sup> to explain the approach to sustainable design and construction for new developments, in accordance with the requirements set out in policy DM 4 and set out what information is needed to demonstrate that the requirements of the policy will be met. In applying Local Plan (Part Two) policy DM 4 to non-domestic development, the Council has recognised that the size of a development scheme can be a determining factor of whether a BREEAM assessment is viable, and that some buildings, for example modern agricultural buildings, will have very low energy demands. Therefore the Council has sought only to

iv [https://consult.cheshirewestandchester.gov.uk/portal/dm/guidance\\_forms/scs\\_survey?tab=files](https://consult.cheshirewestandchester.gov.uk/portal/dm/guidance_forms/scs_survey?tab=files)

apply the requirement for a BREEAM assessment to major non-domestic development schemes (i.e. those with a site area of one hectare or more; or providing 1,000 sqm floorspace or more). This requirement has also continued to have only been applied to new build developments and not to changes of use or conversions, however, this is being kept under review.

**12.24** The Sustainable Construction Guidance note also provides guidance for how residential schemes can meet requirements of policy DM 4, suggesting that new housing should be designed to deliver a reduction in carbon dioxide emissions of at least 19% against the Target Emission Rate of the 2013 Building Regulations (Part L), equivalent to the former Code for Sustainable Homes (Level 4) standard. Over the 2021/22 monitoring period this was included as a condition of planning permission on 56 schemes, totalling 487 dwellings. 1 scheme was conditioned for 51 dwellings to deliver a 31% improvement, while a further scheme required 50 dwellings to achieve a 17.28% improvement and the remaining 168 dwellings to achieve CO2 savings in excess of 17.28%.

## Alternative energy

**12.25** 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.

**12.26** During the monitoring period, 30 applications were decided relating to proposals for alternative energy supplies. There were also additional applications that were decided for non-material amendments or discharge of conditions on existing alternative energy permissions and these applications have not been considered further.

**12.27** Out of the 30 applications two were for section 73 applications, one for variation of condition to extend the lifetime of the solar farm at Huntington Water Treatment Works to 31 December 2055 ([21/03279/S73](#)) and the other to vary a condition on an existing permission to allow the addition of solar panels ([21/00489/S73](#)). One application for demolition of a vacant day nursery and erection of 7 dwellings include a condition relating to provision of solar panels ([21/00981/FUL](#)).

**12.28** Two non-material amendment applications were decided relating to the addition of solar panels to existing residential schemes, one of which related to a proposed single dwelling ([22/00460/NMA](#)) and one which related to the erection of 138 dwellings ([21/01194/NMA](#)).

**12.29** There was one application relating to a domestic scale ground source heat pump ([20/03952/FUL](#)) and five applications relating to domestic scale solar photovoltaics (solar PV), either at existing properties ([21/02996/FUL](#)) or at existing residential properties where extensions or other alterations were also proposed ([21/01237/FUL](#), [21/02244/FUL](#), [21/02816/FUL](#) and [21/03420/FUL](#)). One application for a conversion to a dwelling also included proposed solar PV ([21/01233/FUL](#)).

**12.30** One application related to roof mounted solar PV on two poultry sheds at Dodleston Farm ([21/04436/P14](#)). There were also five applications for air source heat pumps and solar PV on public buildings such as Council offices ([21/03693/LDC](#)), schools ([21/03696/LDC](#), [21/03738/LDC](#)), a recreation centre ([21/03747/LDC](#)) and museum ([21/03616/FUL](#)). In addition, there were four applications for air source heat pumps on public buildings, at recreation centres ([21/03707/LDC](#), [21/03711/LDC](#),

[21/03749/LDC](#)) and schools ([21/03701/LDC](#)). There were seven applications for solar PV on public buildings at a magistrates court ([21/03234/FUL](#)), recreation centres ([21/03561/P14](#), [21/03702/P14](#), [21/03710/P14](#), [21/03742/P14](#) and [21/03748/P14](#)) and a school ([21/04795/P14](#)). The applications with 'LDC' in the planning application reference number are Lawful Development Certificate applications, which assess whether the proposal is permitted under the Town and Country Planning General Permitted Development Order. The applications with 'P14' in the planning application reference number are prior approval applications. These applications are assessed under the permitted development regulations and in terms of design and external appearance. The LDC and P14 applications are not assessed against Local Plan policy ENV 7 and as such, have not been included in the table below.

**12.31** Within the monitoring period, one scheme was approved for a 2.25MW solar farm ([20/04118/FUL](#)) at Stublach gas storage project, Byley. One scheme was also approved for the construction of a cabin to house 2 no. biomass boilers and associated fuel store ([19/02829/FUL](#)).

LPP1	ENV 7 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline 2018 - 2019	2021-2022
Target met? Y	100 per cent	Two relevant applications determined, both in accordance with policy (100%).	<p>2 section 73 applications (<a href="#">21/03279/S73</a> and <a href="#">21/00489/S73</a>)</p> <p>1 application including a condition relating to provision of solar panels (<a href="#">21/00981/FUL</a>)</p> <p>2 applications for non-material amendments relating to the addition of solar panels to existing residential schemes (<a href="#">22/00460/NMA</a> and <a href="#">21/01194/NMA</a>)</p> <p>1 application for domestic scale ground source heat pump (<a href="#">20/03952/FUL</a>) and 5 applications for domestic scale solar PV (<a href="#">21/02996/FUL</a>, <a href="#">21/01237/FUL</a>, <a href="#">21/02244/FUL</a>, <a href="#">21/02816/FUL</a> and <a href="#">21/03420/FUL</a>)</p> <p>1 application for conversion to a dwelling, which also included proposed solar PV (<a href="#">21/01233/FUL</a>)</p> <p>1 application for air source heat pumps and solar PV on a museum (<a href="#">21/03616/FUL</a>)</p> <p>1 application for solar PV at a magistrates court (<a href="#">21/03234/FUL</a>)</p> <p>1 application for a 2.25MW solar farm</p> <p>1 application for 2 no. biomass boilers (<a href="#">19/02829/FUL</a>)</p>

LPP1	ENV 7 (A) Relevant planning applications determined in accordance with policy		
	Target	Baseline 2018 - 2019	2021-2022
			All of these applications were determined in accordance with policy ENV 7.

LPP1	ENV 7 (B) Installed capacity from renewable energy sources					
	Target	Baseline	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022
Target met?	Increase from 2014 baseline	Future years will be assessed against the figure for 2014	<p>Installed capacity (MW) in Cheshire West and Chester (as at end of 2018): Total: <b>118.47 MW</b></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>Installed capacity (MW) in Cheshire West and Chester (as at end of 2019): Total: <b>126.5 MW</b></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>	Installed capacity (MW) in Cheshire West and Chester (as at end of 2019 - as	Installed capacity (MW) in Cheshire West and Chester (as at end of 2020 - as this is the most recent data)



LPP1	ENV 7 (B) Installed capacity from renewable energy sources					
	Target	Baseline	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022
		<p>Installed capacity (MWh) in Cheshire West and Chester (as at end of 2014): Total: <b>23 MW</b> 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): <b>44,697 MWh</b></p> <p>This is derived from Photovoltaics: 10,525 MWh</p>	<p>Total renewable electricity generation (MWh):<b>244,085 MWh</b></p> <p>This is made up of Photovoltaics: 31,391MWh Onshore wind: 92,016 MWh Anaerobic digestion: 24,343 MWh Sewage gas: 6,397 MWh Landfill gas: 28,713 MWh Plant biomass: 61,225 MWh</p>	<p>Sewage gas: 2 Landfill gas: 3 Plant biomass: 1</p> <p>Total renewable electricity generation (MWh) Total: <b>252,409 MWh</b></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>	<p>the most recent data was published in September 2020): Total: <b>126.5 MW</b> 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: <b>252,409 MWh</b></p>	<p>Total: <b>127.8 MW</b> Photovoltaics: 41.8 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 2020) Photovoltaics: 5,413 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: <b>287,205 MWh</b></p> <p>Photovoltaics: 39,947 MWh Onshore wind: 104,875 MWh Anaerobic digestion: 22,326 MWh Sewage gas: 4,855 MWh Landfill gas: 30,453 MWh Plant biomass: 84,749 MWh</p>



LPP1	ENV 7 (B) Installed capacity from renewable energy sources					
	Target	Baseline	2018 - 2019	2019 - 2020	2020 - 2021	2021 - 2022
		Onshore wind: 61 MWh Anaerobic digestion: 1,325 MWh Sewage gas: 5,958 MWh Landfill gas: 26,828 MWh			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	
	Local Plan policy ref(s): ENV 7					
	Significant Effects ref(s): SE7					
	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					

**12.32** 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 increased significantly between 2014 and 2018 from 23MW to 126.5 MW. This is mostly attributed to the introduction of onshore wind capacity, an anaerobic digestion facility and a plant biomass facility, along with significant increases in photovoltaics.

**12.33** Most of the renewable energy schemes which became operational in the monitoring period have been small to medium scale, including solar panels and ground source heat pumps on public buildings and at a domestic scale on residential properties. There have been quite a high number of these developments, so they are likely to result in a significant increase in capacity, but will not be included within the National Statistics until next year. 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.

## DM 51 - Wind energy

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

**DM 52 - Solar energy**

**12.35** During the monitoring period, 25 applications were decided relating to proposals for solar energy.

**12.36** The largest scheme approved during the monitoring period was a 2.25MW solar farm ([20/04118/FUL](#)) at Stublach gas storage project, Byley.

**12.37** There were two section 73 applications, one for variation of condition to extend the lifetime of the solar farm at Huntington Water Treatment Works to 31 December 2055 ([21/03279/S73](#)) and the other to vary a condition on an existing permission to allow the addition of solar panels ([21/00489/S73](#)). One application for demolition of a vacant day nursery and erection of 7 dwellings include a condition relating to provision of solar panels ([21/00981/FUL](#)).

**12.38** Two non-material amendment applications were decided relating to the addition of solar panels to existing residential schemes, one of which related to a proposed single dwelling ([22/00460/NMA](#)) and one which related to the erection of 138 dwellings ([21/01194/NMA](#)).

**12.39** There were five applications relating to domestic scale solar photovoltaics (solar PV), either at existing properties ([21/02996/FUL](#)) or at existing residential properties where extensions or other alterations were also proposed ( [21/01237/FUL](#), [21/02244/FUL](#), [21/02816/FUL](#) and [21/03420/FUL](#)). One application for a conversion to a dwelling also included proposed solar PV ([21/01233/FUL](#)).

**12.40** One application related to roof mounted solar PV on two poultry sheds at Dodleston Farm ([21/04436/P14](#)). There were also five applications for air source heat pumps and solar PV on public buildings such as Council offices ([21/03693/LDC](#)), schools ([21/03696/LDC](#), [21/03738/LDC](#)), a recreation centre ([21/03747/LDC](#)) and museum ([21/03616/FUL](#)). There were seven applications for solar PV on public buildings at a magistrates court ([21/03234/FUL](#)), recreation centres ([21/03561/P14](#), [21/03702/P14](#), [21/03710/P14](#), [21/03742/P14](#) and [21/03748/P14](#)) and a school ([21/04795/P14](#)). The applications with 'LDC' in the planning application reference number are Lawful Development Certificate applications, which assess whether the proposal is permitted under the Town and Country Planning General Permitted Development Order. The applications with 'P14' in the planning application reference number are prior approval applications. These applications are assessed under the permitted development regulations and in terms of design and external appearance. The LDC and P14 applications are not assessed against Local Plan policy DM 52.

LPP2	LPP2/EV (G) Applications for wind and solar energy determined in accordance with policy		
	Target	Baseline (2018 - 2019)	2021 - 2022
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 for a 2.25MW solar farm  2 section 73 applications ( <a href="#">21/03279/S73</a> and <a href="#">21/00489/S73</a> )  1 application including a condition relating to provision of solar panels ( <a href="#">21/00981/FUL</a> )

LPP2	LPP2/EV (G) Applications for wind and solar energy determined in accordance with policy		
	Target	Baseline (2018 - 2019)	2021 - 2022
			<p>2 applications for non-material amendments relating to the addition of solar panels to existing residential schemes (<a href="#">22/00460/NMA</a> and <a href="#">21/01194/NMA</a>)</p> <p>5 applications for domestic scale solar PV (<a href="#">21/02996/FUL</a>, <a href="#">21/01237/FUL</a>, <a href="#">21/02244/FUL</a>, <a href="#">21/02816/FUL</a> and <a href="#">21/03420/FUL</a>)</p> <p>1 application for conversion to a dwelling, which also included proposed solar PV (<a href="#">21/01233/FUL</a>)</p> <p>1 application for solar PV on a museum (<a href="#">21/03616/FUL</a>)</p> <p>1 application for solar PV at a magistrates court (<a href="#">21/03234/FUL</a>)</p> <p>All of these applications were determined in accordance with policy DM 52.</p>
	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

**12.41** During the monitoring period, 36 applications were decided relating to proposals for alternative energy supplies. Of these, 30 applications relate to alternative energy supplies and are described in more detail in the section relating to policy ENV7. Out of the remaining applications, there was one non-material amendment (NMA) application for removal of a condition ([21/00897/NMA](#)) relating to access provision on a scheme for a battery storage facility and one application for a NMA to vary the wording of a condition relating to working hours ([21/01334/NMA](#)) on a scheme for an energy from waste fuelled generating station.

**12.42** An application for installation of a combined heat and power unit at a hotel ([19/04277/FUL](#)) was approved during the monitoring period, along with an application for variation of conditions ([21/02848/S73](#)) on an application for a hydrogen production facility and electricity generating plant. One application was also decided for development of a bio-substitute natural gas renewable fuels facility ([18/04671/WAS](#)).

LPP2	LPP2/EV (H) Applications for energy generation and storage determined in accordance with policy				
	Target		Baseline	2020 - 2021	2021 - 2022
Target met? Y	N/A		16 applications, all determined in accordance with the policy.	22 applications, all determined in accordance with the policy.	36 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

**12.43** 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.

**12.44** The Council's Waste Needs Assessment (WNA) was updated in 2016. The 2016 WNA updates the forecasts for arisings of various waste streams over the plan period and monitors the borough's waste arisings and management over the 2013/14 period (the most up to date available information at the time the report was written). The tables below also use information from the Environment Agency Waste Data Interrogator 2020. This is the most up to date information available at the time of writing.

**12.45** 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 12.1 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

**12.46** 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	2022
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 <sup>3</sup> landfill (including hazardous) capacity as at 2013	2,059,494 tonnes per annum capacity in operational sites (materials recycling facilities, composting, recycling, transfer stations, hazardous waste treatment, landfill and other waste facilities). 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.  2022 figures based on average inputs 2013-2020 for operational sites from EA Waste Data Interrogator 2020 (or average from year site became operational).		

**12.47** The table below shows the existing capacity in the borough for various types of waste management facilities for 2020 based on latest figures from the WDI 2020. 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.

**12.48** Please note that in the previous years, the following tables had different waste categories based on older versions of the Waste Data Interrogator. For this year, the waste categories have been changed to coincide with the latest WDI 2020 in order to avoid double counting and to better reflect the waste capacity within the borough.

Waste management type	Number of operational facilities (in 2020)	Input for 2020 (Tonnes)
Incineration	3	159,355
Landfill	4	770,250
MRS	5	13,298
On/In Land	1	721
Transfer	21	137,887
Treatment	21	977,981

Waste management type	Number of operational facilities (in 2020)	Input for 2020 (Tonnes)
<b>Total</b>	<b>55</b>	2,059,493
Source - EA Waste Data Interrogator 2020 and Waste Sites Directory prepared by the Local Authority		

**12.49** It should be noted that the treatment category is very broad and covers a range of facilities such as composting, chemical treatment, biological and physical treatment. Chemical-physical processes strip waste of pollutants and enables safe landfilling. Biological processes transform pollutants into harmless products with the help of microorganisms or plants and Physical treatment essentially involves the removal of large non-biodegradable and floating solids that frequently enter a wastewater works, such as rags, papers, plastics, tins, containers and wood.

**12.50** 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. Progress with implementation of these sites is shown below.

Site	Consented Use and construction status as of 2022	Indicative capacity from planning permissions where available (tonnes of waste per annum)
<b>Protos, Ellesmere Port</b>		
Plot 2	Soils treatment facility (outline) - Not Started	100,000
Plot 4	Bio-substitute natural gas renewable fuels facility - Under Construction	175,000
Plot 5	Integrated waste management facility- Not Started	200,000
Plot 6	Plastics recycling village - Not Started	100,000
Plot 7	Water treatment plant (on-site waste) (outline) - Not Started	
Plot 8	Energy from waste plant - Under Construction	350,000
Plot 10B	Hydrogen production facility and electricity generating plant - Under Construction	12,775
Plot 12	Resource recovery village - Complete	

Site	Consented Use and construction status as of 2022	Indicative capacity from planning permissions where available (tonnes of waste per annum)
Plot 13	Resource recovery village - Under Construction	25,000
Plot 14	Block Making facility -Not Started	36,000
<b>Lostock Works, Northwich</b>		
Lostock Sustainable Energy Plant (previously known as Brunner Mond/Tata)	Energy from waste plant – Complete but not yet operational	600,000
Organic Waste Management, Griffiths Road	Bio energy plant - Not started (but implemented)	150,000
<b>Kinderton Lodge, nr Middlewich</b>		
Kinderton Lodge	Landfill (non hazardous) - Implemented but not worked	total 2.3 million tonnes over 11 years
Kinderton Lodge	Materials recycling facility	26,000
Kinderton Lodge	Green waste composting	(not provided)
<b>Other sites</b>	<b>Company</b>	<b>Planning Application and Additional Comments and Capacities</b>
Land west of Garth Road Ellesmere Port Cheshire	Trinity Research Ltd.	<a href="#">17/00876/WAS</a> - Under Construction Proposed waste inputs - Commercial and Industrial 4,700 Tonnes; Municipal 14,000 Tonnes per annum.
Land off Cookes Lane Rudheath Northwich - Extraction of existing landfilled waste products, processing and re-use of part, then landfilling of remaining waste products and restoration.	Not Known - Uses extracted waste products to create building blocks, thereby reducing need for new sand and gravel.	<a href="#">18/04735/FUL</a> - Implemented but not worked - Capacity unknown
Urenco UK Ltd Capenhurst Lane Capenhurst Chester Cheshire CH1 6ER	Urenco UK Ltd	<a href="#">21/03161/WAS</a> - Treatment of 5,000 tonnes per annum of off-site sources of very low level and low level radioactive wastes. And 2000 tonnes of on-site sources.



Site	Consented Use and construction status as of 2022	Indicative capacity from planning permissions where available (tonnes of waste per annum)
Holly Farm Burton Road Burton Chester Cheshire CW6 0ER	Not Known	<a href="#">21/02223/FUL</a> - Not started
Land at North Road Ellesmere Port - Soil processing plant	Dunton Environmental	<a href="#">20/04645/FUL</a> - 70,000 tonnes per annum of imported contaminated material per annum (up to 30,000 hazardous and up to 40,000 non-hazardous).

**12.51** 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	2020 - 2021	2021 - 2022
Target met?	None Identified	192,109 tonnes	173,207 tonnes	178,188 tonnes	169,182 tonnes	171,196 tonnes	173,720 tonnes	182,900 tonnes	178,702 tonnes
N/A	Local Plan policy ref(s): ENV 8								
	Significant Effects ref(s): SE27								
	Source: Defra's WasteDataFlow - Cheshire Consolidated Joint Municipal Waste Management Strategy								

**12.52** Local authority collected waste (LACW) 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.



**12.53** As for the country as a whole, the amount of LACW in Cheshire West and Chester collected each year showed a gradual decline between 2009 -2016 and 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 and 'light-weighting' of packaging. There was an increase in arisings again during 2016/17, and 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).

**12.54** After 2017/18 the amount of LACW increased slowly, but with a large increase in 2020/21. This large increase is due to the COVID-19 pandemic and associated lockdown, which meant some service suspensions and significant changes to working arrangements. The much higher than normal level of working from home will have resulted in lower levels of business waste and higher levels of LACW.

**12.55** As can be seen from the table below, there had been an increase in the amount of waste collected per head of population between 2012-2016, with a reduction in the year 2016/17 then another rise in 2017/18, 2018/19 and 2019/20. There was a significant rise in 2020/21 due to COVID-19 and increased working from home and service suspensions. In 2021-2022, the figure is closer to pre-pandemic numbers.

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	2020 - 2021	2021 - 2022
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	510.18	496.48
	Local Plan policy ref(s): ENV 8												
	Significant Effects ref(s): SE28												
	Source: Cheshire West and Chester Waste Management Service												

**12.56** As can be seen from the tables below, there has generally 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, due to an energy from waste facility being out of operation for a period, during which time the waste was landfilled. There was also an increase in 2020/21 due to the COVID-19 pandemic and associated

lockdown, disruption to facilities and significant increase in levels of LACW. For this year, 0.00% of the waste has been landfilled as per Wastedataflow in terms of 'direct' landfill of waste.

**12.57** The percentage of local authority collected waste sent for energy recovery seems to have stabilised, with a slight increase in 2019/20 and 2020/21. The change in 2019/20 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. The change in 2020/21 is due to the COVID-19 pandemic and associated impacts on levels of LACW and disruption to facilities. The year also saw the use of an additional treatment facility ([Renescience: From Waste to Energy | Ørsted \(orsted.co.uk\)](https://www.orsted.co.uk)) in Northwich that further improved the diversion rate through the treatment technology in place at that facility. This could explain the lowest level of landfilled waste this year.

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	2020 - 2021	2021 2022	
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%	1.56%	0.00%	
	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	2020- 2021	2021 - 2022	
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%	43.90%	42.38%	
	Local Plan policy ref(s): ENV 8													
	Significant Effects ref(s): SE33													
	Source: Cheshire West and Chester Waste Management Service													

**12.58** There has been a steady increase in the proportion of local authority waste being recycled and composted. The reduction in 2020/21 is due to the COVID-19 pandemic and associated impacts on disruption of services, including temporary closures of household waste recycling centres and temporary suspension of garden waste collections. 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. This year the number is closer to pre-pandemic levels.

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	2020 - 2021	2021 - 2022
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%	54.7%	57.62%
	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

**12.59** 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

**12.60** 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).

**12.61** 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	2022
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	2022
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

**12.62** 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.

**12.63** Examining 2020 data for the Cheshire West and Chester area shows:

- The borough is generally a net importer of waste, reflecting the wide range of facilities in Cheshire West and Chester, including a nationally significant hazardous waste facility and the lack of certain facilities in some other nearby authorities.
- 43.71 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 and the North East.
- 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. 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	2021-22
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  2019 - 1,687,474  2020 - 2,059,494
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): SE35		
	Source: EA Waste Data Interrogator 2020 (Waste Received table)		

SE	ENV 8 (A ix) Waste exports from Cheshire West and Chester (tonnes)		
	Target	Baseline - 2011	2021-2022
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*  2019 - 667,886*  2020 - 2,544,099
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): SE35		
	Source: - EA Waste Data Interrogator 2020 (Waste Received table)  *Note the 2014, 2016, 2017, 2018, 2019 and 2020 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

**12.64** 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	2021-2022
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.

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	2021-2022
	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	2021-2022
Target met?	To meet borough's needs for sustainable waste management through implementation of policy ENV 8	Planning permission in place for multi modal resource recovery park at Ince Park (Protos)	<b>Ince Park (Protos) – No changes since last year except at Lostock works</b>
On-going		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	Phase 1 - infrastructure works complete
		Planning permission for a variety of waste management uses on sites at Lostock Works	Plot 3 - Timber recycling facility operational
			Plot 8 - Energy from Waste Plant under construction
			Plot 9 - Biomass renewable energy plant operational
			<b>Lostock Works -</b>
			Sustainable Waste Treatment Facility with energy generation (Renescience) -construction complete and site operational. Planning application for extensions approved Nov 2018.
			Bioenergy Plant (Organic Waste Management Ltd) - permission implemented, but construction has not progressed significantly.

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	2021-2022
			<p>Lostock Sustainable Energy Plant - work commenced on site in 2020, now under construction and anticipated to be operational by March 2023.</p> <p><u>2022 update:</u> Construction of a Distribution Network Operator (DNO) substation, Gas Insulated Substation (GIS) building, Waste To Energy (WTE) electrical room, 2no. switchgear, 5no. car parking spaces, generator kiosk, security fencing and associated hard-standing.</p> <p><b>Kinderton Lodge -</b></p> <p>Development commenced but site not operational</p>
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester annual monitoring of planning applications		

**12.65** 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.

**12.66** Since the adoption of the plan, no 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	2021-2022
Target met?  Y	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.
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s):		
	Source: Cheshire West and Chester annual monitoring of planning applications and decisions		

**12.67** There were 10 applications relating to waste development that were approved during the 2021-2022 monitoring period and none of these were contrary to Local Plan (Part One) policy ENV 8. Three of the applications were variations of conditions applications and one was non-material amendment application.

**12.68** There were six relevant applications such as development of a Bio-Substitute Natural Gas Renewable Fuels Facility ([18/04671/WAS](#)), extensions of wastewater treatment ([21/01848/FUL](#), [21/02213/FUL](#)), slurry pit ([21/02223/FUL](#)). One of the significant applications was the change of use to include Sui Generis waste management uses (handling circa 5,000 tonnes per annum of off-site sources of very low level (VLL) and low level (LL) radioactive wastes) additional to and located within the existing waste processing-related buildings and associated internal and external storage areas currently used for treatment of circa 2,000 tonnes per annum of on-site VLL and LL radioactive wastes associated with the decommissioning of former on-site nuclear enrichment facilities; and additional to the current Uranium enrichment and Tails manufacturing facilities and storage of Uranic materials carried out at the Urenco Complex ([21/03161/WAS](#)).

**12.69** ENV 8 does not specifically refer to slurry pits, but supports farm scale anaerobic digesters. The other applications are all in association with existing sites, rather than new waste sites and as they use waste as a resource, they are in accordance with policy ENV 8.

**12.70** Number of fly-tipping incidents is a relatively new indicator and as such, the target is to reduce from the 2018/19 baseline. There have been steady increases in number of fly tipping incidents in 2020/21 and 2021-22 compared to both the baseline figure for 2018/19 and the figure for 2019/20 (3,722 incidents). This is likely to be due to the impact of COVID-19 and disruption to waste collection services, including the temporary suspension of green waste collections. The number has not recovered in 2021-22.

LPP1	ENV 8 (D) Number of fly-tipping incidents recorded		
	Target	2018/19	2021-2022
Target met?	reduce from baseline 2018/19	4,068 incidents	4,762 incidents

LPP1	ENV 8 (D) Number of fly-tipping incidents recorded		
	Target	2018/19	2021-2022
N	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**

**12.71** No sites have been identified for new household waste recycling centres in Frodsham or Tattenhall. In June 2021 an application was submitted for variation of condition of the application to extend the temporary permission for a further two years (21/02684/S73), which allows the site to operate till 22nd August 2023.

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 2022
Target met? Y	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.	Permission granted to extend the current temporary planning permission for a further 2 years (from June 2021) for the household waste and recycling centre in Frodsham.  No new sites identified for new household waste recycling centres.
	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**

**12.72** 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.

**12.73** 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.

**12.74** The Council's Local Aggregate Assessment 2021 (Version 2, updated March 2022) covers sales and reserves data from January 2020 – December 2020 and 2019 import data from BGS. This provides the most up to date review of aggregate supply and demand in the borough. Local Aggregate Assessment for 2022 is expected to be published by the end of October 2022, after AMR 2022.

LPP1	ENV 9 (A) Supply of permitted reserves of sand and gravel		
	Target	Baseline	2021-2022
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	7.50 years (6 million tonnes) based on the annual apportionment figure.
	Local Plan policy ref(s): ENV 9		
	Significant Effects ref(s): N/A		
	Source: Local Aggregate Assessment 2021 (Version 2, updated March 2022)		

**12.75** 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 12.2 Aggregate sand and gravel sites within Cheshire West and Chester (March 2022 status)

Site	Operator	Material	Status
Cheshire Sands <sup>(v)</sup>	Tarmac Ltd	Sand	Active
Cobden Farm Quarry	Tarmac Ltd	Sand	Active for most part of 2021 <sup>(1)</sup>
Forest Hill Quarry	CEMEX UK	Sand	Active
Rudheath Lodge	Sibelco UK Ltd	Silica sand and construction sand	Active

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

1. Included in LAA 2021 as extraction ceased in September 2021

**12.76** 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. In January 2021, an application ([19/02452/MIN](#)) was approved for the extraction of approximately 350,000 tonnes of sand at Forest Hill Quarry, on the site allocated in the Local Plan (Part Two), which will be included in the next Local Aggregate Assessment (2022).

SE	ENV9 (A i) Supply of Primary-Won aggregate sand and gravel		
	Target	Baseline	2021-2022
Target met? N/A	N/A	4.4 million tonnes as at 31 December 2010	6 million tonnes
	Local Plan policy ref(s): ENV 9		
	Significant Effects ref(s): SE21		
	Source: Local Aggregate Assessment 2021 (Version 2, updated March 2022)		

**12.77** Aggregate sand and gravel reserves increased significantly in 2015 due to the signing of the S106 for Cheshire Sands. Since then, reserves decreased, but then increased again slightly in 2019 due to a reassessment of reserves and due to the addition of the construction sand portion of the reserves from Rudheath Lodge, a predominantly silica sand quarry.

SE	ENV9 (A ii) Sales of Primary-Won aggregate sand and gravel		
	Target	Baseline	2021-2022
Target met? N/A	N/A	0.54 million tonnes during 2010	0.60 million tonnes
	Local Plan policy ref(s): ENV 9		
	Significant Effects ref(s): SE22		
	Source: Local Aggregate Assessment 2021 (Version 2, updated March 2022)		

**12.78** Sales of primary won aggregate sand and gravel has increased from the baseline and in 2018 and 2019 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, as well as for some part of 2021.

SE	ENV9 (A iii) Percentage of total aggregate sand and gravel produced that is from secondary and recycled sources		
	Target	Baseline	2021-2022
Target met?  N/A		National and regional guidelines for aggregate provision in England prepared by Communities and Local Government, July 2009 set out an assumption that approximately 30 per cent of aggregate will be sourced from alternative materials (including recycled aggregate) over the period 2005 - 2020.	10% (in 2020) (0.61 mt of 6 mt).
	Local Plan policy ref(s): ENV 9		
	Significant Effects ref(s): SE23		
	Source: Waste Data Interrogator 2020		

**12.79** In the previous years, percentage of total aggregate sand and gravel produced that is from secondary and recycled sources, has been assessed from information from the NW AWP Annual Monitoring Survey responses from recycled operators on sales of recycled aggregate and then worked out what percentage of total aggregate sales (from quarries and recycled operators) came from recycled sources. For this year, only 1 recycled operator responded which would give rise to a skewed figure. Hence for this year, this data has been taken from the WDI 2020 which is the recycled aggregate and construction demolition waste received in CWaC in 2020.

**12.80** [The Contribution of Recycled and Secondary Materials to Total Aggregates Supply in Great Britain - 2020 Estimates](#) report estimates that 28% (61.8 million tonnes) of total aggregates supply in Great Britain, came from secondary and recycled sources.

**12.81** 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 based on 2020 data. 27 sites with the potential to provide for the treatment, transfer or recycling of construction, demolition and excavation waste streams were surveyed, but only two companies operating 8 sites in total responded. This accounted for approximately 5.83% of total aggregate sales in 2020 within CWaC. 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	2021-2022
Target met?  Y	100 per cent	100 per cent in accordance	One application for mineral development was determined during the 2021/22 period, plus several applications for discharge of conditions and non-material amendments. The application was

LPP1	ENV 9 (B) Relevant planning applications determined in accordance with policy		
	Target	Baseline	2021-2022
			<p>regarding installation of two pipelines, new stoned area, new pump and instrumentation local to H157 wellhead, installation of a dosing unit housed in a cabin on a temporary basis (approx 2 years) and secure fencing. The proposal incorporates engineering works and associated development to extend existing operations at Holford Brinefield.</p> <p>The application was determined in accordance with policy ENV 9.</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	2021 - 2022
<b>Target met?</b>  <b>Y</b>	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	<p>Information not relevant prior to adoption of Local Plan (Part Two). 2019 - 2020 figure will be used as baseline for future AMRs.</p> <p>2019-2020: 0</p>	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		

**12.82** No applications for future sand and gravel working were permitted outside the current sites, allocated site for sand and gravel, Preferred Area or Area of Search during the 2021 - 2022 period.

## M 2 - Minerals Safeguarding Areas

**12.83** 44 applications were submitted for new development that is not exempt from the mineral safeguarding requirements or for alterations or extensions to existing buildings or for change of use where activity on site was likely to intensify and therefore were not exempt from safeguarding. In addition, 13 applications were received for changes of use or redevelopment or alterations where it wasn't clear whether the proposal would intensify activity on the site and therefore it wasn't clear whether the application would be exempt from safeguarding requirements. One application (20/03887/FUL) for an equestrian indoor menage with stables and storage identified that Compass Minerals and Inovyn had been consulted in relation to safeguarding of salt and brine and did not have any objections. None of the other applications demonstrated that the following criteria within policy M2 had been complied with:

- 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.

**12.84** This monitoring work and the results of the AMR in the last few years identified this as a significant issue. It has now been raised with the Development Management team and additional information are being requested for relevant applications. A guidance note has also been prepared to provide further information on mineral safeguarding for 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)	2021-2022
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	54 applications for new development or where activity on site was likely to intensify. Only 2 applications refer to the MSA and mention that the proposals will not have any impact on mineral safeguarding. There are 10 applications



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)	2021-2022
		be used as baseline for future AMRs.  2019-2020: 11 applications	amongst these which refer to brine and salt related subsidence but not mineral safeguarding.
	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

**12.85** The Local Authority does not currently have the resources to be able to undertake frequent monitoring of restoration of minerals sites. Rudheath Lodge Quarry has been operating in phases and phases 1 and 2 which were majorly within CWaC have been already worked and restored. Phase 3 is under restoration currently. A site visit has not yet been made to check that the restoration of these sites has been completed in accordance with the policy and planning applications.

**12.86** It should also be noted that Cobden Farm Quarry operated by Tarmac under planning permission [10/04344/MIN](#) has ceased operation by 17 September 2021 and has been under restoration since then.

LPP2	LPP2/EV (M) Number of quarries where restoration has been completed that year, in accordance with the policy and planning application		
	Target	Baseline	2021 - 2022
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.  2019-2020: 1 Quarry	Cobden Farm Quarry operated by Tarmac under planning permission <a href="#">10/04344/MIN</a> has ceased operation by 17 September 2021. The planning application for restoration has not been submitted yet.
	Local Plan policy ref(s): M 5		
	Significant Effects ref(s): N/A		



LPP2	LPP2/EV (M) Number of quarries where restoration has been completed that year, in accordance with the policy and planning application		
	Target	Baseline	2021 - 2022
	Source: Cheshire West and Chester planning application monitoring database and Development Management team knowledge		

## M 6 - Salt and brine working

**12.87** There were no applications for new salt or brine developments within Winsford or Holford Salt and Brine workings, but one application was approved during the monitoring period for discharge of conditions relating to a proposal at the Holford Brinefields ([21/02791/DIS](#)) with regards to RAMs for Great Crested Newts and 15 years management plan. The application complied with the requirements set out in policy M6.

LPP2	LPP2/EV (N) Number of applications for salt and brine permitted outside the current site or Preferred Areas		
	Target	Baseline	2021 - 2022
Target met? Y	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.  2019-2020: None	One application for discharge of conditions approved relating to brine or salt uses. It complies with the requirements set out in 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

**12.88** There were no applications for new silica sand developments submitted or approved during the monitoring period. However, there were quite a few discharges of conditions applications in relation to the Rudheath Lodge silica sand site. These were for habitat, dust and noise management. There was also a non-material amendment to removing of bunding and changes to restoration.

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	2021 - 2022
<b>Target met?</b> <b>Y</b>	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.  2019-2020: None	No applications for new silica sand development permitted during the monitoring period.
	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 2022
<b>Target met?</b> <b>Y</b>	No applications for non-minerals development on safeguarded minerals infrastructure sites that do not comply with the criteria in policy M 8.	In 2019-20 no applications approved for non-mineral development on safeguarded minerals infrastructure sites and one application approved adjacent to a safeguarded site but a use that will not prevent operation of the facility on the	No applications were approved for non-mineral development on safeguarded minerals infrastructure sites.

LPP2	LPP2/EV (P) Number of applications for non-mineral development on safeguarded minerals infrastructure sites.		
	Target	Baseline	As at 1 April 2022
		safeguarded site. 2019-2020: 0	
	Local Plan policy ref(s): M 8		
	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 2022
Target met?  N/A	N/A	<p>Major application decisions - 223</p> <p>Total major appeal decisions - 14</p> <p>Major decisions overturned at appeal - 10 (4.5%)</p> <p>Non-major application decisions - 4,203</p> <p>Total non-major appeal decisions - 138</p> <p>Non-major decisions overturned at appeal - 33 (0.8%)</p> <p><b>Appeal decisions 2020-21</b></p> <p>Total no. appeals: 102</p> <p>No. allowed: 29 (28%)</p> <p>No. dismissed: 73 (72%)</p>	<p><b>October 2018 to September 2020</b></p> <p>Major application decisions - 185</p> <p>Total major appeal decisions - 5</p> <p>Major decisions overturned at appeal - 2 (1.1%)</p> <p>Non-major application decisions - 3,943</p> <p>Total non-major appeal decisions - 140</p> <p>Non-major decisions overturned at appeal - 37 (0.9%)</p> <p><b>Appeal decisions 2021-22</b></p> <p>Total no. appeals: 95</p> <p>No. allowed: 18 (19%)</p>

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 2022
			No. dismissed: 75 (79%) No. quashed: 1 (1%) No. split: 1 (1%)
	Local Plan policy ref(s): General		
	Significant Effects ref(s): N/A		
	Source: Planning appeal monitoring taken from <a href="https://www.gov.uk/government/statistics/planning-application-statistics">Live tables on planning application statistics - GOV.UK (www.gov.uk)</a> and Cheshire West and Chester appeals monitoring information		

**12.89** Between October 2018 and September 2020, Cheshire West and Chester determined 3,943 non-major planning applications, of which 37 were overturned at appeal (0.9%), and it determined 185 major applications, of which 2 were overturned at appeal (1.1%). For this period, the Government's performance threshold for both major and non-major applications is set at 10%<sup>(vi)</sup>. Cheshire West and Chester's performance of 0.9% and 1.1% is comfortably below the threshold and therefore the Council's overall appeals performance does not raise any concerns.

**12.90** In terms of the number of appeals decided during 2021/22, out of a total of 95 appeal decisions, 18 (19%) were allowed and 75 (29%) dismissed. 4 appeals were allowed for technical reasons, either that the proposal was permitted development, or that there was a fallback position, or that it was not development. A further 4 appeals were allowed by the inspector as they were judged not to be in conflict with the development plan as a whole, or that any conflict was small scale or very limited. 10 appeals were allowed based on a different assessment of impact on design, character or amenity by planning inspectors, than by the Council. This high-level analysis does not reveal a pattern which suggests any particular policy is out of date, inconsistent with the NPPF or is being implemented incorrectly.

## A Housing completions and commitments

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

Spatial area	Net housing requirement	Net completions (2010-2022)	Remaining net requirement (2022-2030)	Commitments (extant planning permission) 1 April 2022	LP / NP allocation without planning permission - 1 April 2022	Small site windfall	Total supply (vii) 2022
Chester	5,200	4,292	908	2,053		138	<b>2,191</b>
Ellesmere Port	4,800	2,924	1,876	2,381		104	<b>2,485</b>
Northwich	4,300	3,648	652	1,484	425	81	<b>1,990</b>
Winsford	3,500	1,985	1,515	1,158	1,106	52	<b>2,316</b>
Rural (whole)	4,200	4,996	- 796	1,277	10	200	<b>1,487</b>
Total	22,000	17,845	4,155	8,352	1,810	575	<b>10,469</b>

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 (2010-2022)	Remaining net requirement (2022-2030)	Commitments (extant planning permission)
Cuddington and Sandiway	200	201	-	5
Farndon	200	246	-	8
Frodsham	250	191	59	27
Helsby	300	308	-	384
Kelsall	200	220	-	17
Malpas	200	324	-	69

vii Commitments, development plan sites, and small sites allowance

Spatial area	Net housing requirement	Net completions (2010-2022)	Remaining net requirement (2022-2030)	Commitments (extant planning permission)
Neston and Parkgate	200	285	-	125 <sup>(1)</sup>
Tarporley	300	301	-	22
Tarvin	200	192	8	11
Tattenhall	250	235	15	71

1. Neston Neighbourhood Plan allocates a site for 10 new houses.

## Neighbourhood Plans

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 2022 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

Site ref	Location	NP capacity	HELAA ref	Planning status	Development 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	COMPLETE	10 (+2 NP capacity)

### Winsford Neighbourhood Plan

Site ref	Location	NP capacity	Monitoring ref	Planning status	Development status	Permission capacity
NTC 1 NTC 2	East of Hawkshead Way (WOV/0067) Part of Verdin playing fields (Grange	94 dwellings 174 dwellings	WOV/0105	20/00742/FUL (26/02/2021) 268 dwellings	UNDER CONSTRUCTION	268 (= NP capacity)

Site ref	Location	NP capacity	Monitoring ref	Planning status	Development status	Permission capacity
	Lane) (WOV/0068)					
NTC 3	Former Winsford Clio Centre site, Sadler Road	12 dwellings	WOV/0083	17/04875/FUL 12 one bed apartments	COMPLETE	12 (= NP capacity)
NTC 4	North of Winsford Police Station	14 dwellings	WOV/0066			
NTC 5	Former Richmond Packaging, New Road Liquid Lounge site, New Road	61 dwellings	WOV/0079 WOV/0137	WOV/0079: 15/00663/FUL 49 dwellings WOV/0137: 21/03597/OUT 12 dwellings	COMPLETE Not started	49 (-12 NP capacity) 12 (= NP capacity)
NTC 6	Land between New Road and River Weaver (Site of former New Road Business Centre)	50 dwellings	WOV/0040	15/01088/FUL 64 dwellings	COMPLETE	64 (+14 NP capacity)
NTC 7	Land between New Road and River Weaver	20 dwellings	WOV/0073			
STC 1	Land off Ways' Green	93 dwellings	WSD/0011 WSD/0032	09/02473/FUL, 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)
STC 3	Land at the edge of the Flashes	Open space/ leisure	WSD/0008			

Site ref	Location	NP capacity	Monitoring ref	Planning status	Development status	Permission capacity
STC 4	Land rear of Gladstone Street	188 dwellings	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	WIG/0025			
S 2 S 3A	North of Rilshaw Lane, south of A54 North of Rilshaw Lane, south of A54	224 dwellings 101 dwellings	WIG/0009 WIG/0037	14/01266/OUT, 15/01032/OUT, 17/04426/REM 215 dwellings (Station Quarter - S2 and part of S 3A)	UNDER CONSTRUCTION	215 (-115 NP capacity- part of S 3A undeveloped)
S 4	Land off A54 Bypass, adjacent to Winsford Railway Station	34 dwellings	WIG/0023			
S 5	Land off Middlewich Road, adjacent to Winsford Railway Station	27 dwellings	WIG/0024			
W 1	Former Leaf Lane Infant School site	23 dwellings	WIW/0035	15/01176/FUL 22 dwellings	COMPLETE	22 (-1 NP capacity)
W 2	Land rear of Beaulieu Avenue	17 dwellings	WIW/0046	14/04916/FUL 24 dwellings	COMPLETE	24 (+7 NP capacity)
W 3	Wharton car transplants, Wharton Road	150 dwellings	WIW/0019	17/04449/OUT RENEWAL OF 11/00558/OUT 150 dwellings. 18/03742/FUL 205 dwellings	DEVELOPMENT COMMENCED	205 (+55 NP capacity)
W 4	Land at Nat Lane	161 dwellings	WIW/0015	12/04804/OUT 161 dwellings - EXPIRED		



Site ref	Location	NP capacity	Monitoring ref	Planning status	Development status	Permission capacity
W 5	Land off Bostock Road	115 dwellings	WIW/0024	19/03573/FUL 138 dwellings	UNDER CONSTRUCTION	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 UNDER CONSTRUCTION UNDER CONSTRUCTION	487 (+12 NP capacity)
O 2	Land at Littler Lane / Oakmere Road	65 dwellings	WOV/0065	12/01462/OUT, 13/01885/REM 58 dwellings	COMPLETE	58 (-7 NP capacity)
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	COMPLETE	82 (+11 NP capacity)

### Kelsall Neighbourhood Plan

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)	UNDER CONSTRUCTION	29 (-16 NP capacity)

### Neston Neighbourhood Plan

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

An excel worksheet is available on the Council's monitoring webpage at <https://consult.cheshirewestandchester.gov.uk/file/6073517> . It sets out employment land provision to supplement indicators on Employment Land Provision 2010-2030 (1st April 2022) in the report. This provides details of;

- extant planning commitments for employment use,
- 'made' Neighbourhood Plan employment land allocations
- undeveloped employment allocations from the adopted Local Plan (Part Two) Land Allocations and Detailed Policies

The trajectory under indicator STRAT2(F) 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

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 permission for Visitor Attractions 2021-22

Spatial Area	Location	Planning application	Description
Chester	Chester Zoo	20/04131/NMA	Non material amendment to Condition 4 of planning permission 19/01067/FUL. Amendment to Condition 2 for revision to the alignment of the zoo perimeter fence on the site of the Overnight Stays, fencing works to be undertaken ahead of the discharge of Conditions 6 (construction management plan) and 23 (foul water drainage).
Chester	The Meadows	21/03313/FUL	Installation of an interpretation board
Rural	Drumlan Hall Farm, Newton by Tattenhall (Ice Cream Farm)	20/04554/FUL	Landscaping and reconfiguration to create drive-in ice cream facility
Rural	Land adjacent to Moss Farm, Station Rd, Oakmere	21/04108/DIS (on planning permission 16/03465/FUL)	Discharge of conditions 3 (details of visibility splays including existing and proposed plans), 4 (Construction Management Plan), 6 (details of cycle parking) and 8 (details of external materials) of planning permission 16/03465/FUL  16/03465/FUL includes the erection of a single storey building for the use of bike hire and tourist information.
Rural	RSPB Burton Mere Wetlands	21/03336/FUL	Erection of a modular ancillary café and associated works

Spatial Area	Location	Planning application	Description
Rural	Bolesworth Castle	21/01429/FUL	Temporary 3 year consent for the use of land to provide winter lights event including lights trail, ice skating, sleigh rides, Christmas village including Santa's grotto and Christmas themed food and beverage stalls.

Table C.2 Visitor Accommodation Summary 2021-22

Type of Visitor Accommodation	No. of approved planning applications	Planning application reference	Spatial Area
Caravan / Camping / Pods / Lodges	8  These total 134 units which includes lodges (29), tents or pitches (82), pods (23).	20/04131/NMA 21/00424/S73 21/01191/NMA 21/00432/FUL 20/04845/FUL 20/04485/FUL 21/00320/FUL 21/02267/FUL	Chester Rural Rural Rural Rural Rural Rural Rural
Holiday Lets	5	20/03022/FUL 21/01044/FUL 21/00277/FUL 21/00576/FUL 21/02671/FUL	Chester Chester Chester Rural Rural
Hotels	4  (96 new bedroom spaces)	20/00491/FUL 20/03915/FUL 19/04566/FUL 22/00301/S73	Chester Chester Northwich Chester

Table C.3 Planning permissions for Visitor Accommodation 2021-22

Planning application	Location	Proposed Development	Type of Visitor Accommodation
19/04566/FUL	Land At Premier Inn The Woodpecker 381 London Road Davenham Northwich	Erection of two storey building to provide additional bedrooms and other associated works	Hotel
20/00491/FUL	2 - 8 Bridge Street, 2-8 Bridge Street Row West and 3 Watergate Street Chester Cheshire	Change of use of existing Grade II* listed buildings and adjacent annexe from office to hotel including bar, restaurant and spa. Internal and external alterations	Hotel

Planning application	Location	Proposed Development	Type of Visitor Accommodation
		including addition of lift tower, roof terrace and pool to roof	
20/03022/FUL	43 Watergate Row South Watergate Street Chester CH1 2LE	Extension to rear and conversion of first and second floors to create 3 apartments	Holiday Let
20/03915/FUL	2 - 8 Foregate Street Chester CH1 1HA	Refurbishment of existing shop units (Use Class E) and change of use and refurbishment, from Bank (Use Class E) to Retail (Use Class E) and a Hotel (Use Class C1), part demolition and erection of new 4 storey hotel extension (Use Class C1), landscaping and highway works	Hotel
20/04131/NMA	Cedar House Chester Zoo Caughall Road Upton Chester CH2 1LH	Non material amendment to Condition 4 of planning permission 19/01067/FUL to allow above ground works in Area A and Area B to be progressed ahead of the submission of a preliminary risk assessment or a detailed scheme of site investigation. Amendment to Condition 2 for revision to the alignment of the zoo perimeter fence on the site of the Overnight Stays, fencing works to be undertaken ahead of the discharge of Conditions 6 (construction management plan) and 23 (foul water drainage).	Chester Zoo, lodges & tents
20/04485/FUL	Manor Farm Newton Lane Golborne Bellow Chester Cheshire CH3 9AY	Extension of existing caravan site to provide 28 new pitches, extension of toilet block, extension of access route and change of use of agriculture use of 1.83Ha	Pitches
20/04845/FUL	Fishpool Farm Caravan Park Fishpool Road Delamere Northwich CW8 2HP	Sitting of 7 camping pods and 7 recreational structures (Retrospective)	Pods

Planning application	Location	Proposed Development	Type of Visitor Accommodation
21/00277/FUL	Moray House 66 Watergate Street Chester CH1 2LA	Change of use from financial and professional services to hotel accommodation (Use Class C1)	Holiday Let / apart-hotel
21/00320/FUL	Tarvin Sands Cafe And Fishery Horton Lane Chester CH3 8NR	Use of existing 8 tent pitches for siting of 16 camping pods including the diversion of the PROW (amended description)	Pods
21/00424/S73	Blakemere Touring Park Blakemere Village Chester Road Cuddington Northwich CW8 2EB	Variation of condition 2 (plans) of planning permission 19/04137/FUL	Touring caravans
21/00432/FUL	Duddon Mill Mill Lane Duddon Tarporley CW6 0HA	Erection of one holiday lodge	Lodge
21/00576/FUL	Oulton Smithy Rushton Lane Little Budworth Tarporley Cheshire CW6 9BJ	Change of use of outbuilding to a two bedroom holiday let including alterations, landscaping and addition of fence to boundary	Holiday Let
21/01044/FUL	Lombards House 120 - 124 Foregate Street Chester CH1 1HB	Change of use of first and second floor from office accommodation to self catered holiday accommodation	Self catering
21/01191/NMA	Delamere Lake Sailing and Holiday Park Chester Road Oakmere Northwich Cheshire CW8 2JL	(blank)	Log Cabins
21/02267/FUL	Elm Cottage Caravan Park Chester Lane Little Budworth Tarporley Cheshire	Change of use land for the siting of 40 seasonal stone pitches for touring caravans and improved road access.	Caravan pitches
21/02671/FUL	The Carthouse Chester Road Little Budworth Tarporley Cheshire CW6 9EY	Change of use from dwelling and holiday let to dwelling	Holiday Let
22/00301/S73	29 - 31 City Road Chester CH1 3AE	Refurbishment and extension to the existing Eaton Hotel to create 49 bedrooms, restaurant, bar area and meeting room - variation of conditions 2 (approved plans), 3 (method statement), 4 (birdboxes), 5 (CLI), 7	Hotel

Planning application	Location	Proposed Development	Type of Visitor Accommodation
		(drainage), 8 (canal risk assessment), 13 (odour control), to allow phased implementation	

## D Biodiversity net gain

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

Appendix E: 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 (Table)

Type of designation	Planning application reference	Decision date	Location	Was ENV4/DM44 considered in decision making? (Yes/no)	Net gain provided (yes/no)	On site or off site?
LWS	21/01365/LDO	01-24-2022	Ellesmere Port	Yes	Yes	On site
LWS	20/03599/FUL	11-11-2021	Ellesmere Port	Yes	Yes	On site
LWS	21/02486/FUL	08-04-2021	Chester	Yes	Yes	On site
LWS	21/03313/FUL	11-16-2021	Chester	Yes	No	N/A
LNR	21/04622/TPO	01-11-2022	Ellesmere Port	Yes	No	N/A
<b>Total Number of applications</b>		<b>5</b>			<b>Yes: 3 No:2</b>	
					<b>Yes: 60% No:40%</b>	





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

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

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

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

Türkçe bilgi almak istiyorsanız, bize başvurabilirsiniz.

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

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

**email:** [equalities@cheshirewestandchester.gov.uk](mailto:equalities@cheshirewestandchester.gov.uk)

**web:** [www.cheshirewestandchester.gov.uk](http://www.cheshirewestandchester.gov.uk)