

Cheshire West & Chester Council

# Local Plan



# Annual Monitoring Report 2025



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Cheshire West  
and Chester



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## 1: Introduction

- 1.1. The Annual Monitoring Report (AMR) 2025 covers the period 1 April 2024 to 31 March 2025. It has been prepared in accordance with Section 113 of the Localism Act (2011), which amends the Planning and Compulsory Purchase Act (2004), requiring local planning authorities to produce a report containing information relating to the following:
  - implementation of the Local Development Scheme (LDS); and
  - 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>1</sup>; and
  - details of the information specified in paragraph 1 of Schedule 2 to 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 2025 has been produced to monitor the indicators set out in the monitoring framework established as part of the Local Plan (Part One) Strategic Policies, adopted in January 2015 and Local Plan (Part Two) Land Allocations and Detailed Policies adopted in July 2019. The AMR 2025 has been streamlined compared to previous editions, with a reduced set of monitoring indicators included. This approach reflects current resource and time constraints, while ensuring that key planning policies continue to be monitored effectively and proportionately.
- 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 2019-2020 monitoring year in July 2019. Therefore, 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.

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<sup>1</sup> Section 110 Duty to co-operate in relation to planning for sustainable development, Localism Act 2011

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 (see section 6 “Sustainability Appraisal”).

### Example indicator table

LPP1 / LPP2 / SE	Monitoring framework reference: Indicator summary		
	Target	Baseline	2024-2025
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).
- 2.3. The following 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**

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

### 3. Plan preparation

- 3.1 The Local Plan (Part One) Strategic Policies was adopted in January 2015
- 3.2 The Local Plan (Part Two) Lans Allocations and Detailed Policies 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.
- 3.3 Traveller Development Plan Document: On 5 February 2020, the Council's Cabinet decided that the preparation of the Traveller Development Plan Document (DPD) would be discontinued. Please see item 86 of the agenda for a full report and minutes [here](#).

#### **Local Plan Review**

- 3.4 The Local Plan (Part One) has been reviewed in accordance with the revised National Planning Policy Framework (2019), Planning Policy Guidance and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended. The Council review concluded that there is no immediate need to update the Plan either in part or as a whole. Further information is available [here](#).
- 3.5 In June 2024, in accordance with the Local Planning Regulations, a proportionate review of the policies in the Local Plan (Part Two) against the NPPF was carried out. The review concluded that there was no immediate need to update the Plan. Further information is available [here](#).

#### **Local Plan Update**

- 3.6 The Secretary of State for Levelling up, Housing & Communities wrote to Local Authorities on 8 September 2023 setting out that no local plans prepared under the current system of plan making can be submitted after 30 June 2025. This would give very limited time to prepare a comprehensive new local plan under the old system without already being at an advanced stage.
- 3.7 At a meeting of Cabinet on 10 January 2024, the Council formally decided to prepare a new style Local Plan under the provisions of the Levelling Up and Regeneration Act 2023.
- 3.8 However, since the new government was elected last year, the implementation of the new plan-making system has been delayed, and the deadline for submitting plans under the Planning and Compulsory Purchase Act (2004) has been extended to December 2026.



- 3.9 As a result, Council Cabinet decided on 15 January 2025 to begin preparation of an update to the Local Plan under the current plan-making system, with the option to switch to the new plan-making system should it prove necessary and expedient to do so. Further information is available [here](#).

## 4. Neighbourhood Planning and Article 4 Directions

4.1 There are 29 made neighbourhood plans within the borough (as of November 2025) 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 29 made neighbourhood plans there are a number of emerging neighbourhood plans which are at varying stages of development across the borough. More details can be found: [Neighbourhood Planning | Cheshire West Planning Policy](#)

Table 4.1 Neighbourhood plans in the borough

Made neighbourhood plans (November 2025)	
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
Dunham on the Hill & Hapsford	Made 10 September 2025
Farndon	Made 6 March 2018
Frodsham	Made 25 November 2024
Handbridge	Made 29 July 2025
Hartford	Made 8 June 2016
Helsby	Made 8 June 2016
Ince	Made 30 October 2023
Kelsall and Willington	Made 15 March 2017
Malpas and Overton	Made 8 July 2015
Moulton	Made 5 July 2019
Neston	Made 8 June 2016



<b>Made neighbourhood plans (November 2025)</b>	
No Mans Heath	Made 28 June 2018
Norley	Made 3 February 2016
Northwich	Made 4 July 2018
Tarporley	Made 8 June 2016
Tarvin	Made 9 September 2019
Tattenhall and District	Made 4 June 2014
Upton-by-Chester and District	Made 2 September 2022
Utkinton and Cotebrook	Made 20 May 2021
Whitestate and Marton	Made 3 May 2017
Winsford	Made 19 November 2014

<b>Neighbourhood plans at earlier stages</b>	<b>Stage of development</b>
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
Blacon	Area designated 22 August 2023, Regulation 14 consultation – March-July 2025
Burwardsley	Area designated 21 March 2019
Christleton and Littleton	Area designated 2 February 2024, Regulation 14 – November-December 2025
Churton	Area designated 16 January 2023
Coddington and District	Area designated 9 March 2016
Comberbach	Area designated 5 October 2018
Delamere and Oakmere	Area designated 6 May 2020
Farndon	Revised area designated 23 October 2015, Regulation 14 consultation on updated Plan 12 September - 25 October 2022
Guilden Sutton	Area designated 25 April 2016
Kingsley	Area designated 29 March 2018
Lower Peover	Area designated 27 July 2017

Neighbourhood plans at earlier stages	Stage of development
Malpas (revised area)	Revised area designated 15 March 2023, Regulation 14 consultation March-May 2025
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)
Tarporley (revised area)	Revised area designated 19 April 2024
Tattenhall and District (revised area)	Revised area designated 12 April 2023, Regulation 14 consultation March-April 2025
Winsford (review of plan)	Winsford Town Council agreed to review the existing Winsford Neighbourhood Plan at its meeting of 19 June 2023.

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) and any strategic policies in the Local Plan (Part Two).

4.3 The neighbourhood plan groups are responsible for monitoring the neighbourhood plans. Monitoring the success and implementation of policies and the plans as a whole will be helpful when plans are reviewed as it will indicate areas that require improvement.

#### Article 4 Directions

4.4 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 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 Community Infrastructure Levy (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.

## 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.
- 6.2 The SA of the Local Plan (Part Two) Publication Plan was published alongside the plan at this stage and formed 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.
- 6.3 Significant effect indicators have been developed as part of the SA scoping report and have been included in the annual monitoring report in a table under each indicator where relevant. Where significant effects are identified these are shown throughout the AMR with an SE (X) reference number linked to the significant effects list below. This will enable the Council to monitor the performance of the policies of the plan in relation to the identified significant effects and to prevent duplication.
- 6.4 In July and August 2023, consultation was undertaken on a SA Scoping Report for the Local Plan Update. This SA Scoping Report included up-to date baseline information and highlighted key trends, issues and objectives for the area. It also identified an updated sustainability framework, including some updated indicators. Consultation responses were received and amendments to the scoping report and indicators were undertaken.
- 6.5 Further updates were made to the SEA screening and SA methodology in 2025 and the methodology and amended indicators were used to provide an initial appraisal of the policy approaches in the new Local Plan Issues and Options report. Comments were received relating to the SA of the Issues and Options and the indicators have not yet been reviewed in light of the comments received. As such, the new indicators from the new Local Plan have not been incorporated into this AMR as they require further assessment and refinement and because the new Local Plan is not yet in place.

**Local Plan Sustainability Appraisal Significant Environmental Effects Indicators<sup>2</sup>**

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

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

**Biodiversity, flora and fauna**

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

**Water**

<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.

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<sup>2</sup> Part One and Part Two

## Air

<b>SE17</b>	Annual average nitrogen dioxide concentration in AQMAs (ug/m <sup>3</sup> ).
<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 the indicators within the monitoring framework.

### Strategic Development

7.3 Local Plan (Part One) policy STRAT 2 sets out the level and location of new development to meet future needs and support the growth of the borough to 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 (an average of 1,100 dwellings per year) and 365 ha of land for employment development between 2010 and 2030.

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 for housing and employment land.

### Housing

LPP1 SE	STRAT 2 (A) Total number of net dwellings completed in monitoring year (2024-2025)				
	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	1,229	27	1,202
	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	Monitoring period	2010 to 2025 (average)
Target met? Y	56% (average across Local Plan period 2010-2030) as set out in Local Plan (Part One) examination Matter Eight statement	2010-2011 Data unavailable 2011-2012 = 75% (further 2% mixed pdl/gf) 2012-2013 = 81% (further 3% mixed pdl/gf) 2014-2014 = 66% (further 9% mixed pdl/gf sites) 2014-2015 = 56% (further 17% mixed pdl/gf) 2015-2016 = 60.5% (further 10% mixed pdl/gf) 2016-2017 = 49% (further 2% mixed pdl/gf) 2017-2018 = 60% (further 5% mixed pdl/gf) 2018-2019 = 61% (further 7% mixed pdl/gf) 2019-2020 = 53% (further 5% mixed pdl/gf) 2020-2021 = 51% (further 4% mixed pdl/gf) 2021-2022 = 55% 2022-2023 = 50% (further 1% mixed pdl/gf) 2023-2024 = 39% (further 4% mixed pdl/gf) 2024-2025 = 55% (further 6% mixed pdl/gf)	58 %
Local Plan policy ref(s): STRAT 2			
Significant Effects ref(s): SE25			
Source: Cheshire West and Chester housing land monitor			

LPP1	STRAT 2 (B) Number of net dwelling completions in previous five-year periods			
	Target	Baseline	Completions	
Target met? N/A	Delivery of 1,100 net dwellings per year (see <a href="#">housing trajectory</a> ) (5,500 in a five year period) Please see table below for annual gross completions, losses/demolitions, and net completions.	5,500	5-year period	Net completions
			2010-2015	4,664
			2015-2020	10,329
			2020-2025	6,775
Local Plan policy ref(s): STRAT 2				
Significant Effects ref(s): SE50				
Source: Cheshire West and Chester housing land monitor				

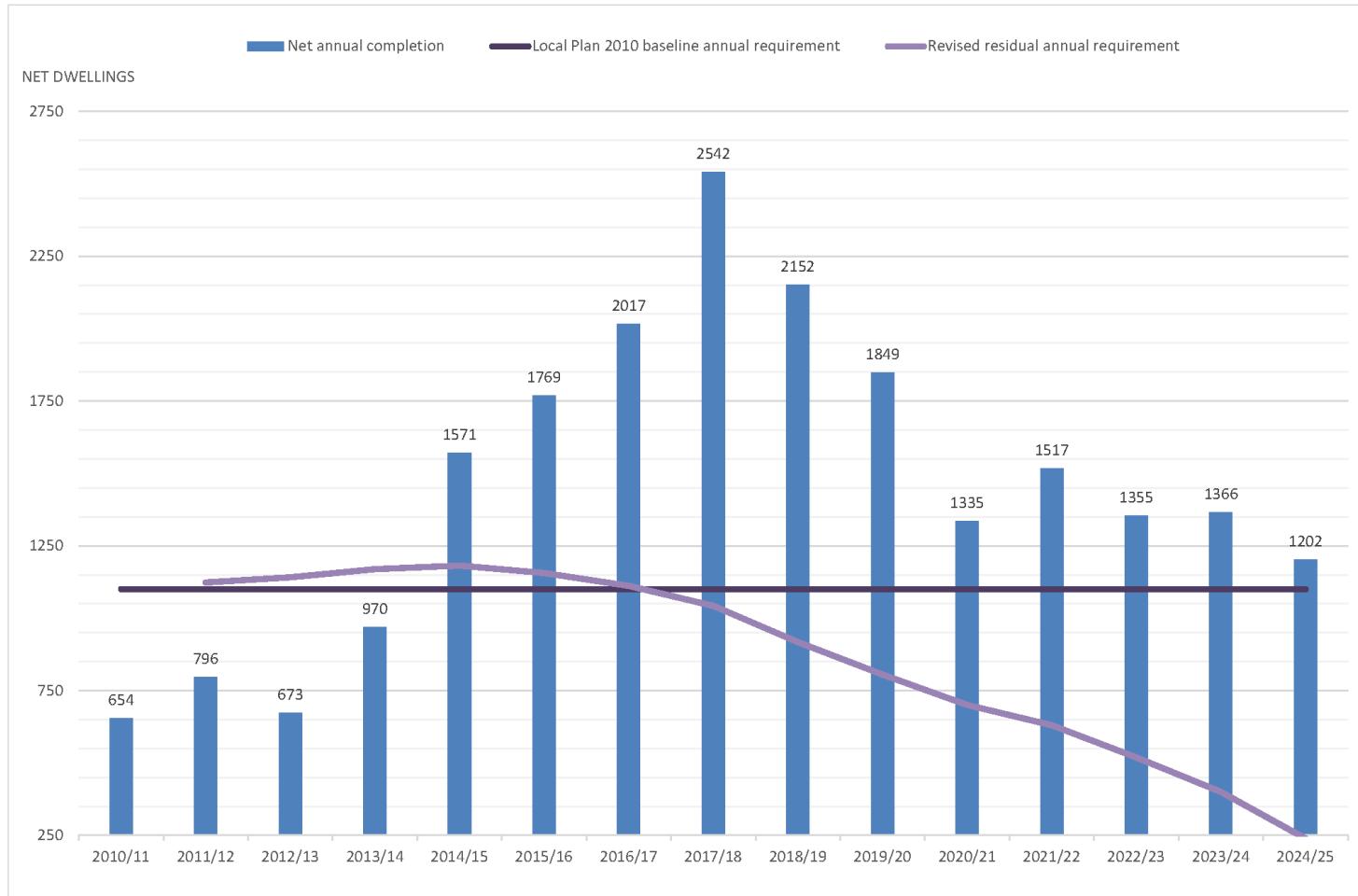


LPP1	STRAT 2 (C) Total number of net dwelling completions since 2010 (base date of the Local Plan (Part One))		
	Target	Baseline	2010 to 2025
Target met? Y (exceeded)	Total (net) housing completions since 2010 set out in <a href="#">housing trajectory</a>	0	21,768 dwellings See table 7.1 for annual breakdown
	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
2022-2023	1,412	- 57	1,355
2023-2024	1,383	- 17	1,366
2024-2025	1,229	- 27	1,202
Total	22,234	- 466	21,768

Graph 7.1 Housing requirement and completions



LPP1	STRAT 2 (D) Deliverable* five-year housing supply (1 April)										
	Target	Baseline	2017	2018	2019	2020	2021	2022	2023	2024	2025
Target met? N	Five-year deliverable <sup>3</sup> supply based on housing trajectory	8,906	8,556	7,744	6,692	5,629	5,950	5,469	4,993	4,209	3,788
Supply less than 5-year requirement											
Local Plan policy ref(s): STRAT 2											
Significant Effects ref(s): N/A											
Source: Cheshire West and Chester housing land monitor											

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<sup>3</sup> To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. (Source: [Annex 2: Glossary - National Planning Policy Framework](#))



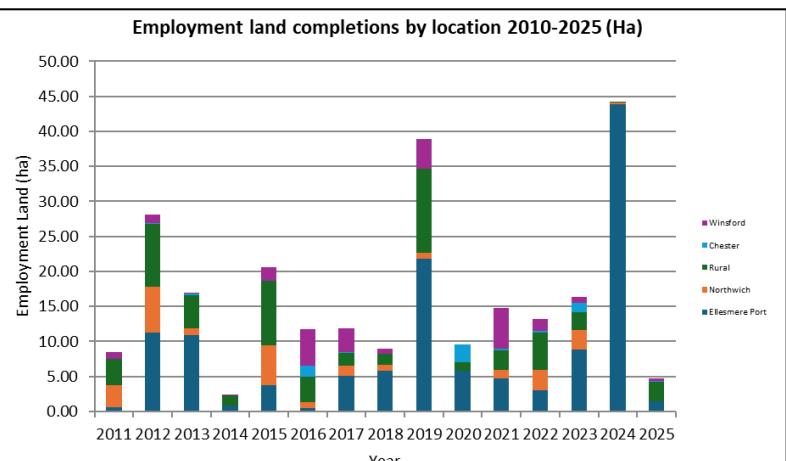
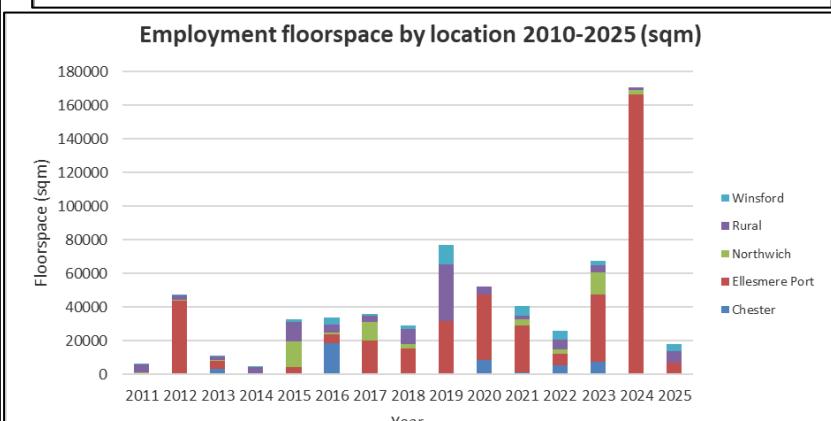
## Employment

7.5 Local Plan (Part One) Policy STRAT 2 makes provision for the delivery of at least 365 hectares of employment land to meet a range of sizes and types of site across the borough throughout the plan period<sup>4</sup>. The Local Plan (Part Two) Land Allocations and detailed policies, makes employment land allocations under policies CH 3, EP 2, N 4, W 2 and R 3 to meet these strategic development needs. Indicators for policy STRAT 2 (E), STRAT 2 (F), STRAT 3 (D) and ECON 1 (Di) are used to monitor both Local Plan (Part One) and Local Plan (Part Two) employment land policies. The Winsford Neighbourhood Plan and Neston Neighbourhood Plans also include employment land allocations, which contribute towards the overall employment land supply for the borough.

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 on economic growth, employment and enterprise (policy ECON 1).

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<sup>4</sup> 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)																																																																																																																																																																																																																																		
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LPP1 / LPP2	STRAT 2 (E) Amount of employment land developed by type and location 2010-2030																
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	Target	Baseline (employment land developed - ha)	1 April 2025														
Target met?			Employment floorspace completed (sqm) by location 2010-2025 (%) <table border="1"> <caption>Data for Employment floorspace completed (sqm) by location 2010-2025 (%)</caption> <thead> <tr> <th>Location</th> <th>Percentage (%)</th> </tr> </thead> <tbody> <tr> <td>Ellesmere Port</td> <td>63</td> </tr> <tr> <td>Chester</td> <td>16</td> </tr> <tr> <td>Winsford</td> <td>6</td> </tr> <tr> <td>Northwich</td> <td>3</td> </tr> <tr> <td>Rural</td> <td>7</td> </tr> </tbody> </table>			Location	Percentage (%)	Ellesmere Port	63	Chester	16	Winsford	6	Northwich	3	Rural	7
Location	Percentage (%)																
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	Local Plan (Part One) policy ref(s): STRAT 2, STRAT 3-6, STRAT 8, ECON 1 Local Plan (Part Two); CH 3, EP 2, N 4, W 2, R 3																
	Significant Effects ref(s): SE57																
	Source: Employment monitor (2025)																

Table 7.2 Employment land completions 2024-2025, by type and location (ha / sqm)

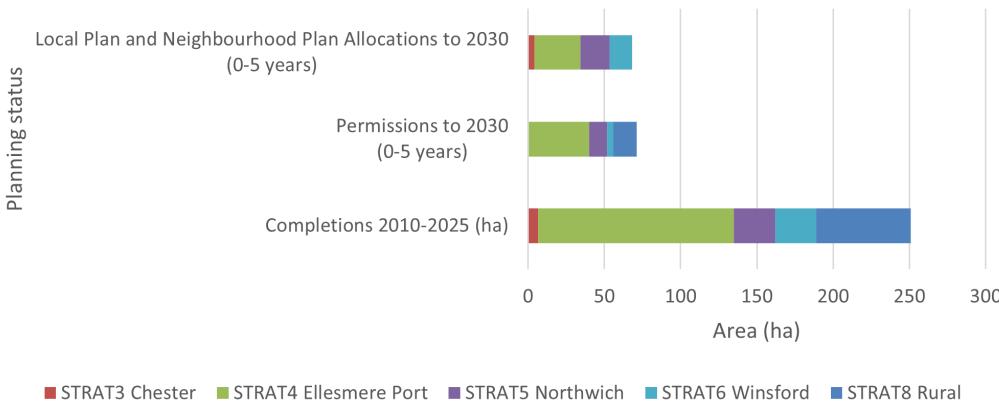
Indicator	Summary (ha/sqm)		E(g)(i-iii)	B2	B8	Mixed B	Total
LPP2/S3(B)	Chester	Ha	0.06	0	0	0	0.06
		Sqm	642	0	0	0	642
LPP2/S4(B)	Ellesmere Port	Ha	0	0	0.43	1	1.43
		Sqm	0	0	3735	2700	6435
LPP2/S5(C)	Northwich	Ha	0	0	0	0	0
		Sqm	0	0	0	0	0
LPP2/S8(A)	Rural	Ha	0	0	1.53	1.3	2.83
		Sqm	0	0	4853	2003	6856
2/S6(A)	Winsford	Ha	0	0.39	0	0	0.39
		Sqm	0	3900	0	0	3900
	Total	Ha	0.06	0.39	1.96	2.3	4.71
		Sqm	642	3900	8588	4703	17833



7.7 The employment land take-up for the 2024-2025 monitoring period is lower than recent trends. The rural area has seen the largest development taking place in connection with an existing employer. This provided the construction of a detached warehouse/industrial building for HW Coates, Byley. Ellesmere Port has also seen new employment development taking place in the Stanlow area.

SE	<b>STRAT 2 (E i) Percentage of employment development completed on previously developed land in a sustainable location (ha)</b>		
	<b>Target</b>	<b>Baseline</b>	<b>Employment completions by land type 2024-2025</b>
Target met? N/A	Local Plan (Part One) encourages the use of previously developed land in sustainable locations.	N/A	2.38ha / 51%
	No specific target.		
	Local Plan policy ref(s): STRAT 1, STRAT 2		
	Significant Effects ref(s): SE26		
	Source: Employment monitor (2025)		

7.8 This indicator monitors employment land provision over the adopted Plan period of 2010-2030. The forecasting shows that to meet the Plan requirement, this is dependent on allocated sites in the Local Plan and neighbourhood plans coming forward for development, or further windfall sites. Some of the sites within the future employment land supply are forecast beyond 2030, which may provide additional provision. The undeveloped employment land allocations will be reviewed as part of the Council's new Local Plan, to ensure that there remains a reasonable prospect of development for the proposed employment use. These sites will be included in the Council's Land Availability Assessment (LAA) and other supporting evidence documents as necessary. Appendix B contains further breakdown of the sites within the employment land supply.

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) STRAT 5(D) (Northwich), LPP2/S6 (B) (Winsford), LPP2/S8 (B) (Rural)																										
	Target	Baseline	2024-2025																								
Target met? On target	At least 365 hectares	<p>Employment land completions 2010-2025: <b>250.81ha</b></p> <p>(Note; cumulative employment land completions since 2010 have been reviewed and updated, from previous years, so exact figures may not be comparable to previous years)</p> <p><u>Employment land supply and distribution 2025-2030</u></p>  <table border="1"> <caption>Estimated data for Employment land supply and distribution 2025-2030</caption> <thead> <tr> <th>Category</th> <th>STRAT3 Chester (ha)</th> <th>STRAT4 Ellesmere Port (ha)</th> <th>STRAT5 Northwich (ha)</th> <th>STRAT6 Winsford (ha)</th> <th>STRAT8 Rural (ha)</th> </tr> </thead> <tbody> <tr> <td>Local Plan and Neighbourhood Plan Allocations to 2030 (0-5 years)</td> <td>10</td> <td>40</td> <td>20</td> <td>10</td> <td>10</td> </tr> <tr> <td>Permissions to 2030 (0-5 years)</td> <td>10</td> <td>40</td> <td>20</td> <td>10</td> <td>10</td> </tr> <tr> <td>Completions 2010-2025 (ha)</td> <td>10</td> <td>130</td> <td>40</td> <td>20</td> <td>60</td> </tr> </tbody> </table>	Category	STRAT3 Chester (ha)	STRAT4 Ellesmere Port (ha)	STRAT5 Northwich (ha)	STRAT6 Winsford (ha)	STRAT8 Rural (ha)	Local Plan and Neighbourhood Plan Allocations to 2030 (0-5 years)	10	40	20	10	10	Permissions to 2030 (0-5 years)	10	40	20	10	10	Completions 2010-2025 (ha)	10	130	40	20	60	<p>Employment land supply 2025-2030: <b>139.3ha</b></p> <p>Employment land supply 2025+ all sites: <b>198.59ha</b></p> <p>(undeveloped allocations and planning permissions)</p> <p>Overall provision 2010-2030: <b>390.11ha (+7%)</b></p> <p>Overall provision 2025+ all sites: <b>449.4ha (+23%)</b></p> <p>(completions since 2010, allocations and planning permissions)</p>
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Target met? On target	<p><u>Employment land supply and distribution 2025+</u></p> <table border="1"><caption>Data for Employment land supply and distribution 2025+ (ha)</caption><thead><tr><th>Planning status</th><th>STRAT3 Chester</th><th>STRAT4 Ellesmere Port</th><th>STRAT5 Northwich</th><th>STRAT6 Winsford</th><th>STRAT8 Rural</th><th>Total</th></tr></thead><tbody><tr><td>Local Plan (Part Two) Allocations</td><td>10</td><td>40</td><td>30</td><td>10</td><td>5</td><td>95</td></tr><tr><td>NDP allocations</td><td>0</td><td>10</td><td>0</td><td>10</td><td>5</td><td>25</td></tr><tr><td>Planning Permission</td><td>0</td><td>50</td><td>10</td><td>5</td><td>5</td><td>70</td></tr><tr><td>Completions 2010-2025</td><td>0</td><td>130</td><td>20</td><td>15</td><td>40</td><td>255</td></tr></tbody></table>	Planning status	STRAT3 Chester	STRAT4 Ellesmere Port	STRAT5 Northwich	STRAT6 Winsford	STRAT8 Rural	Total	Local Plan (Part Two) Allocations	10	40	30	10	5	95	NDP allocations	0	10	0	10	5	25	Planning Permission	0	50	10	5	5	70	Completions 2010-2025	0	130	20	15	40	255
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	<p>Local Plan (Part One) policy ref(s): STRAT 2, STRAT 3-6, STRAT 8, ECON 1 Local Plan (Part Two); CH 3, EP 2, N 4, W 2, R 3</p> <p>Significant Effects ref(s): SE58</p> <p>Source: Employment monitor (2025)</p>																																			

7.9 Table 7.3 shows employment land supply and distribution by spatial area for all sites (2025-2030). A flexible supply of employment land is maintained borough wide, exceeding the 365ha requirement for 2010-2030. However, the amount of flexibility in overall provision has dropped to +7% (total 390.11ha) when only considering sites that are forecast within the current Plan period to 2030. When considering all sites, additional flexibility is +23% (total 449.4ha).

7.10 The amount of neighbourhood plan allocations without planning permission in Winsford has increased since the previous monitoring period, as some permissions have expired. There are revised planning applications pending for alternative schemes on these undeveloped plots at Winsford Industrial Estate. It is still anticipated that these sites will come forward for development within the Plan period. Whilst there are no allocated neighbourhood plan or Local Plan allocations identified within the plan period, there is longer term provision of approximately 10ha. Appendix B 'Employment land supply' provides detailed site information.

Table 7.3 Employment Land Supply and Distribution, 1st April 2025 (2010-2030 plan period)

Local Plan (Part One) policy	Completions 2010-2025 (ha)	Planning permission (ha)	NDP allocations without permission (ha)	Local Plan (Part Two) allocations without permission (ha)	Total (ha)
STRAT 3 Chester LPP2/S3(C)	6.45	0.62	0	4.2	11.27
STRAT 4 Ellesmere Port LPP2/S4 (C)	128.27	39.45	0	30.21	197.93
STRAT 5 Northwich LPP2/S5 (D) STRAT 5 (D)	27.42	11.76	0	19	58.18
STRAT 6 Winsford LPP2/S6 (B) STRAT 6 (C)	26.66	3.99	12.33	2.4	45.38
STRAT 8 Rural LPP2/S8 (B) STRAT 8 (C)	62.01	15.34	0	0	77.35
<b>Total LPP2/S2(B)</b>	<b>250.81</b>	<b>71.16</b>	<b>12.33</b>	<b>55.81</b>	<b>390.11</b>
<b>Local Plan requirement</b>	-	-	-	-	<b>365</b>
<b>Summary of Provision</b>	-	-	-	-	<b>390.11 (+7%)</b>



## Chester

7.11 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)	2010-2025	% of requirement achieved
Target met? On-going	5,200 dwellings by 2030	0 dwellings	5,127	98.5%
	Local Plan policy ref(s): STRAT 3			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor			

7.12 Please refer to the Economy section of the Annual Monitoring Report 2025 for information on the loss of existing and allocated sites to other uses, for the following indicators.

- STRAT 3 (D) Delivery of CBQ
- 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.

## Ellesmere Port

7.13 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.

LPP1	STRAT 4 (A) Total number of net dwelling completions in Ellesmere Port spatial area			
	Target	Baseline (2010)	2010-2025	% of requirement achieved
Target met? On-going	4,800 dwellings by 2030	0 dwellings	3,657	76 %
	Local Plan policy ref(s): STRAT 2, STRAT 4			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor			

## Northwich

7.14 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.

LPP1	STRAT 5 (A) Total number of net dwelling completions in Northwich spatial area			
	Target	Baseline (2010)	2010-2025	% of requirement achieved
Target met? Y (exceeded)	4,300 dwellings by 2030	0 dwellings	4,522	105 %
	Local Plan policy ref(s): STRAT 2, STRAT 5			
	Significant Effects ref(s): N/A			
	Source: Cheshire West and Chester housing land monitor			

7.15 The following table monitors the progress and delivery of each of the named housing allocations in Local Plan (Part One) policy N3

LPP2	LPP2/S5 (F) Number of new homes delivered on allocated sites in Northwich			
	Target	Baseline (2010)	Year	Development progress and completions
Target met? On-going	A. Briar Lane garage court (10+ dwellings)	0 dwellings	2024-2025	No extant permission / pending planning application(s)
	B. Land at Winnington Avenue (100+ dwellings)	0 dwellings	2017-2018	<a href="#">17/01965/OUT</a> approved 20th July 2018
			2020-2021	<a href="#">20/00992/REM</a> approved 8th September 2020 - 124 dwellings "Winnington Place" Annual <b>Total site completions = 3</b>
			2021-2022	Annual completions = 29 <b>Total site completions = 31</b>
			2022-2023	Annual completions = 46 <b>Total site completions = 77</b>
			2023-2024	Annual completions = 38 <b>Total site completions = 115</b>
			2024-2024	Annual completions = 9 <b>Total site completions = 124</b> <b>Site complete</b>
	C. Land at	0	2021-2022	<a href="#">21/00055/FUL</a> application pending



	Hargreaves Road (235+ dwellings)	dwellings		decision - residential development to 395 dwellings
			2022-2023	<a href="#">21/00055/FUL</a> approved 15th May 2023 (380 dwellings)
			2023-2024	Development commenced. 16 under construction. <b>Total site completions = 0</b>
			2024-2025	Annual completions = 44 <b>Total site completions = 44</b>
	D. Former Castleleigh Centre (20+ dwellings)	0 dwellings	2024-2025	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				

7.16 Please refer to the Economy section of the Annual Monitoring Report 2025 for information on the loss of existing and allocated sites to other uses, for the following indicator.

- STRAT5(F) Amount of employment land and premises lost to other uses at Gadbrook Park

## Winsford

7.17 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.

LPP1	STRAT 6 (A) Total number of net dwelling completions in Winsford spatial area			
	Target	Baseline (2010)	2010-2025	% of requirement achieved
Target met? On-going	3,500 dwellings by 2030	0 dwellings	2,626	75 %
Local Plan policy ref(s): STRAT 6				
Significant Effects ref(s): N/A				
Source: Cheshire West and Chester housing land monitor				

7.18 The housing allocations to meet the housing requirement in Winsford are set out in the Winsford Neighbourhood Plan. The progress and delivery of each of the named housing allocations in the neighbourhood plan is set out in Appendix A to this report.

7.19 Please refer to the Economy section of this year's Annual Monitoring report for information on the loss of existing and allocated sites to other uses, for the following indicator.

- STRAT6 (D) Amount of employment land and premises lost to other uses at Winsford Industrial Estate and Woodford Park

## Rural area

7.20 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.

LPP1	STRAT 8 (A) Total number of net dwelling completions in rural area			
	Target	Baseline (2010)	2010-2025	% of requirement achieved
Target met?  Y (exceeded)	At least 4,200 dwellings by 2030	0 dwellings	5,836	139 %
	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			

7.21 The table below monitors the progress and delivery of the housing requirements for each of the Key Service Centres as identified in Local Plan (Part One) policy STRAT 8.

7.22 Each of the key service centres have made significant progress in meeting the individual housing requirements. Eight out of ten of the Local Plan key service centres have achieved the housing requirements, and completions in all the key service centres are above 75 per cent of the requirement.

STRAT 8 (B) Total number of net dwelling completions in key service centres			
Key service centre	Target (by 2030)	2010-2025	% achieved
Cuddington and Sandiway	200 dwellings	204	102 %
Farndon	200 dwellings	254	127 %
Frodsham	250 dwellings	197	79 %
Helsby	300 dwellings	325	108 %
Kelsall	200 dwellings	237	118 %
Malpas	200 dwellings	385	192 %
Neston and Parkgate	200 dwellings	300	150 %
Tarporley	300 dwellings	322	107 %
Tarvin	200 dwellings	193	96 %
Tattenhall	250 dwellings	274	110 %
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			



## 8. Transport and accessibility

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

LPP1	STRAT 10 (A) Carbon emissions from transport Data taken from: 'Local Authority CO2 emissions estimates 2010-2023 (kt CO <sub>2</sub> ) (Gov.uk)			
	Target	Baseline	2024-2025	
Target met? Y	Reduce from 2010 baseline	952 kt CO <sub>2</sub> in 2010 (using new methodology) <sup>5</sup> 947.8 kt CO <sub>2</sub> in 2011 916 kt CO <sub>2</sub> in 2012 912.9 kt CO <sub>2</sub> in 2013 927.1 kt CO <sub>2</sub> in 2014 949.2 kt CO <sub>2</sub> in 2015 959.1 kt CO <sub>2</sub> in 2016 943.1 kt CO <sub>2</sub> in 2017 941.5 kt CO <sub>2</sub> in 2018 923.9 kt CO <sub>2</sub> in 2019 757.8 kt CO <sub>2</sub> in 2020 791.64 kt CO <sub>2</sub> in 2021		806.4 kt CO <sub>2</sub> in 2023
Local Plan policy ref(s): STRAT 10				
Significant Effects ref(s): SE1				
Source: Data taken from: <a href="https://www.gov.uk/government/statistics/local-authority-and-regional-greenhouse-gas-emissions-statistics-2005-to-2023">UK local authority and regional greenhouse gas emissions statistics, 2005 to 2023 - GOV.UK</a>				

<sup>5</sup> 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	Year	2024-2025
Target met? Y	Reduce from 2010 baseline	2010: 16.1	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 2020: 10.2 2021: 9.7	2023: 7.2
Local Plan policy ref(s): STRAT 10				
Significant Effects ref(s): SE1				
Source: Data taken from: <a href="https://www.gov.uk/government/statistics/local-authority-and-regional-greenhouse-gas-emissions-statistics-2005-to-2023">UK local authority and regional greenhouse gas emissions statistics, 2005 to 2023 - 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 CO2 and NOx with some increases. However, emissions per capita has reduced by 8.9 kt since 2010, the lowest recording being this year in 2023. The data indicates that the overall emissions from transport, industry and commercial and domestic has declined. This could be due to a number of initiatives which have been introduced to reduce CO2, such as alternative energy and efficiencies in industry.

SE	STRAT 10 (A ii) Number of tonnes of NOx emitted annually from road transport		
	Target	Baseline	2024-2025
Target met? Y	Reduce from 2012 baseline	2012: 2996.67 t 2014: 2662.28 t 2015: 2898.27 t 2016: 2627.40 t 2017: 2445.84 t 2018: 2291.52 t 2019: 2388.99 t 2020: 1548.96 t	Latest data from 2023: 1620.35 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 (NO2) and Nitric Oxide (NO) are both oxides of nitrogen and are collectively referred to as NOx. All fossil fuel combustion processes produce NOx emissions, largely in the form of NO, which is converted to NO2 in a chemical



reaction in the atmosphere. The main source of NOx emissions is road transport.

8.4 There has been a reduction in NOx emitted from road by 1447.71 t since the baseline, although the significant drop between 2019 and 2020 may have been due to the COVID-19 pandemic lockdown. Many factors will combine to affect NOx levels in a particular area; topography, weather patterns, numbers and types of vehicles and congestion patterns. Different vehicles give off different amounts of NOx. Larger vehicles, older vehicles and diesel vehicles produce more NOx than modern vehicles. New vehicles are 'cleaner' due to new technology such as catalytic converters and particulate filters.

SE	STRAT 10 (A iii) Number of tonnes of PM10 emitted annually from road transport		
	Target	Baseline	2024-2025
Target met? Y	Reduce from 2010 baseline (Data available from 2012 onwards)	2012: 189.09 t 2014: 179.91 t 2015: 170.39 t 2016: 161.04 t 2017: 155.63 t 2018: 152.82 t 2020: 164.29 t 2021: 149.11 t	2023: 165.68 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 PM10, are often higher where traffic is slow moving, with stop/start driving, and where buildings on either side reduce dispersion. Episodes of particulate pollution can occur on regional scales. PM10 (particulate matter smaller than 10 microns) is easily inhaled and is associated with a range of health effects including lung function, asthma symptoms and cardiovascular diseases. Particulate matter does not exhibit a no-effects threshold so reductions in ambient levels are associated with improvements in health outcomes. Since the baseline, there has been a reduction of 39.98 t emitted from road transport and a reduction of 15.18 t since the previous monitoring period. This could be attributed to the changes in working patterns since COVID19, with more people working from home.

SE	STRAT 10 (A iv) Mode of transport used by residents to travel to work in CWaC (% of employed residents)		
	Target	Baseline	2024-2025
Target met? N/A	Increase in the number of residents using modes of transport other than the private car/van.	<b>2008:</b> Car and Van: 78% Bus: 2% Train: 2% Motorcycle: 0% Bicycle: 3% Foot: 13% Other: 0% <b>2011:</b> Car 73.9% Public Transport 5.7% Bicycle or Foot 12.7%	Driving Car or Van: 50.8% Working from home: 31.5% On foot: 7.4% Passenger in a car/van: 3.9% Bus, minibus, coach: 1.7% Bicycle: 2.0% Train: 0.8%
Local Plan policy ref(s): STRAT 10			
Significant Effects ref(s): SE8			
Source: Source: State of the Borough <a href="#">Transport and connectivity   Cheshire West and Chester Council</a> . The information in the State of the Borough 2025 is based is from Census 2021.			

8.6 Since the last census, the Council has prepared a Low Emissions Strategy, and continues its work on active travel, as well as declaring a climate emergency. Work is ongoing to encourage and increase commuting residents to take other modes of transport other than private car or van. For this year, commuting on foot has decreased 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.

8.7 It is to be noted that data in the above table hasn't changed since the last monitoring period as the data is still based on 2021 Census.



## 9. Economic

9.1 As set out in section 1 'Introduction' the indicators in 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

9.2 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 needs.

9.3 Economic data is available on the Cheshire West and Chester 'State of the borough dashboard' [State of the Borough | Cheshire West and Chester Council](#) These indicators relate to skills and employment, or business and economy and 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.

9.4 The Council has prepared an Economic Development Needs Assessment (2025) to review economic trends in more detail and to provide further evidence for emerging local plan policies and future land requirements.

9.5 Local Plan (Part One) policy ECON 1 identifies that a flexible supply of employment land to meet a range of sizes and types of sites 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. The strategic policies of the plan also safeguard employment land/premises at Chester West/Sealand Industrial Estate (STRAT 3), Gadbrook Park (STRAT 5) and Winsford Industrial Estate / Woodford Park (STRAT 6)

9.6 The indicator below shows the loss of existing or allocated employment land to another use during the monitoring period. This indicator is measured at the point of completion of any proposed alternative development and relates to large sites (>0.25ha/500sqm).

<b>LPP1 / LPP2</b>	<b>ECON 1 (D i) Loss of existing or allocated employment land to other uses 2024-2025</b>		
	<b>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</b>		
	<b>Target</b>	<b>Baseline</b>	<b>2024-2025</b>
<b>Target met? N</b>	No loss on allocated sites		See Table 9.1 for the breakdown by area.  Total loss 2024-2025: 6.29ha / 3931sqm floorspace
	Local Plan policy ref(s): ECON 1, DM 5		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester employment land monitor (2025)		

9.7 It is recognised that alongside the take-up and development of employment land, there will be some redevelopment of 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 and dedicated office business parks.

9.8 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.

9.9 Table 9.1 below, sets out the loss of employment land to other uses for 2024-2025 monitoring period.

**Table 9.1 Loss of employment land / premises to alternative use 2024-2025**

<b>Area</b>	<b>Location</b>	<b>Redevelopment of land / buildings to another use (ha)</b>	<b>Floorspace lost to alternative use (sqm)</b>
Chester LPP2/S3 (D)	9A Bumpers Lane, Chester	0.07	744
Ellesmere Port LPP2/S4 (E)	n/a	0	0
Northwich LPP2/S5 (E)	Land at Winnington Avenue (Northwich) – part loss of	4.23	0



Area	Location	Redevelopment of land / buildings to another use (ha)	Floorspace lost to alternative use (sqm)
	employment allocation N4.B  Sherwood House, Gadbrook Road, Rudheath	0.07	757
Winsford LPP2/S6 (C)	n/a	0	0
Rural LPP2/S8 (C)	Monument Place, Farndon  Hall Lane, Wincham	0.94  0.98	1000  1430
<b>Total LPP2/S2 (C) LPP2/EC/A</b>		<b>6.29 ha</b>	<b>3931 sqm</b>

9.10 Previous monitoring reports have monitored the delivery of key employment schemes identified in Local Plan (Part One) policy ECON 1. They have also monitored the amount of employment land and premises lost at key employment locations safeguarded in the Local Plan. A summary is provided below for the 2024-25 monitoring period.

#### 9.11 STRAT 3 (D) Delivery of Chester Business Quarter

- Planning permission for the remaining phases of office development expired on 24 April 2024. A new planning application would be required for the development of these remaining plots.
- The Chester Business Quarter Development Brief was approved as an informal guidance note in December 2024 to inform future planning applications in this location.
- A lawful development certificate (24/03463/LDC) was approved 5 March 2025 for the development of the hotel with ground floor restaurant/retail uses. This confirmed that the permission has been implemented before the expiry of the 3-year time limit. No further development has taken place.

#### 9.12 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

- Chester Business Park: None during the 2024-2025 period. However, planning application 24/00096/FUL *Part change of use to accommodate a mental health care facility, with the remainder of the building continuing with Class E(g)* was approved June 2025, subject to legal agreement and conditions. This is a large-scale unit of approximately 12,500sqm office space.
- Chester West / Sealand Industrial Estate: Loss of 0.07ha / 744sqm at Bumpers Lane

in the 2024-25 monitoring period. This provided a change of use to a flexible use including of E(g), B8 and mobility and care products showroom with ancillary storage, falling in Use Class E(a).

**9.13 STRAT 5 (F) Amount of employment land and premises lost to other uses at Gadbrook Park**

- Sherwood House, Gadbrook Park 0.07ha / 757sqm - Change of use of an office (Class E) to independent special school (Class F1)
- Octagon House (25/01423/PMA) Conversion of offices to 66 apartments – this application was pending during the monitoring period but was subsequently approved 25 July 2025.
- Osborne Court Gadbrook Park (24/03256/FUL) Change of use from office (Use Class E) to Independent School (Use Class F1) – this was approved 13 January 2025, and development is underway.

**9.14 STRAT6 (D) Amount of employment land and premises lost to other uses at Winsford Industrial Estate and Woodford Park**

- None during 2024-2025 period.

9.15 The delivery of new office development at Chester Business Quarter has stalled, and there is evidence of the loss of office floorspace at key out of town employment areas. There is also the potential for further changes of use to take place under permitted development, which would allow for Class E (commercial, business and service class) to C3 (residential) conversions to take place. This has been evident at Gadbrook Park through the recent prior approval for 66 residential apartments. The Council will consider the use of Article 4 Directions in key employment locations, to avoid wholly unacceptable adverse impacts on local businesses.

**Town centres**

9.16 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 2024-2025 period is available as an excel worksheet on the Council's monitoring webpage Monitoring reports ([Employment, Retail and Visitor Economy Monitoring | Cheshire West Planning Policy](#))

9.17 The changes to the Use Classes Order combine the A1, A2, A3 and B1 use classes into a single E use class (commercial, business and service), and other main town centre uses have become Sui Generis. This took effect 1 September 2020 and affects the way in which retail developments are monitored. The 2021-2022



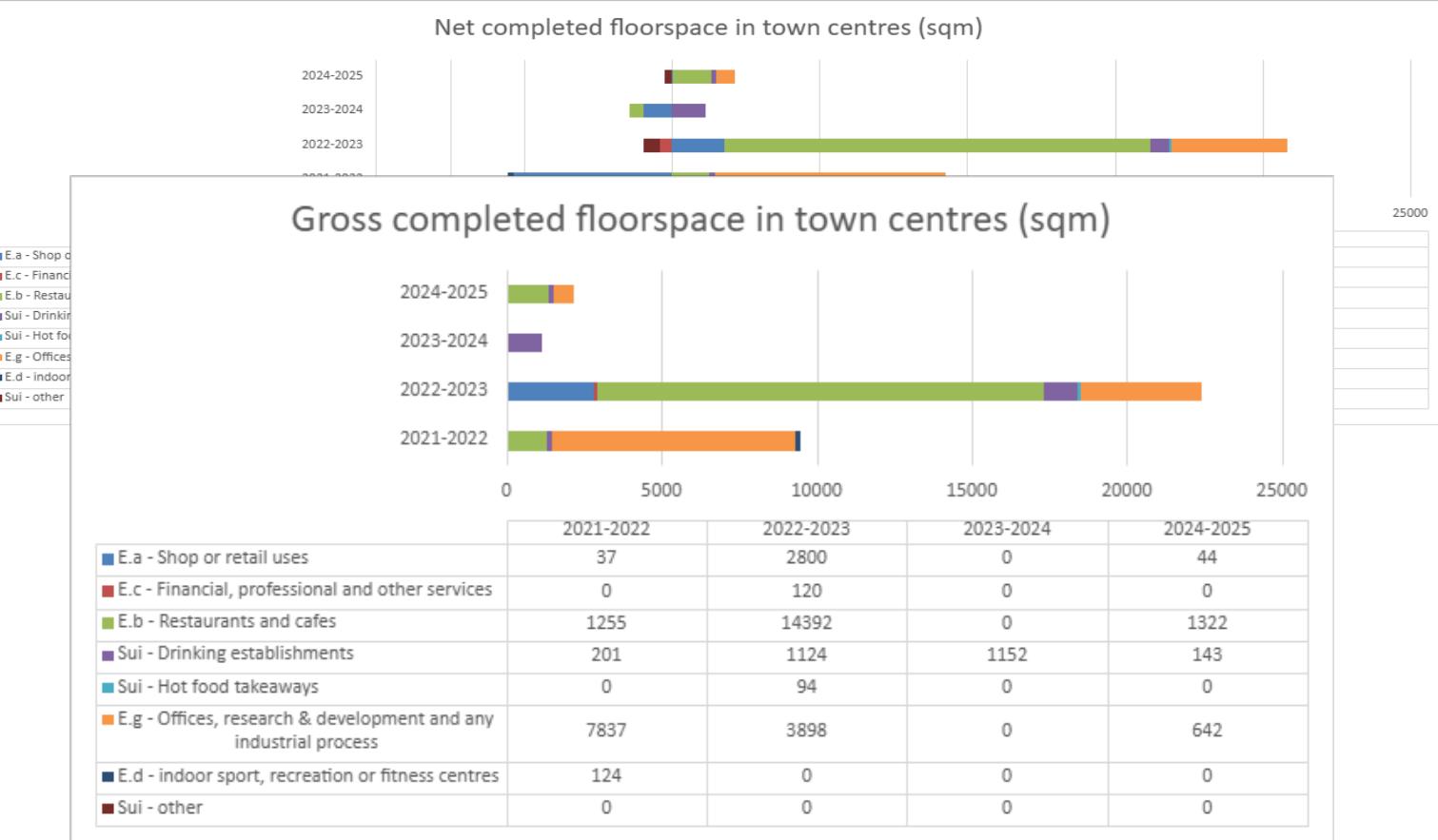
monitoring period was the first complete year of the new use class system to reflect this change.

9.18 To support the emerging Local Plan, a new Cheshire West and Chester Retail Study has been completed, available at; [Evidence and Research | Cheshire West Planning Policy](#) . This includes further commentary on the reform of Use Classes Order and Permitted Development Rights and implications for town centres.

LPP1 / LPP2	<b>ECON 2 (D) Relevant planning applications determined in accordance with policy</b> <b>LPP2/EC (E) Number of approved retail planning applications and floorspace (m<sup>2</sup>) in and out of centre</b>																										
	<b>Target</b>	<b>Baseline</b>	<b>2024-2025</b>																								
<b>Target met?</b> <b>N</b>	100 per cent increase in town centre uses approved in 'in centre' locations	Baseline established 2019-2020:  Percentage of applications in centre = 46  Percentage of floorspace in centre = 66	Percentage of applications in centre = 50  Percentage of floorspace in centre = 5																								
<table border="1"><caption>Data for Main Town Centre applications and floorspace</caption><thead><tr><th>Year</th><th>Main Town Centre applications in centre (%)</th><th>Main Town Centre floorspace in centre (%)</th></tr></thead><tbody><tr><td>2018/2019</td><td>25</td><td>25</td></tr><tr><td>2019/2020</td><td>50</td><td>65</td></tr><tr><td>2020/2021</td><td>60</td><td>65</td></tr><tr><td>2021/2022</td><td>65</td><td>25</td></tr><tr><td>2022/2023</td><td>60</td><td>10</td></tr><tr><td>2023/2024</td><td>50</td><td>25</td></tr><tr><td>2024/2025</td><td>55</td><td>5</td></tr></tbody></table>				Year	Main Town Centre applications in centre (%)	Main Town Centre floorspace in centre (%)	2018/2019	25	25	2019/2020	50	65	2020/2021	60	65	2021/2022	65	25	2022/2023	60	10	2023/2024	50	25	2024/2025	55	5
Year	Main Town Centre applications in centre (%)	Main Town Centre floorspace in centre (%)																									
2018/2019	25	25																									
2019/2020	50	65																									
2020/2021	60	65																									
2021/2022	65	25																									
2022/2023	60	10																									
2023/2024	50	25																									
2024/2025	55	5																									
Local Plan policy ref(s): ECON 2, DM 14																											
Significant Effects ref(s): SE62																											
Source: Cheshire West and Chester planning application monitoring																											

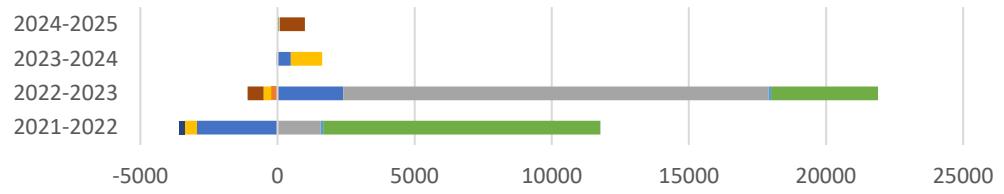
LPP2	LPP2/EC (F) Amount of completed floorspace in centre for town centre uses		
	Target	Baseline (2017-2018)	1 April 2025
Target met? Y	Increase from baseline set in 2017/2018	8,584m <sup>2</sup> (net)	1917sqm (net)
	Local Plan policy ref(s): ECON2, DM14		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester retail monitoring		

LPP2	LPP2/EC (G) Amount of completed floorspace across the borough for town centre uses		
	Target	Baseline (2017-2018)	1 April 2025
Target met? N	Decrease from baseline set in 2017-2018 AMR	20,596m <sup>2</sup> (net)	994m <sup>2</sup> (net)
	Local Plan policy ref(s): ECON2, DM14		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester retail monitoring		



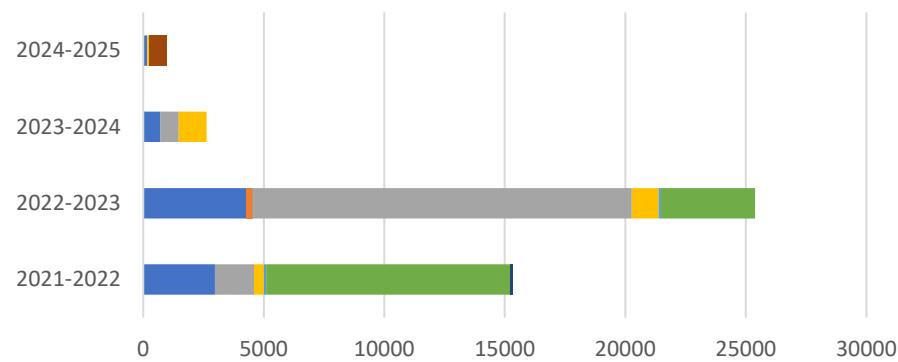


### Net completed floorspace across the borough (sqm)



	2021-2022	2022-2023	2023-2024	2024-2025
E.a - Shop or retail uses	-2933	2402	480	58
E.c - Financial, professional and other services	0	-225	0	0
E.b - Restaurants and cafes	1571	15503	-44	10
Sui - Drinking establishments	-475	-282	1152	19
Sui - Hot food takeaways	90	94	0	0
E.g - Offices, research & development and any industrial process	10118	3898		0
E.d - indoor sport, recreation or fitness centres	-176	0	0	0
Sui - other	0	-582	0	907

### Gross completed floorspace across the borough (sqm)



	2021-2022	2022-2023	2023-2024	2024-2025
E.a - Shop or retail uses	2971	4261	715	157
E.c - Financial, professional and other services	0	273	0	0
E.b - Restaurants and cafes	1619	15726	761	10
Sui - Drinking establishments	417	1124	1152	99
Sui - Hot food takeaways	90	94	0	0
E.g - Offices, research & development and any industrial process	10118	3898		0
E.d - indoor sport, recreation or fitness centres	124	0	0	0
Sui - other	0	0	0	733

## Tourism

9.19 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. Please refer to table C.1 in Appendix C for details of planning applications.

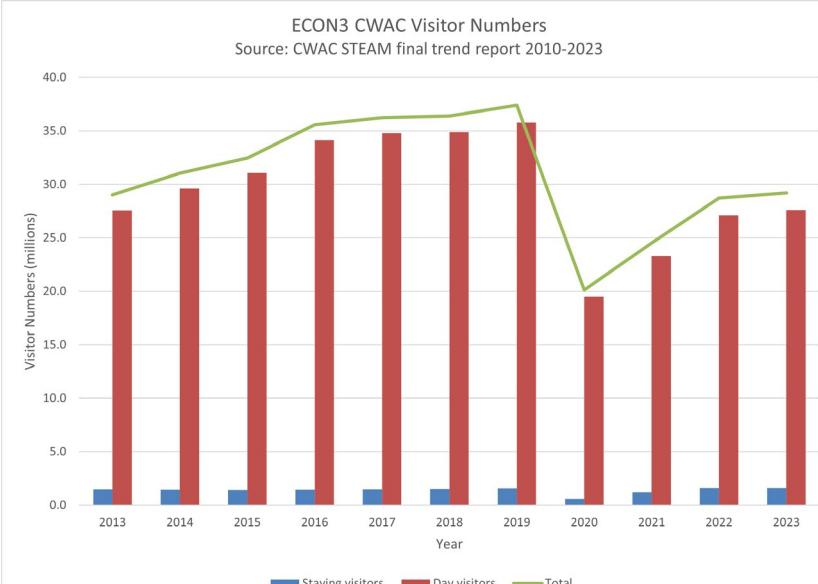
**Visitor Attractions**

LPP1 / LPP2	<b>ECON 3 (A) Relevant planning applications determined in accordance with policy</b> <b>LPP2/EC (I) Number of planning applications for tourism attractions/facilities granted in accordance with policy</b>	
	Target	1 April 2025
Target met? n/a	<p>New tourism attractions during the 2024-2025 period were approved at:</p> <ul style="list-style-type: none"> <li>• Chester Zoo; Single storey check in lodge (22/02366/FUL) education centre building (24/00951/FUL).</li> <li>• Grosvenor Park Chester; temporary siting of a giant observation wheel (23/03209/FUL)</li> <li>• Anderton Boat Lift: Extension and alterations to the main visitor centre building (24/03123/FUL)</li> <li>• Chester Racecourse; Removal of temporary bar pod construction of new bar at winning post (24/00961/FUL)</li> <li>• Hooton Hangars: change of use to develop a museum (24/00479/FUL)</li> </ul>	
Local Plan policy ref(s): ECON3, DM9, DM10		
Significant Effects ref(s): N/A		



## Visitor Accommodation

<b>LPP1 / LPP2</b>	<b>ECON 3 (A) Relevant planning applications determined in accordance with policy LPP2/EC (J) - Number of planning applications granted for new visitor accommodation, in accordance with policy.</b>	
	<b>Target</b>	<b>1 April 2025</b>
<b>Target met? n/a</b>	<p>The following proposals were granted during the monitoring period:</p> <ul style="list-style-type: none"><li>• <b>Hotel:</b> 9 planning applications approved, including 3 discharge of condition applications on extant schemes.</li><li>• <b>Aparthotel:</b> 1 planning approval.</li><li>• <b>Bed and Breakfast:</b> 1 planning approval</li><li>• <b>Holiday lets / letting rooms:</b> 6 planning applications approved.</li><li>• <b>Lodges:</b> 3 planning approvals.</li><li>• <b>Glamping:</b> 1 planning approval.</li></ul>	
Local Plan policy ref(s): ECON3, DM9, DM10		
Significant Effects ref(s): N/A		

SE65	ECON 3 (A i) Number of day and overnight visitors to the borough																																															
	Target	Baseline	2024-2025																																													
	N/A	See graph below (ECON3 CWAC Visitor Numbers)	<p>The most recent information is from 2023:</p> <ul style="list-style-type: none"> <li>• 2023 Staying visitor numbers (millions): 1.6</li> <li>• 2023 Day visitor numbers (millions): 27.6</li> <li>• Total visitors (millions) : 29.2</li> </ul>																																													
 <p><b>ECON3 CWAC Visitor Numbers</b> Source: CWAC STEAM final trend report 2010-2023</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Staying visitors (millions)</th> <th>Day visitors (millions)</th> <th>Total visitors (millions)</th> </tr> </thead> <tbody> <tr><td>2013</td><td>1.6</td><td>27.6</td><td>29.2</td></tr> <tr><td>2014</td><td>1.6</td><td>29.6</td><td>31.2</td></tr> <tr><td>2015</td><td>1.6</td><td>31.2</td><td>32.8</td></tr> <tr><td>2016</td><td>1.6</td><td>34.0</td><td>35.6</td></tr> <tr><td>2017</td><td>1.6</td><td>34.6</td><td>36.2</td></tr> <tr><td>2018</td><td>1.6</td><td>34.6</td><td>36.2</td></tr> <tr><td>2019</td><td>1.6</td><td>35.6</td><td>37.2</td></tr> <tr><td>2020</td><td>0.8</td><td>20.0</td><td>20.8</td></tr> <tr><td>2021</td><td>1.2</td><td>23.4</td><td>24.6</td></tr> <tr><td>2022</td><td>1.6</td><td>27.0</td><td>28.6</td></tr> <tr><td>2023</td><td>1.6</td><td>27.4</td><td>29.0</td></tr> </tbody> </table>	Year	Staying visitors (millions)	Day visitors (millions)	Total visitors (millions)	2013	1.6	27.6	29.2	2014	1.6	29.6	31.2	2015	1.6	31.2	32.8	2016	1.6	34.0	35.6	2017	1.6	34.6	36.2	2018	1.6	34.6	36.2	2019	1.6	35.6	37.2	2020	0.8	20.0	20.8	2021	1.2	23.4	24.6	2022	1.6	27.0	28.6	2023	1.6	27.4	29.0
Year	Staying visitors (millions)	Day visitors (millions)	Total visitors (millions)																																													
2013	1.6	27.6	29.2																																													
2014	1.6	29.6	31.2																																													
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2019	1.6	35.6	37.2																																													
2020	0.8	20.0	20.8																																													
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Local Plan policy ref(s): ECON 3																																																
Significant Effects ref(s): SE65																																																
Source: Cheshire West and Chester STEAM report (2012-2023). See also CWAC State of the borough dashboard <a href="#">Culture and tourism   Cheshire West and Chester Council</a>																																																

## 10 Social

10.1 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

10.2 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 SE	<b>SOC 1-2 (A) Number of affordable housing completions in monitoring year LPP2 / SO (A), LPP2 / SO (B), LPP2 / SO (J)</b>			
	<b>Target</b>	<b>Baseline (2010)</b>	<b>Completions 2024-2025</b>	<b>Total completions 2010 to 2025</b>
Target met? On-going	6,600 affordable homes by 2030 (based upon up to 30 per cent of 22,000 net additional dwellings)	0	352	
	100 per cent affordable housing on relevant rural exception schemes	0	0	See Table 10.1
	Local Plan (Part One) policy ref(s): SOC 1, SOC 2			
	Significant Effects ref(s): SE46			
	Source: Cheshire West and Chester housing land monitor			

10.3 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 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, approximately 6,600 affordable homes could be provided (as a proportion of the total 22,000 new dwellings in the Local Plan). In the 2024-2025 monitoring period 29% of total gross housing completions were affordable units. Annual affordable housing completions are set out in Table A2 in Appendix A.

10.4 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.

### **Rural exception sites**

10.5 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 10.1 Rural exception sites

Address / location	RP / developer	Location	Application ref	No. of units	Site Status (1 April 2025)
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
Adj. Cheshire Cat (2), Whitchurch Road, Christleton	Blueoak Estates	Christleton	<a href="#">17/00201/FUL</a> (06/04/2017)	10	Complete (2018-2019)
Troopers Field (1) , Whitchurch Road, Chester	Edward Homes	Christleton	<a href="#">13/04277/FUL</a> (20/05/2014)	17	Complete



Address / location	RP / developer	Location	Application ref	No. of units	Site Status (1 April 2025)
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	Gilden 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	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> (21/010/2014)	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
Whitchurch Road, Christleton	Blueoak Estates	Christleton	<a href="#">22/04073/FUL</a> (27/11/2023)	5	Not started

10.6 The Council notes that some 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

### **Allocation of affordable units provided through exception schemes**

10.7 Between 2012 and 2018 there was a relatively high level of rural exception schemes proposed in the borough particularly adjacent to Green Belt settlements and in some of these settlements, several schemes have been approved (see Table 11.2). Whilst the delivery of affordable housing is supported, 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 10.2 Allocation of affordable units by site and location

<b>Address/site</b>	<b>Location</b>	<b>Allocation of units</b>
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>6</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

10.8 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)	2024-2025
Target met?  On-going	100 per cent of relevant schemes	0 dwellings	See tables 11.4 and 11.5
	Local Plan policy ref(s): SOC 3		
	Significant Effects ref(s): SE51, SE46		
	Source: Cheshire West and Chester housing land monitor		

10.9 Tables 10.3 and 10.4 provide the annual breakdown of housing completions by type (house, bungalow or apartment/flat) and size (number of bedrooms), and by tenure

<sup>6</sup> no data available on affordable rent units

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 housing land monitor reports.

10.10 Communal accommodation which includes both care homes and student halls of residence (multiple bedrooms sharing bathrooms and cooking facilities) are not currently included in the supply of new housing to meet the Local Plan housing requirement. However, they are included for the purpose of calculating the NPPF housing delivery test and are reported through the Housing Flow Reconciliation required by the Ministry of Housing, Communities and Local Government.

Table 10.3 Gross 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	No data			21	78	0	0
2011-2012	2	21	183	115	No data			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
2022-2023	3	66	349	443	0	7	8	69	42	1	1
2023-2024	2	65	353	421	5	11	3	76	69	1	0
2024-2025	0	45	374	274	1	4	2	43	133	0	1
<b>TOTAL</b>	<b>42</b>	<b>806</b>	<b>5,928</b>	<b>5,935</b>	<b>21</b>	<b>157</b>	<b>145</b>	<b>1,780</b>	<b>1,623</b>	<b>52</b>	<b>84</b>

Table 10.4 Gross 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	No data			50	104	0	0
2011-2012	0	115	56	0	No data			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
2022-2023	2	110	137	6	0	10	0	81	65	12	0
2023-2024	0	141	144	5	0	0	0	65	22	0	0
2024-2025	0	140	142	10	0	0	0	54	6	0	0
<b>TOTAL</b>	<b>8</b>	<b>1,854</b>	<b>1,703</b>	<b>66</b>	<b>4</b>	<b>39</b>	<b>9</b>	<b>909</b>	<b>843</b>	<b>104</b>	<b>0</b>

10.11 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. It also acknowledges that the number of elderly residents is expected to increase through the plan period, and Local Plan (Part Two) policy SOC 3 encourages the development of a range of housing options (not restricted to communal care homes) to meet this change in demographic.

10.12 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)	2024-2025
Target met? N/A	N/A	0 schemes permitted	<p>Schemes approved in 2024-2025 monitoring period</p> <ul style="list-style-type: none"> <li>• Essendene Elderly Persons Home, Barnton (Change from C2 care to eight assisted living units)</li> <li>• Grosvenor Villas, Hoole, Chester (Extension – ensuite bedrooms)</li> <li>• Crossways, Lostock Gralam (Extension – additional bedrooms and day space)</li> <li>• Astbury Lodge, Great Sutton, Ellesmere Port (Extension – 22 additional bedspaces)</li> <li>• Lloyd Drive, Ellesmere Port (Older person's care home and 24-bed rehabilitation care home)</li> <li>• Moors Lane, Winsford (Change of use to six-bed care home)</li> <li>• Sandringham Gardens, Ellesmere Port (Change of use to care home) (Under construction)</li> </ul> <p>Schemes with extant planning permission</p> <ul style="list-style-type: none"> <li>• Brook Meadow, Neston (52 one to three -bed older persons' dwellings) (Development commenced)</li> <li>• Gifford Lea, Tattenhall (47 older persons' dwellings) (Under construction)</li> <li>• Wealstone Residential Home, Upton, Chester (30-bed Specialist dementia care home) (Under construction)</li> <li>• Dingle Lane, Winsford (12 retirement apartments) (Stalled)</li> <li>• Swanlow Lane, Winsford (Change of use to care home) (Not started)</li> <li>• Rofton works, Hooton (Care home) (Not started)</li> </ul>



Table 10.5 Annual specialist accommodation completions 2010-2025

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
2016-2017	125	66
2017-2018	35	81
2018-2019	15	0
2019-2020	56	58
2020-2021	93	68
2021-2022	43	20
2022-2023	68	83
2023-2024	30	0
2024-2025	0	0
Total	1,026	397

Table 10.6 Annual student housing completions 2010-2025

Monitoring period	Completed self-contained student units	Completed communal student bedspaces
2010-2011	0	0
2011-2012	2	0
2012-2013	0	0
2013-2014	18	179
2014-2015	0	0
2015-2016	137	25
2016-2017	143	0
2017-2018	350	0
2018-2019	151	0

Monitoring period	Completed self-contained student units	Completed communal student bedspaces
2019-2020	175	0
2020-2021	0	0
2021-2022	0	0
2022-2023	0	0
2023-2024	0	0
2024-2025	0	0
Total	976	204

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

Monitoring period	Number of applications received for new PBSA	Number of applications received for new PBSA <sup>7</sup> that include a management plan	Percentage of applications including a management plan (target 100%)
2015-2016	1 x refused – appeal allowed	0	0%
2016-2017	2 x refused – appeal allowed 1 approved	2	66%
2017-2018	1	1	100%
2018-2019	2	0	0%
2019-2020	0	0	N/A
2020-2021	0	0	N/A
2021-2022	0	0	N/A
2022-2023	0	0	N/A
2023-2024	0	0	N/A
2024-2025	0	0	N/A

<sup>7</sup> Purpose built student accommodation



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

LPP2	LPP2/SO (C) Number of new homes completed by type and size	
Target met? N/A	Target	1 April 2025
Target met? N/A	Meet the requirements of policy	See policy 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		

## DM 26 - Specialist accommodation

LPP2	LPP2/SO (M) Number of new bed spaces provided (by type)	
Target met? N/A	Target	1 April 2025
Target met? N/A	N/A	See policy 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

LPP2	LPP2/SO (N) Number and location of new bed spaces and new self-contained units completed	
Target met? N/A	Target	1 April 2025
Target met? N/A	N/A	See policy 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

10.14 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.

Table 10.7 Applications for HMOs

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 (proliferation of HMOs referenced in one report)
2016-2017	8	2 (appeal allowed)	Yes, in both cases.
2017-2018	7	1	Yes
2018-2019	5	1 (appeal dismissed)	Yes
2019-2020	5 (including 2 change of use from HMO)	0	n/a
2020 -2021	16 (including 3 change of use from HMO)	3	<u>19/01817/FUL</u> : No (officer report stated that the development would be contrary to policy DM 28 (three criteria relating to amenity standards, cycle parking and waste facilities)) <u>20/03314/FUL</u> : No (Change of use from an HMO) <u>20/02497/FUL</u> : No
2021-2022	8	0	n/a
2022-2023	6	0	n/a
2023-2024	7	2	<u>23/00367/FUL</u> :Yes <u>22/02235/FUL</u> :No
2024-2025	4	1	<u>23/01584/FUL</u> :Yes



LPP2	LPP2/SO (O) Number of new HMO properties approved		
	Target	Baseline (2019)	1 April 2025
Target met? N/A	N/A	3	4
	Local Plan policy ref(s): DM 28		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester housing monitoring database		

LPP2	LPP2/SO (P) Change in the number of HMO's within Article 4 areas		
	Target	Baseline (2019)	1 April 2025
Target met? No	Zero	-1	1
	Local Plan policy ref(s): DM 28		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester housing monitoring database.		

#### Gypsy and Traveller and Travelling Showpersons accommodation

10.15 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 target requirement for pitches shown below is derived from the Gypsy and Traveller Accommodation Assessment (GTAA) which has been updated since the base date of the Local Plan. The most recently [updated GTAA](#) was published in July 2018 and identifies a need for 21 additional pitches (between 2017 and 2030) for Gypsy and Traveller households that meet the Government's planning definition; three plots for Travelling Showpeople; and the provision of a 5-10 pitch transit site. A new GTAA is in the process of being prepared and will be completed in 2026.

10.16 In the last monitoring period one permanent pitch, eight temporary pitches, and six transit pitches have been approved. 32 private permanent pitches have been approved since the base date of the latest GTAA (2018) and 65 permanent pitches since the start of the plan period. Tables 10.8 and 10.9 show the total provision of public and private pitches in the borough.

LPP1 SE	SOC 4(A) Provision of sites for Gypsy and Traveller and Travelling Showpersons accommodation		
	Target	Baseline	Monitoring outcome
Target met?	<p>Gypsy and Traveller pitches: 21 pitches 2017-2030</p> <p>Travelling Showpersons plots: 3 plots by 2030</p> <p>Transit site: 5-10 pitches by 2030</p>	<p>30 Gypsy and Traveller pitches granted permission. 0 Travelling Showpersons plots. 0 Transit site pitches.</p>	<p><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 <a href="#">11/05215/OUT</a> 12 permanent pitches - Rossfield Road, Ellesmere Port</p> <p><b>2015-2016</b> Additional pitches provided at existing site :<a href="#">14/02835/S73</a> and <a href="#">15/00689/FUL</a> 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> <a href="#">16/02334/FUL</a> 3 permanent - Gethsemane, Dunham on the Hill <a href="#">14/04412/FUL</a> 2 permanent pitches and 6 transit pitches - Little Meadows, Elton</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 permanent pitches - Woodlands Place, Land at Old Hall Lane, Elton</p> <p><b>2021-2022</b> <a href="#">20/00432/FUL</a> 3 additional permanent pitches - Gethsemane, Dunham on the Hill</p> <p><b>2022-2023</b> <a href="#">20/00961/FUL</a> 4 permanent pitches - Whitegate Stables, Mickle Trafford</p> <p><b>2023-2024</b> <a href="#">22/02273/FUL</a> 3 permanent pitches - Sunnyview, Backford <a href="#">23/01582/LDC</a> 1 permanent pitch (lawful development) Three Oaks, Kelsall</p>



LPP1 SE	SOC 4(A) Provision of sites for Gypsy and Traveller and Travelling Showpersons accommodation		
	Target	Baseline	Monitoring outcome
			<p><a href="#">21/03690/FUL</a> 2 permanent pitches - Tarvin Lodge Meadow, Tarvin <b>2024-2025</b></p> <p>22/01183/FUL 1 permanent pitch and 2 transit pitches – Green Meadows Stables, Kelsall</p> <p>23/02194/FUL 4 transit pitches – Gethsemane, Dunham on the Hill</p>
	Local Plan policy ref(s): SOC 4		
	Significant Effects ref(s): SE49		
	Source: Cheshire West and Chester housing land monitor; GTAA (2018)		

Table 10.8 Local Authority Gypsy and Traveller pitches with permanent permission (1 April 2025)

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

Table 10.9 Private Gypsy and Traveller pitches with permanent permission (1 April 2025)

Private sites with permanent planning permission	
Location	No. of pitches
Maryburgh Caravan Park, Hapsford	25
The Stables, junction of Grass Road and A5117, Elton	5
Country Meadow Field, Dunham on the Hill	3
Travellers Rest, Rilshaw Lane, Winsford	16
The Old Pumping Station, Frodsham	13
Prevan Place / Woodlands Lane, Old Hall Lane, Elton	6
Oaklands Caravan Park, Davenham Bypass/ London Road, Northwich	8
Gethsemane, Chester Road, Dunham on the Hill	6
Little Meadow, Elton /Thornton-le-Moors	2
Green Acres, Childer Thornton	6
Green Meadows Chalet Park, Towers Lane, Alvanley	2
Whitegate Stables, Plemstall Lane, Mickle Trafford	4
Sunny View, Dunkirk Way, Backford	3
Three Oaks, Kelsall	1
Tarvin Lodge Meadow, Tarporley Road, Tarvin	2
Green Meadow Stables, Chester Road, Kelsall	1
<b>Total</b>	<b>103</b>



## Open space, sport and recreation

10.17 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.

LPP2	SOC 6 (A) Amount of open space (Ha and Ha/1000 population)		
	Target	Baseline	2024-2025
Target met? Yes	At least maintain baseline amount	2010-2011 Parks and gardens: 74.15 ha Semi natural open space: 456.73 ha Amenity green space: 246.643 ha Provision for 12 and under: 18.64 ha Provision for younger people: 7.5 ha Allotments: 38.85 ha Outdoor sports facilities: 1,769.93 ha Cemeteries and Churchyards: 70.96 ha	Parks and recreation grounds: 169.76 ha Accessible natural green space: 2,550.12 ha Amenity green space: 169.21 ha Play space (children): 16.2 ha Play space (youth): 4.65 ha Allotments: 36.23 ha
Local Plan policy ref(s): DM 28			
Significant Effects ref(s): N/A			
Source: Cheshire West and Chester housing monitoring database.			

## 11 Environmental

### Flood risk and water management

11.1 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	2024-2025
Target met? Y	100% 0 applications granted contrary to EA advice	2010 - one permission granted contrary to the advice of the EA	No applications granted contrary to EA advice on flood risk or water quality grounds (applications withdrawn or conditioned following EA advice).  Water Quality 24/00196/FUL - Awaiting decision
	Local Plan policy ref(s): ENV 1		
	Significant Effects ref(s): SE3 and SE14		
	Source: Environment Agency published monitoring record September 2025 <a href="#">EA Government Publications - EA Objections on flood risk and water quality</a>		

### Green Infrastructure, biodiversity and geodiversity

11.2 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.



SE	ENV4 (B v) Number of designated Local Green Space sites within made Neighbourhood Plans		
	Target	Baseline	2024-2025
Target met? Y	Increase from baseline figure.	2014-2015: 30 designated Local Green Space sites (Tattenhall & District Neighbourhood Plan)	Local Green Space sites: Ashton Hayes: 10 sites Broxton: 4 sites Cuddington Parish: 9 sites Farndon: 3 sites Frodsham: 22 sites Helsby: 17 sites Ince: 7 sites Kelsall and Willington: 6 sites Moulton: 8 sites Northwich: 28 sites Neston: 5 sites Taporley: 9 sites Tarvin: 10 sites Taporley: 9 sites Tattenhall and District: 30 sites Upton-by-Chester and District: 4 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			

#### Historic environment

11.3 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	<b>ENV 5 (A) Relevant planning applications determined in accordance with policy</b>		
	Target	<b>2024-2025</b>	
Target met? N/A	100 per cent	See Local Plan (Part Two) historic environment indicators below which relate to strategic policy ENV 5.	

LPP1	<b>ENV 5(A i) Number of Conservation Area Appraisals as a proportion of Conservation Areas</b>		
	Target	Baseline	<b>2024-2025</b>
Target met? No change	100 per cent	2014-2015: 40%	43%
Local Plan policy ref(s): ENV 5			
Significant Effects ref(s): N/A			
Source: Cheshire Historic Environment Record A Chester Rows Design Guide was produced in March 2023.			

SE	<b>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)</b>			
	Target	Baseline	2018-2019	<b>2024-2025</b>
Target met? Y	Increase from 2010 baseline	4,395	10,909	11,312
Local Plan policy ref(s): ENV 5				
Significant Effects ref(s): SE37				
Source: Cheshire Historic Environment Record, Sites of archaeological/historic importance recorded on the Historic Environment Record (Monument records)				

**DM 4 - Sustainable construction**

LPP2	LPP2/EV(F) Number of non-domestic buildings achieving a BREEAM rating of 'excellent'		
	Target	Baseline	1 April 2025
<b>Target met?</b> N/A	Increase from baseline established in 2017-2018	Baseline established 2019-2020 11 schemes: Good - 1 Very Good - 6 Excellent - 1 Not specific (highest rating that can reasonably/ viably be achieved – 3  See table 11.1 for details of applications approved since baseline	2 schemes with BREEAM conditions (2 Excellent):  Research and development, and general industrial -1  Hotel and office -1
Local Plan policy ref(s): ENV 6, DM 4			
Significant Effects ref(s): N/A			
Source: Cheshire West and Chester planning application monitoring database			

Table 11. 1 Planning applications approved in previous monitoring periods

Monitoring period	Applications approved
2020-2021	<ul style="list-style-type: none"> <li>General industrial, storage or distribution - 1 Excellent, 1 Very Good, 1 Pass</li> <li>Hotels- 1 Excellent <ul style="list-style-type: none"> <li>- Commercial, Business and Service (Retail) - 1 Very Good</li> </ul> </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>
2021-2022	<ul style="list-style-type: none"> <li>General industrial, storage or distribution - 2 Very Good, 1 Pass, 1 Unspecified</li> <li>Commercial, Business and Service (Retail) – 1 Very Good</li> <li>Waste processing / recycling / energy - 4 Very Good</li> </ul>
2022-2023	<ul style="list-style-type: none"> <li>General industrial, storage or distribution - 2 Excellent, 1 Pass</li> <li>Commercial, Business and Service (Retail) Community use - 3 Excellent, 1 Very Good Waste processing / recycling / energy - 1 Very Good</li> <li>Care home – 1 Very Good</li> </ul>

Monitoring period	Applications approved
2023-2024	<ul style="list-style-type: none"> <li>General industrial, storage or distribution - 1 Excellent</li> <li>Health, community use – 1 Excellent, 1 Very Good</li> <li>Care home – 1 Excellent</li> </ul>

11.4 Local Plan (Part Two) Policy DM 4 expects all non-domestic buildings to achieve a BREEAM rating of 'Excellent'. In total two schemes granted planning permission in the period 2024-2025 included a condition that required the achievement of a BREEAM rating, both of which were conditioned to achieve an 'Excellent' rating. A further four schemes had planning conditions discharged, securing one development with an 'Outstanding' rating, one with 'Excellent', and two at a 'Pass' level.

11.5 The Council's sustainable construction guidance note<sup>8</sup> explains the approach to sustainable design and construction for new developments, in accordance with the requirements set out in policy DM 4 and sets out what information is needed to demonstrate that the requirements of the policy have been met. In applying Local Plan (Part Two) policy DM 4 to non-domestic development, the Council recognises 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 requirement for a BREEAM assessment is only applied to major non-domestic new build development schemes (i.e. those with a site area of one hectare or more; or providing 1,000 sqm floorspace or more) and not to changes of use or conversions, however, this is being kept under review.

#### Alternative energy

11.6 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.

11.7 During the monitoring period, 70 applications relating to proposals for alternative energy supplies were approved. The applications approved in the monitoring period are listed below.

- One application for a proposed solar farm of around 30MW on land at Bretton Hall Farm ([22/02042/FUL](#))
- 11 applications for a domestic scale ground mounted remote solar photovoltaics (PV) 25 applications for domestic scale roof mounted solar PV

<sup>8</sup> [Sustainable construction information requirements - Development details](#)



- 4 applications for domestic scale roof mounted solar PV and air source heat pumps
- 4 applications for domestic scale air source heat pumps
- One application for an external biomass boiler to assist with heating a workshop and a log drying kiln at Oscroft ([23/02833/FUL](#))
- One S73 application to alter the approved plans to reflect elevational changes and enable the installation of air source heat pumps and solar panels at a mixed use development of 23 dwellings and 23 commercial units on land at Lyndale Farm, Wrexham Road, Chester ([22/04461/S73](#))
- One S73 application for variation of condition to provide ground mounted solar panels at Vauxhall car storage site, Ellesmere Port ([23/02359/S73](#))
- 2 non-material amendment application to an outline permission for the erection of 70 dwellings to show indicative solar panel locations (23/02035/NMA)
- One application for a domestic scale air source heat pump 2 applications for business-scale air source heat pumps One business scale solar PV application ([23/02929/FUL](#))
- One application for a polytunnel and micro wind turbine at Maple Paddock, Cuddington ([23/01398/FUL](#))
- 2 Lawful Development Certificate applications were decided for solar PV on residential properties and 3 Lawful Development Certificate applications for solar PV on business properties. These applications assess whether the proposal is permitted under the Town and Country Planning General Permitted Development Order.

LPP1	ENV 7 (B) Installed capacity from renewable energy sources				
	Target	Baseline	2022-2023	2023-2024	2024-2025
Target met? Y	Increase from 2014 baseline	<p>Future years will be assessed against the figure for 2014</p> <p>Installed capacity (MWh) in Cheshire West and Chester (at end of 2014):</p> <p><b>Total: 23 MW</b></p> <p>This is made up of:</p> <ul style="list-style-type: none"> <li>Photovoltaics: 14.01 MW</li> <li>Onshore wind: 0.00 MW</li> <li>Anaerobic digestion: 0.2 MW</li> <li>Sewage gas: 1.5 MW</li> <li>Landfill gas: 7.2 MW</li> </ul> <p>Number of installations (2014):</p> <ul style="list-style-type: none"> <li>Photovoltaics 3,225</li> <li>Onshore Wind: 4</li> <li>Anaerobic digestion: 1</li> <li>Sewage gas: 2</li> <li>Landfill gas: 3</li> </ul> <p>Total renewable electricity generation (2014): <b>44,697 MWh</b></p> <p>This is made up of</p> <ul style="list-style-type: none"> <li>Photovoltaics: 10,525 MWh</li> <li>Onshore wind: 61 MWh</li> <li>Anaerobic digestion: 1,325</li> </ul>	<p>Installed capacity (MW) in Cheshire West and Chester (end of 2022 - most recent data)</p> <p><b>Total: 134.5 MW</b></p> <ul style="list-style-type: none"> <li>Photovoltaics: 48.1 MW</li> <li>Onshore wind: 50.4 MW</li> <li>Anaerobic digestion: 5.9 MW</li> <li>Sewage gas: 1.5 MW</li> <li>Landfill gas: 7.2 MW</li> <li>Plant biomass: 21.5 MW</li> </ul> <p>Number of installations (end 2022)</p> <ul style="list-style-type: none"> <li>Photovoltaics: 7,318</li> <li>Onshore wind: 5</li> <li>Anaerobic digestion: 4</li> <li>Sewage gas: 2</li> <li>Landfill Gas: 3</li> <li>Cofiring: 1</li> </ul> <p>Total renewable electricity generation (MWh)</p> <p><b>Total: 177,502 MWh</b></p> <ul style="list-style-type: none"> <li>Photovoltaics: 42,932 MWh</li> <li>Onshore wind: 92,383 MWh</li> <li>Anaerobic digestion: 12,226 MWh</li> </ul>	<p>Installed capacity (MW) in Cheshire West and Chester (end of 2023 - most recent data)</p> <p><b>Total: 140.2 MW</b></p> <ul style="list-style-type: none"> <li>Photovoltaics: 48.1 MW</li> <li>Onshore wind: 50.4 MW</li> <li>Anaerobic digestion: 5.9 MW</li> <li>Sewage gas: 1.5 MW</li> <li>Landfill gas: 7.2 MW</li> <li>Plant biomass: 21.5 MW</li> </ul> <p>Number of installations (end 2023)</p> <ul style="list-style-type: none"> <li>Photovoltaics: 8,491</li> <li>Onshore wind: 5</li> <li>Anaerobic digestion: 5</li> <li>Sewage gas: 2</li> <li>Landfill Gas: 3</li> <li>Cofiring: 0</li> </ul> <p>Total renewable electricity generation (MWh)</p> <p><b>Total: 176,825 MWh</b></p> <ul style="list-style-type: none"> <li>Photovoltaics: 46,260 MWh</li> <li>Onshore wind: 85,603 MWh</li> </ul>	<p>Installed capacity (MW) in Cheshire West and Chester (end of 2024 - most recent data)</p> <p><b>Total: 147.8 MW</b></p> <ul style="list-style-type: none"> <li>Photovoltaics: 60.8 MW</li> <li>Onshore wind: 50.4 MW</li> <li>Anaerobic digestion: 6.2 MW</li> <li>Sewage gas: 1.5 MW</li> <li>Landfill gas: 7.2 MW</li> <li>Plant biomass: 21.8 MW</li> </ul> <p>Number of installations (end 2024)</p> <ul style="list-style-type: none"> <li>Photovoltaics: 10,250</li> <li>Onshore wind: 5</li> <li>Anaerobic digestion: 6</li> <li>Sewage gas: 2</li> <li>Landfill Gas: 3</li> <li>Cofiring: 0</li> </ul> <p>Total renewable electricity generation (MWh)</p> <p><b>Total: 175,435 MWh</b></p> <ul style="list-style-type: none"> <li>Photovoltaics: 44,935 MWh</li> <li>Onshore wind: 86,766 MWh</li> <li>Anaerobic digestion: 14,171 MWh</li> </ul>



		MWh Sewage gas: 5,958 MWh Landfill gas: 26,828 MWh	Sewage gas: [X] MWh Landfill gas: 29,961 MWh Plant biomass: [X] MWh	Anaerobic digestion: 12,139 MWh Sewage gas: [X] MWh Landfill gas: 32,823 MWh Plant biomass: [X] MWh	Sewage gas: [X] MWh Landfill gas: 29,563 MWh Plant biomass: [X] MWh
	Local Plan policy ref(s): ENV 7				
	Significant Effects ref(s): SE7				
	Source: Government National Statistics - Renewable electricity by local authority. Published September 2023				
	* Note - onshore wind refers to number of schemes, not number of turbines				

**Table 11.2 Alternative energy: annual generation (see ENV 7(B)) - additional information**

Year	Installed capacity (MW)	Number of installations	Total renewable energy generation (MWh)	Renewable energy installations
2018-2019	<b>118.8 MW</b> Photovoltaics: 32.8 MW Onshore wind: 50.4 MW Anaerobic digestion: 5.41 MW Sewage gas: 1.47 MW Landfill gas: 7.21 MW Plant biomass: 21.50 MW	Photovoltaics: 5,291 Onshore wind: 5* Anaerobic digestion: 3 Sewage gas: 2 Landfill gas: 3 Plant biomass: 1	<b>244,085 MWh</b>	Photovoltaics: 31,391 MWh Onshore wind: 92,016 MWh Anaerobic digestion: 24,343 MWh Sewage gas: 6,397 MWh Landfill gas: 28,713 MWh Plant biomass: 61,225 MWh
2019-2020	<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	Photovoltaics: 5,373 Onshore wind: 5* Anaerobic digestion: 3 Sewage gas: 2 Landfill gas: 3 Plant biomass: 1	<b>186,464 MWh</b>	Photovoltaics: 33,657 MWh Onshore wind: 92,553 MWh Anaerobic digestion: 29,187 MWh Sewage gas: [X] MWh Landfill gas: 31,067 MWh Plant biomass: [X] MWh
2020-2021	<b>127.9 MW</b> Photovoltaics: 42.0 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	Photovoltaics: 5,759 Onshore wind: 5* Anaerobic digestion: 3 Sewage gas: 2 Landfill gas: 3 Plant biomass: 1	<b>186,464 MWh</b>	Photovoltaics: 33,657 MWh Onshore wind: 92,553 MWh Anaerobic digestion: 29,187 MWh Sewage gas: [X] MWh Landfill gas: 31,067 MWh Plant biomass: [X] MWh
2021-2022	<b>128.9 MW</b> Photovoltaics: 42.9 MW Onshore wind: 50.4 MW Anaerobic digestion: 5.4 MW	Photovoltaics: 6,011 Onshore wind: 5* Anaerobic digestion: 3 Sewage gas: 2	<b>196,776 MWh</b>	Photovoltaics: 39,114 MWh Onshore wind: 104,884 MWh Anaerobic digestion: 22,326 MWh Sewage gas: [X] MWh



Year	Installed capacity (MW)	Number of installations	Total renewable energy generation (MWh)	Renewable energy installations
	Sewage gas: 1.5 MW Landfill gas: 7.2 MW Plant biomass: 21.5 MW	Landfill gas: 3 Plant biomass: 1		Landfill gas: 30,453 MWh Plant biomass: [X] MWh
2022-2023	<b>134.5 MW</b> Photovoltaics: 48.1 MW Onshore wind: 50.4 MW Anaerobic digestion: 5.9 MW Sewage gas: 1.5 MW Landfill gas: 7.2 MW Plant biomass: 21.5MW	Photovoltaics: 7,318 Onshore wind: 5 Anaerobic digestion: 4 Sewage gas: 2 Landfill gas: 3 Plant biomass: 1	<b>177,502 (MWh)</b>	Photovoltaics: 42,932 MWh Onshore wind: 92,383 MWh Anaerobic digestion: 12,226 MWh Sewage gas: [X] MWh Landfill gas: 29,961 MWh Plant biomass: [X] MWh
2023-2024	<b>140.2 MW</b> Photovoltaics: 53.7 MW Onshore wind: 50.4 MW Anaerobic digestion: 5.9 MW Sewage gas: 1.5 MW Landfill gas: 7.2 MW Plant biomass: 21.5 MW	Photovoltaics: 8,491 Onshore wind: 5 Anaerobic digestion: 5 Sewage gas: 2 Landfill gas: 3 Plant biomass: 2	<b>176,825 (MWh)</b>	Photovoltaics: 46,260 MWh Onshore wind: 85,603 MWh Anaerobic digestion: 12,139 MWh Sewage gas: [X] MWh Landfill gas: 32,823 MWh Plant biomass: [X] MWh
2024-2025	<b>147.8 MW</b> Photovoltaics: 60.8 MW Onshore wind: 50.4 MW Anaerobic digestion: 6.2 MW Sewage gas: 1.5 MW Landfill gas: 7.2 MW Plant biomass: 21.8 MW	Photovoltaics: 10,250 Onshore wind: 5 Anaerobic digestion: 6 Sewage gas: 2 Landfill gas: 3 Plant biomass: 2	<b>175,435 (MWh)</b>	Photovoltaics: 44,935 MWh Onshore wind: 86,766 MWh Anaerobic digestion: 14,171 MWh Sewage gas: [X] MWh Landfill gas: 29,563 MWh Plant biomass: [X] MWh

11.8 Local Plan (Part One) policy ENV 7 supports renewable and low carbon energy proposals which contribute to the development of a low-carbon economy whilst tackling climate change and creating a secure and affordable energy system. Installed capacity has increased significantly between 2014 and 2025 from 23MW to 137.8 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.

11.9 The majority 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.

#### Managing waste

11.10 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.

11.11 A new Waste Needs Assessment (WNA) for CWaC was published in 2023. The WNA was undertaken by BPP Consulting LLP and forecasts the amount of waste to be managed over the plan period for the main waste streams. It also assesses current and future waste capacity and identifies any deficiencies in future capacity. Table 11.3 below is taken from the WNA 2023. An updated WNA is currently being prepared by BPP Consulting LLP to support the emerging Local Plan and to ensure effective and compliant waste planning.

**Table 11.3 Forecast waste management requirements and projected trend**

	Measured baseline (Actuals)	Forecast Waste Management Requirements (Tonnes at Plan Milestone)						Peak or cumulative capacity requirement (tonnes)	Trend in projected management requirements <sup>9</sup>
		2021	2025	2030	2035	2040	2045		
<b>Recycling/Organic Waste Treatment</b>									
LACW	106,112	115,533	123,583	131,513	130,615	129,718	131,513	Rising then falling	
C&I	243,939	251,590	270,183	270,805	271,427	272,049	272,049	Rising	
CDEW	51,095	81,873	82,284	82,696	83,110	83,526	83,526	Rising	
<b>Total</b>	<b>401,146</b>	<b>448,996</b>	<b>476,050</b>	<b>485,014</b>	<b>485,152</b>	<b>485,293</b>			
<b>Residual waste Other Recovery</b>									

<sup>9</sup> as per forecasts set out in Appendix 2, 3 and 4

	Measured baseline (Actuals)	Forecast Waste Management Requirements (Tonnes at Plan Milestone)						Peak or cumulative capacity requirement (tonnes)	Trend in projected management requirements <sup>9</sup>
LACW	72,589	60,433	51,199	42,084	41,797	41,510	60,803	Falling	
C&I	102,938	100,636	82,856	83,047	83,238	83,428	100,636	Falling then static	
<b>Total</b>	<b>175,527</b>	<b>161,439</b>	<b>134,765</b>	<b>126,046</b>	<b>126,276</b>	<b>126,505</b>			

	Measured Baseline (Actuals)	Forecast Waste Management Requirements (Tonnes at Plan Milestone)						Peak or Cumulative Capacity Requirement (tonnes)	Trend in projected management requirements <sup>10</sup>
<b>Residual waste Non-Inert Landfill</b>									
LACW	0	1,777	1,765	1,754	1,742	1,730	38,601	Falling	
C&I	11,875	7,188	7,205	7,221	7,238	7,255	169,542	Rising	
CDEW	54	<5,458	<5,486	<5,513	<5,541	<5,568	119,051	Rising	
<b>Total</b>	<b>11,929</b>	<b>14,434</b>	<b>14,481</b>	<b>14,526</b>	<b>14,572</b>	<b>14,618</b>	<b>327,194</b>	-	
<b>Aggregate recycling/ Recovery to Land and Recovery in Landfill</b>									
Inert CDE	492,495	>463,949	>466,273	>468,609	>470,957	>473,317	473,317	Rising	

11.12 The tables below use information from the Environment Agency Waste Data Interrogator 2024. This is the most up to date information available at the time of writing.

11.13 Local Plan (Part One) 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 set out in the tables below.

<b>LPP1</b>	<b>ENV 8 (A) Capacity of waste management facilities in Cheshire West and Chester</b>
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<sup>10</sup> As per forecasts set out in Appendix 2,3, and 4

	<b>Target</b>	<b>Baseline</b>	<b>2024-2025</b>
<b>Target met?</b> 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 at 2013  2022: 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.	1,819,570 tonnes (from Waste Data Interrogator 2024)
Local Plan policy ref(s): ENV 8			
Significant Effects ref(s): SE 34			
Source: Environment Agency Waste Data Interrogator 2024			

11.14 The table below shows the existing capacity in the borough for various types of waste management facilities for 2022 based on latest figures from the WDI 2022. 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. Please note that in the previous years, the following tables had different waste categories based on older versions of the Waste Data Interrogator. This has now been amended to coincide with the latest WDI and to avoid double counting and to better reflect the waste capacity within the borough.

<b>Waste management type</b>	<b>Number of operational facilities (in WDI 2024)</b>	<b>Input for 2024-2025 (Tonnes)</b>
Incineration	3	443,013
Landfill	3	250,116
MRS (Metal Recycling)	5	8,618
On/In Land	1	6,090
Transfer	18	134,408
Treatment	22	977,324
<b>Total</b>	<b>52</b>	<b>1,819,570</b>
Source - EA Waste Data Interrogator 2024		

11.15 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. 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.

11.16 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 2025	Consented waste capacity (tonnes)
<b>Protos, Ellesmere Port</b>		
Plot 2	Soils treatment facility (outline) - Not Started	100,000
Plot 4	Bio-substitute natural gas renewable fuels facility - Not Started	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 - Not Started	
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

Site	Consented Use and construction status 2025	Consented waste capacity (tonnes)
<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>		
	Company	Planning application, additional comments and capacities
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.
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="#">21/04645/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).

Site	Consented Use and construction status 2025	Consented waste capacity (tonnes)
Plots 9b, 10a, 11 and 12 Protos Grinsome Road Ellesmere Port CH2 4RB	Protos	<a href="#">21/04076/FUL</a> - Materials recycling facility, two plastics recycling facilities, a polymer laminate recycling facility and a hydrogen refueling station

11.17 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	2015-2023	2024-2025
Target met? N/A	None Identified	192,109 tonnes	2015-2016: 173,207 tonnes 2016-2017: 178,188 tonnes 2017:2018: 169,182 tonnes 2018-2019: 171,196 tonnes 2019-2020: 173,720 tonnes 2020-2021: 182,900 tonnes 2021-2022: 178,702 tonnes 2022-2023: 162,822 tonnes 2023-2024: 169,418 tonnes	171,485 tonnes
Local Plan policy ref(s): ENV 8				
Significant Effects ref(s): SE27				
Source: Defra's WasteDataFlow - Cheshire West and Chester Waste Management Service				

11.18 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.

11.19 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 2016-2017, and a significant reduction in LACW waste during 2017-2018. 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).

11.20 After 2017-2018 the amount of LACW increased slowly, but with a large increase in 2020-2021. 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. The lowest amount of per capita waste collected is in 2022-23 and it has risen slightly since then, possibly due to a slight move out of the cost of living crisis.

SE	ENV 8 (A ii) Kilogrammes of household waste collected per head (kg/h)				
	Target	Baseline 2010- 2011	2011-2023	2024-2025	
Target met? N/A	No specific target identified	508.63	2011-2012: 491.41 kg/h 2012-2013: 465.65 kg/h 2013-2014: 476.06 kg/h 2014-2015: 483.42 kg/h 2015-2016: 483.92 kg/h 2016-2017: 462.02 kg/h 2017-2018: 478.25 kg/h 2018-2019: 480.28 kg/h 2019-2020: 485.11 kg/h 2020-2021: 510.18 kg/h 2021-2022: 496.48 kg/h 2022-2023: 436.33 kg/h 2023-2024: 447.48 kg/h	448.66 kg/h	
Local Plan policy ref(s): ENV 8					
Significant Effects ref(s): SE28					
Source: Cheshire West and Chester Waste Management Service					

11.21 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 2017-2018 compared with 2016-2017, 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 2020-2021 due to the COVID-19 pandemic and associated lockdown, disruption to facilities and significant increase in levels of LACW. In 2021-2022, 0.00% of

the waste had been landfilled as per Waste data flow in terms of 'direct' landfill of waste and for the last two years it has risen slightly.

11.22 The percentage of LACW sent for energy recovery seems to have stabilised, with a slight increase in 2019-2020 and 2020-2021. The change in 2019-2020 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. Numbers from 2020 onwards is due to the COVID-19 pandemic and associated impacts on levels of LACW and disruption to facilities. 2021-2022 also saw the use of an additional treatment facility ([Renescience: From Waste to Energy | Ørsted \(orsted.co.uk\)](https://renescience.com/)) 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 in 2021-2022.

11.23 There has been a slight increase over the last two years. In the 2024-2025 monitoring period, there was a slight increase in LACW sent to landfill compared to 2023-2024. This was due to the use of a variety of contingency facilities by FCC (waste management company), some of which had a higher rejection of fines to landfill from the pre-treatment processes that contribute to the landfill metric.

SE	ENV 8 (A iii) % of local authority collected waste landfilled			
	Target	Baseline 2010-2011	2011-2023	2024-2025
Target met? N/A	No specific target identified	49.98%	2012-2013: 41.09% 2013-2014: 39.80% 2014-2015: 25.8% 2015-2016: 2.93% 2016-2017: 0.25% 2017-2018: 1.54% 2018-2019: 0.61% 2019-2020: 0.47% 2020-2021: 1.56% 2021-2022: 0.00% 2022-2023: 0.11% 2023-2024: 0.26%	1.06%
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	2011-2023	2024-2025
Target met? N/A	No specific target identified	0%	2011-2012: 0% 2012-2013: 0.28% 2013-2014: 0.25% 2014-2015: 4.67% 2015-2016: 39.14% 2016-2017: 41.76% 2017-2018: 40.13% 2018-2019: 40.38% 2019-2020: 43.16% 2020-2021: 43.90% 2021-2022: 42.38% 2022-2023: 43.44% 2023-2024: 40.63%	41.36%
Local Plan policy ref(s): ENV 8				
Significant Effects ref(s): SE33				
Source: Cheshire West and Chester Waste Management Service				

11.24 There has been a steady increase in the proportion of local authority waste being recycled and composted. The reduction in 2020-2021 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. Since 2021, the percentage has generally been on an upward trajectory, continuing in the 2024-2025 monitoring period.

SE	ENV 8 (A v) % of local authority collected waste recycled and composted			
	Target	Baseline 2010-2011	2011-2023	2024-2025
Target met? Y	50% recycling rate	48.09%	2011-2012: 49.61% 2012-2013: 56.10% 2013-2014: 57.49% 2014-2015: 59.11% 2015-2016: 57.67% 2016-2017: 57.99% 2017-2018: 58.25% 2018-2019: 58.97% 2019-2020: 56.35% 2020-2021: 54.7% 2021-2022: 57.62% 2022-2023: 59.10% 2023-2024: 59.10%	57.58%
Local Plan policy ref(s): ENV 8				
Significant Effects ref(s): SE32				
Source: Cheshire West and Chester Waste Management Service				

## Waste movements

11.25 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.

11.26 Examining WDI 2024 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.
- 39.5 per cent of all waste generated in Cheshire West and Chester is processed or disposed of in the borough.
- Of that handled outside of Cheshire West and Chester, the main destinations are Lancashire, other authorities within the North West region, the West Midlands, Hampshire and Yorkshire.
- A significant proportion of the remainder of the inputs come from the North West region and Wales. There were also significant inputs from Bedford, Middlesborough, Walsall and Hampshire in general and from close neighbours St Helens, Wirral, Liverpool, Flintshire and Manchester. The inputs from the North West region are mostly to landfill, transfer, treatment and incineration. 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)	2012-2023	2024-2025
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 2021: 1,922,530 2022: 2,055,971 2023: 1,843,280	2024: 1,819,570
Local Plan policy ref(s): ENV 8				
Significant Effects ref(s): SE35				
Source: EA Waste Data Interrogator 2023 (Waste Received table)				

SE	ENV			
	Target	Baseline (2011)	2012-2023	2024-2025
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: 1,643,986 2021: 993,404 2022: 1,620,676 2023: 828,096	2024: 769,635
Local Plan policy ref(s): ENV 8				
Significant Effects ref(s): SE35				
Source: - EA Waste Data Interrogator 2023 (Waste Received table)				

## Local Plan (Part One) policy ENV 8

### Safeguarded sites

11.27 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.

11.28 In September 2022 an application was approved at Protos (Plots 9b, 10a, 11 and 12) for a materials recycling facility, two plastics recycling facilities, a polymer laminate recycling facility and a hydrogen refuelling station. The hydrogen refuelling station is not a waste use, but is directly linked to the waste uses as some of the hydrogen will come from the plastics to hydrogen facility that has been approved within Protos. A condition has been added to the approval to ensure that less than 50% of the hydrogen will be imported from outside Protos.



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	2024-2025
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	There has been no further loss of land to uses other than waste management at Ince Park, Lostock Works or Kinderton Lodge
	Local Plan policy ref(s): ENV 8		
	Significant Effects ref(s): N/A		
	Source: Cheshire West and Chester annual monitoring of planning applications		

11.29 Ince Park provides 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. Since the adoption of the plan, no land has been lost at Ince Park, Lostock Works or Kinderton Lodge for other uses (apart from the hydrogen refuelling station at Protos which is linked to provision of hydrogen from an associated waste facility and is discussed above). Local Plan (Part One) policy ENV 8 is successfully safeguarding land for waste management uses at these sites.

#### DM 54 - Waste management facilities and DM 55 - Sites for replacement household waste recycling facilities

SE	ENV 8 (D) Number of fly-tipping incidents recorded			
	Target	Baseline 2018-2019	2019-2023	2024-2025
Target met? N	Reduce from baseline 2018-2019	4,068 incidents	2019-2020: 3,722 incidents 2020-2021: 8,061 incidents 2021-2022: 4,762 incidents 2022-2023: 2,340 incidents 2023-2024: 2,524 incidents	4,017
	Local Plan policy ref(s): ENV 8			
	Significant Effects ref(s): SE68			
	Source: Cheshire West and Chester Waste Management Service			

11.30 No sites have been identified for new household waste recycling centres in Frodsham or Tattenhall. In August 2023 an application was submitted for variation of condition of the planning permission ([21/02684/S73](#)) to extend the current temporary permission for a further two years until 22 August 2025. The application was approved in December 2023. The site remained operational in this years' monitoring period, however this may change in the 2026 AMR.

<b>LPP2</b>	<b>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</b>		
	<b>Target</b>	<b>Baseline</b>	<b>1 April 2025</b>
<b>Target met?</b>  <b>Y</b>	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.	No new sites have been 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

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.

11.31 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.

11.32 The Council's Local Aggregate Assessment 2024 covers sales and reserves data from January 2023 – December 2023 and 2019 import data from British Geological Survey. This provides the most up to date review of aggregate supply and demand in the borough. The Local Aggregate Assessment 2025 is currently under preparation.

**M 5 - Restoration of minerals and oil and gas sites**

LPP2	LPP2/EV (M) Number of quarries where restoration has been completed that year, in accordance with the policy and planning application		
	Target	Baseline	2024-2025
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 2021-2022: None 2023-2024: None	There were 0 quarries where restoration was completed in this years monitoring period.
Local Plan policy ref(s): M 5			
Significant Effects ref(s): N/A			
Source: Cheshire West and Chester planning application monitoring database and Development Management team knowledge			

**M 6 - Salt and brine working**

LPP2	LPP2/EV (N) Number of applications for salt and brine permitted outside the current site or Preferred Areas		
	Target	Baseline	2024-2025
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 any material planning objections.	Information not relevant prior to adoption of Local Plan (Part Two). 2019 - 2020 figure will be used as baseline for future AMRs.  2019-2020: None 2022-2023: None 2023-2024: None	None
Local Plan policy ref(s): M 6			
Significant Effects ref(s): N/A			
Source: Cheshire West and Chester planning application monitoring database			

11.33 Preferred Areas are defined by the Government as areas of known resources where planning permission might reasonably be anticipated by industry. These areas will contain viable mineral deposits and have been assessed against planning criteria as the least environmentally damaging sites. They are areas of land with reasonable evidence of the existence of commercially extractable minerals, which are largely unaffected by substantial planning constraints and which are adequate, collectively, to meet the anticipated need for the minerals.

11.34 There was a new application [23/01531/FUL](#) for the drilling and solution mining of four new additional brine cavities, retention of soil storage area, underground cabling and pipework, continuation of access tracks and development of associated above and below ground infrastructure (Phase 7 Project) at Holford Brinefield received this monitoring year. The application was approved in August 2024.

#### M 7 - Industrial sand proposal

11.35 There were no applications for new silica sand developments submitted or approved during the monitoring period.

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	2024-2025
Target met? Y	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 a baseline for future AMRs.  2019-2020: None 2021-2022: None 2023-2024: None	None
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	2024-2025
Target met? Y	No applications for non-minerals development on safeguarded minerals infrastructure sites that do not comply with the criteria in policy M 8.	In 2019-2020 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 safeguarded site.	There were no applications approved for non-mineral development on safeguarded mineral infrastructure sites in this years monitoring period.
Local Plan policy ref(s): M 8			
Significant Effects ref(s): N/A			
Source: Cheshire West and Chester planning application monitoring database			





# Appendix A: Housing completions, commitments and development plan



## Appendix A: Housing completions, commitments and development plan

Table A.1 Housing completions, commitments and development plan supply: Main urban areas and the rural area

Spatial area	Net housing requirement	Net completions (2010-2025)	Net requirement (2025-2030)	Commitments (extant planning permission)	LP/NP sites without planning permission	Small site windfall	Total potential supply
Chester	5,200	5,127	73	1,441	260	50	<b>1,751</b>
Ellesmere Port	4,800	3,657	1,143	1,309	0	38	<b>1,347</b>
Northwich	4,300	4,522	n/a	855	150	29	<b>1,034</b>
Winsford	3,500	2,626	874	578	1,229	19	<b>1,826</b>
Rural (whole)	4,200	5,836	n/a	978	8	74	<b>1,060</b>
<b>Total</b>	<b>22,000</b>	<b>21,768</b>	<b>232</b>	<b>5,161</b>	<b>1,647</b>	<b>210</b>	<b>7,018</b>

A small site windfall allowance of 105 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 report, 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).

Table A.2 Housing completions and planning commitments : Key service centres

Spatial area	Net housing requirement	Net completions (2010-2025)	Remaining net requirement (2025-2030)	Commitments (extant planning permission)
Cuddington and Sandiway	200	204	-	2
Farndon	200	254	-	0
Frodsham	250	197	53	33
Helsby	300	325	-	246
Kelsall	200	237	-	2
Malpas	200	385	-	62
Neston and Parkgate	200	300	-	54
Tarporley	300	322	-	4
Tarvin	200	193	7	7
Tattenhall	250	274	-	20

### Affordable housing annual gross 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	2022 - 2023	2023-2024	2024-2025	Total
Affordable	263	390	184	161	572	478	461	630	436	288	266	291	423	377	352	5,720
Total	680	858	698	1,032	1,613	1,816	2,041	2,569	2,173	1,857	1,348	1,525	1,412	1,383	1,229	21,005
% affordable	39 %	45.5 %	26 %	15.5 %	35 %	26 %	22.5 %	24.5 %	20 %	16 %	20 %	19 %	30 %	27%	29%	25 %

This table sets out the level of completed affordable housing, rather than the level that has been consented. Therefore the figures do not directly show whether 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 and completions as part of the annual housing monitoring exercise.

### Neighbourhood Plans

The made neighbourhood plans for Tarporley, Winsford, Kelsall, Neston and Frodsham include housing land allocations / designations for future development. The planning status of each site (1 April 2025) is set out below.

Table A.3 Tarporley Neighbourhood Plan

Site ref	Location	NP capacity	HELAA ref	Planning status	Development status	Permission capacity
TH1	Royal British Legion site, Tarporley (Poppy Lane)	Approximately 8 dwellings	TAR/0066a	<a href="#">17/00760/FUL</a> approved 31 Aug 2017 10 dwellings, public car park, access 2018/2019: site under construction	Complete (2020)	10 (+2 NP capacity)

Table A.4 Winsford Neighbourhood Plan

Site ref	Location	NP capacity	Monitoring ref	Planning status	Development status	Permission capacity
<b>NTC 1</b> <b>NTC 2</b>	Winsford Gateway, Hawkshead Way, Grange Lane	NTC 1 = 94 dwellings NTC 2 = 174 dwellings	WOV/0067 WOV/0068 WOV/0105	<a href="#">20/00742/FUL</a> 268 dwellings	Under construction	268 (= NP sites NTC 1 / NTC 2 capacity)
<b>NTC 3</b>	Former Winsford Clio Centre site, Sadler Road	12 dwellings	WOV/0083	<a href="#">17/04875/FUL</a> 12 one-bed apartments	Complete	12 (= NP capacity)
<b>NTC 4</b>	North of Winsford Police Station	14 dwellings	WOV/0066 (WOV/0067)			
<b>NTC 5(1)</b>	Former Richmond Packaging, New Road	61 dwellings	WOV/0079	<a href="#">15/00663/FUL</a> 49 dwellings	Complete	49 (-12 NP capacity)
<b>NTC 5(2)</b>	Liquid Lounge site, New Road		WOV/0137	<a href="#">21/03597/OUT</a> 12 dwellings	Permission expired	See also NTC 5(1)
<b>NTC 6</b> <b>NTC 7</b>	Land between New Road / River Weaver (New Road Business Centre)	NTC 6 = 50 dwellings NTC 7 = 20 dwellings	WOV/0040	<a href="#">15/01088/FUL</a> 64 dwellings	Complete	64 (-6 NP capacity for NTC 6 / NTC 7)
<b>TC 0 /</b> <b>TC 4</b>	Winsford Shopping Centre, Dene's Drive	Town centre uses and residential upper floors if viable	WID/0008	<a href="#">21/05058/FUL</a> Full: Class E units, drive- through coffee unit; Out: Class F2 community hub	Under construction	
<b>TC 1</b>	Dene Street car park	Town centre uses and residential upper floors if	WID/0013	<a href="#">20/01160/FUL</a> Erection of Aldi (relocation)	Complete	N/A

Site ref	Location	NP capacity	Monitoring ref	Planning status	Development status	Permission capacity
		viable				
<b>TC 2</b>	Former Civic Hall site, High Street	Town centre uses and residential upper floors if viable	WID/0014	<a href="#">21/05058/FUL</a> Full: Class E units, drive-through coffee unit; Out: Class F2 community hub	Under construction	
<b>TC 3</b>	Winsford Library and Dingle Recreation Centre, High Street	Town centre uses and residential upper floors	WID/0016			
<b>TC 5</b>	Land at High Street / Dingle Lane	Town centre uses and residential upper floors	WID/0017			
<b>TC 6</b>	Land at Sadler Road	Mixed use including residential	WOV/0065			
<b>TC 7</b>	56 High Street	Residential use	WOV/0071			
<b>TC 8</b>	Land at 52 High Street, Church Street	Residential use	WOV/0077A WOV/0077B	<a href="#">18/02569/OUT</a> 14 dwellings	Permission expired	
<b>TC 9</b>	Church Street car park	Residential use	WOV/0070			
<b>TC 10</b>	Land at Wharton Road roundabout	Mixed use development	WOV/0073	<a href="#">19/03989/FUL</a> 73 dwellings Phase 1 complete	Phase 2: Under construction	73 (NP capacity not defined)
<b>STC 1</b>	Land off Ways Green	93 dwellings	WSD/0011 WSD/0032	<a href="#">09/02473/FUL</a> , <a href="#">12/03429/FUL</a> 93	Complete	93 (= NP capacity)

Site ref	Location	NP capacity	Monitoring ref	Planning status	Development status	Permission capacity
				dwellings		
<b>STC 2</b>	Land off Ways Green (Platts Meadow)	100 dwellings	WID/0012 (WSD/0026)	<a href="#">15/00083/FUL</a> 119 dwellings	Complete (2023)	119 (+19 NP capacity)
<b>STC 3</b>	Land at the edge of the Flashes	Open space/leisure	n/a			
<b>STC 4</b>	Land rear of Gladstone Street (Charlotte Place)	188 dwellings	WSD/0045	<a href="#">13/02760/OUT</a> , <a href="#">15/00864/REM</a> , <a href="#">16/02710/FUL</a> , <a href="#">18/00576/FUL</a> 208 dwellings	Complete	208 (+20 NP capacity)
<b>S 1</b>	Rilshaw Farm, Rilshaw Lane (Station Quarter)	Mixed use incl. 665 dwellings	WIG/0025 (WIW/0047)			
<b>S 2</b>	North of Rilshaw Lane, south of A54 (Station Quarter)	224 dwellings	WIG/0009 (WIW/0018)	<a href="#">14/01266/OUT</a> , <a href="#">15/01032/OUT</a> , <a href="#">17/04426/REM</a> (Station Quarter) 215 dwellings	Stalled (2025)	215 (-9 NP capacity) Also see site S 3.
<b>S 3</b>	North / South of Rilshaw Lane (Station Quarter)	101 dwellings	WIG/0037 (WIW/0071)	See site S 2 (permission extends into site S 3)		
<b>S 4</b>	Land off A54 Bypass, adj. Winsford Railway Station	34 dwellings	WIG/0023 (WIW/0044)			
<b>S 5</b>	Middlewich Road, adj. Winsford Railway Station	27 dwellings	WIG/0024 (WIW/0045)			
<b>W 1</b>	Former Leaf Lane Infant School site	23 dwellings	WIW/0035	<a href="#">15/01176/FUL</a> 22 dwellings	Complete	22 (-1 NP capacity)

Site ref	Location	NP capacity	Monitoring ref	Planning status	Development status	Permission capacity
<b>W 2</b>	Land rear of Beaulieu Avenue	17 dwellings	WIW/0046	<a href="#">14/04916/FUL</a> 24 dwellings	Complete	24 (+7 NP capacity)
<b>W 3</b>	Wharton Car Transplants site, Wharton Road	150 dwellings	WIW/0019	<a href="#">18/03742/FUL</a> 205 dwellings	Under construction	205 (+55 NP capacity)
<b>W 4</b>	Land at Nat Lane (WIW/0030)	161 dwellings	WIW/0015	<a href="#">12/04804/OUT</a> 161 dwellings	Permission expired	
<b>W 5</b>	Land off Bostock Road, Smokehall Lane	115 dwellings	WIW/0024	<a href="#">19/03573/FUL</a> 138 dwellings	Complete (2024)	138 (+ 23 capacity)
<b>O 1 (1)</b>	Land west of Chester Road (WOV/0056)	475 dwellings	WOV/0085A WOV/0085B	Spring Croft Phase A and B:  12/00800/OUT, <a href="#">14/03269/REM</a> 181 dwellings 12/01756/OUT, <a href="#">16/05419/REM</a> 280 dwellings	Complete (2024)	479 (+4 total NP capacity sites O1(1) + O1(2))
<b>O 1 (2)</b>	Land west of Chester Road	see O 1(1)	WOV/0056	Salterswell: <a href="#">20/00606/REM</a> 18 dwellings	Complete (2024)	See O 1(1)
<b>O 2</b>	Land at Littler Lane, Oakmere Road	65 dwellings	WOV/0065	<a href="#">12/01462/OUT</a> , 13/01885/REM 58 dwellings	Complete	58 (-7 NP capacity)
<b>O 3</b>	Former Woodford Lodge High School site	400 dwellings	WOV/0063	<a href="#">15/05139/FUL</a> 406 dwellings <a href="#">17/02645/FUL</a> replan	Complete (2024)	406 (+6 NP capacity)
<b>O 4</b>	Former Handley Hill Primary School site	71 dwellings	WOV/0045	19/03290/FUL 82 dwellings	Complete (2020)	82 (+11 NP capacity)

Table A.5 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)	Complete (2023)	29 (-16 NP capacity)

Table A.6 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/0035			

Table A.7 Frodsham Neighbourhood Plan

Site ref	Location	NP capacity	HELAA ref	Planning status	Development Status	Permission capacity
FRO/0010	64 Main Street	Ground floor commercial use, residential at upper floor (density 10dph)	FRO/0010			
FRO/0038	Land off Greenfield Lane	10 units (density 27dph)	FRO/0038			
FRO/0039	Land rear of St Hildas Drive	5 units (density 45ph)	FRO/0039			
S/01	Land at Health	60-65 units (density				

Site ref	Location	NP capacity	HELAA ref	Planning status	Development Status	Permission capacity
	Centre, Princeway	50-75pdh) or apartments				
S/07	Brook Works, Main Street	Up to 12 units (density 38dph) and business use				
S/10	Land at Penkmans Lane	Up to 2 units (density 20dph)				



# Appendix B: Employment land supply



## Appendix B: Employment Land Supply

An excel worksheet is available on the Council's monitoring webpage [here](#). It sets out employment land provision to supplement indicators on Employment Land Provision 2010-2030 (1<sup>st</sup> April 2024) in this report. This provides details of;

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



# Appendix C: Visitor Economy

## Appendix C Visitor Economy:

**Table C.1 Visitor Attractions Summary 2024-2025**

Type of Visitor Attraction	No. of approved planning applications	Planning application Details
Chester Zoo	2	22/02366/FUL Erection of a single storey check-in lodge with separate luggage storage, associated ground works  24/00951/FUL Erection of an education centre building to include a lift tower to roof terrace, erection of two open sided external canopies at first floor level with seating area, balustrade panels, fencing and associated landscaping works
Chester Racecourse	1	24/00961/FUL Removal of existing temporary bar pod and construction of new permanent bar at the winning post area within the racecourse.
Anderton Boat Lift	1	24/03123/FUL Extension and alterations to the main visitor centre building at Anderton Boat Lift including the addition of a set of external steps and replacement of rooftop plant
Grosvenor Park	1	23/03209/FUL Proposed siting of a giant observation wheel for a temporary period of two years (Revised Description)
Hooton Hangars	1	24/00479/FUL Change of use application for Building 16, part of Building 17/27 on part of the site at Hooton Airfield to develop a museum reflecting the sites purpose as an RFC and the RAF airfield along with the origins of the site and its use by Vauxhall

**Table C.2 Planning permissions for Visitor Accommodation 2024-2025**

Type of Visitor Accommodation	No. of approved planning applications	Planning application Details
Hotel	9	<ul style="list-style-type: none"> <li>• 23/02404/DIS Land Off Queens Road Chester</li> <li>• 23/02651/DIS Land Off Queens Road Chester</li> <li>• 23/03215/FUL 22 Bridge Street, 20 Bridge Street Row West, 10 Commonhall Street Chester</li> <li>• 23/03823/FUL Mecca Bingo Hall Brookdale Place Chester CH1 3DY</li> <li>• 24/00989/FUL 116 Brook Street Chester CH1 3DU</li> <li>• 24/01925/FUL 1 - 4 The Green Harthill Lane Harthill Chester CH3 9LH</li> <li>• 24/02812/FUL Premier Inn The Burleydam Chester Road Childer Thornton Ellesmere Port CH66 1QW</li> <li>• 25/00162/NMA Mecca Bingo Hall Brookdale Place Chester CH1 3DY</li> <li>• 25/00241/FUL Park House 37 - 41 Lower Bridge Street Chester CH1 1RS</li> </ul>
Apart-hotel	1	<ul style="list-style-type: none"> <li>• 24/01757/FUL 46 - 52 Foregate Street Chester CH1 1HA</li> </ul>
Bed and Breakfast	1	<ul style="list-style-type: none"> <li>• 24/01991/FUL The Beehive Lynedale House High Street Tattenhall Chester CH3 9PX</li> </ul>
Holiday Let / Letting Rooms	6	<ul style="list-style-type: none"> <li>• 23/01374/FUL Barn and Bungalow The Hollybush Warrington Road Dutton Northwich CW8 4QY</li> <li>• 23/02164/FUL Russia Hall Frog Lane Handley Chester CH3 9DN</li> <li>• 23/03107/FUL Land At Glebe Farm Mollington Chester</li> <li>• 23/04002/FUL Wood Cottage Farm Longstone Lane Little Budworth Tarporley CW6 9ET</li> <li>• 24/01011/FUL 6 - 8 Watergate Street and 4 Watergate Row Chester CH1 2LA</li> <li>• 24/01082/FUL 33 Lorne Street Chester CH1 4AE</li> </ul>
Lodges	3	<ul style="list-style-type: none"> <li>• 22/02129/FUL Chester Zoo Caughall Road Upton Chester CH2 1LH</li> </ul>

Type of Visitor Accommodation	No. of approved planning applications	Planning application Details
		<ul style="list-style-type: none"> <li>• 23/03288/FUL Land To The North West of Carden Park Hotel Barton Road Clutton Chester</li> <li>• 24/02653/FUL Cheshire Forest Girl Guide Camp Pool Lane Cuddington Northwich CW8 2DR</li> </ul>
Glamping	1	<ul style="list-style-type: none"> <li>• 24/01711/FUL Land At Old Hall Farm Stretton Hall Lane Stretton Malpas</li> </ul>





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Council information is also available in audio, Braille, large print or other formats. If you would like information in another format or language, including British Sign Language, please email us at:

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

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

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

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

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如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

Türkçe bilgi almak istiyorsanız, bize başvurabilirsiniz.

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