

Cheshire West & Chester Council

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Date: 06 August 2026

Dear Mr Mead,

Cheshire West and Chester and Qualifying Body - Response to Examiner's Initial Questions

Christleton & Littleton Neighbourhood Development Plan

Further to your letter dated 30 June 2026, please find below responses from the Council (CWaC) and the Qualifying Body (QB) to your initial questions in five parts:

1. QB - Introduction
2. CWaC and QB – Individual policy responses
3. Appendix A - Responses by CWaC and QB to your question 12
4. Appendix B - QB listing of documents B1-B6 to support QB responses
5. Appendices - B1-6 -attached

As a point of clarification, we would like to confirm the spelling of the village as Christleton rather than 'Christelton' as referenced in your letter.

1. QB - Introduction

Christleton and Littleton today is described on pages 7 and 8 of the neighbourhood plan. Three key points are:

- highways network stretched to breaking point with unacceptable mile long queues, life changing injury risks and nitrogen dioxide and PM 2.5 exposure of schoolchildren to many times WHO guideline levels.



Cheshire West
and Chester

- 60 ft clouds of PM2.5 hover over Christleton, Littleton and Great Boughton, enter the bloodstream and all the organs of the body, particularly of children, via the lungs and cause respiratory, cardiovascular and neurological conditions, dementia, diabetes, cancer and birth defects.
- no growth in employment locally so all housing development will be car based.

Turning now to what our residents say

Appendix B4 – Regulation 16 consultation summary – key points listed below

Traffic, Congestion and Air Quality

Raised in 102 responses (61%).

Key concerns:

- Severe congestion on A41 and A51
- Rat-running through Christleton & Littleton
- Dangerous conditions for schoolchildren
- PM2.5 and NO2 pollution
- Unsafe junctions (Hamburger junction)
- Inadequate road capacity for further development

Residents consistently stated that the road network is already beyond safe capacity.

Green Gaps, Green Belt and Rural Character

Raised in 138 responses (82%).

Key points:

- Strong defence of Green Gaps
- Protection of GG1–GG5
- Preventing coalescence with Chester
- Preserving rural identity and historic landscape
- Protecting wildlife corridors
- Maintaining open countryside for recreation

Green Gaps were the most frequently referenced policy.

Local Green Space LGS1 (Orchard & Playing Field)

Raised in 90+ responses (54%).

Key concerns:

- orchard trees felled “by mistake”
- playing field fenced off despite being marketed as community space
- loss of wildlife habitat (badgers, bats, foxes, birds of prey)
- loss of promised community access
- need for reinstatement of orchard trees
- need to reopen the playing field

Residents expressed strong feelings of being misled by the developer.

The QB have seen this prioritisation through the two-year neighbourhood plan process.

What is the point of a Neighbourhood Plan that our residents will not support if it does not:

- provide Green Gaps for protection against coalescence with Chester and retention of the unique rural character of each settlement;

- protect Green Spaces and maintains a moderate housing density(16dph) that continues the semi rural feel of the Villages that has to date caused residents to choose to live here
- recognise the housing development limitations of
 - mile long queues on the A41 and A51 at peak time with no Borough Council solutions
 - the regular life changing serious injuries to schoolchildren
 - the respiratory and cardiovascular risks of PM2.5 levels greater than WHO guidelines - **please could the examiner consider the inclusion of an Air Quality impact assessment with every application for housing in the Plan area together with mitigation that avoids even more extreme health effects – the Borough Council on July 16 has agreed to extend the Chester AQMA to include the A41 and A51 through Christleton and Littleton and start continuous monitoring of PM2.5**
- recognise the lack of employment growth that means that any developments in excess of the local need (15 houses) will be car based on capacity limited roads
- recognise the importance of compliance with high quality housing, layout and infrastructure in the context of recent disastrous developments at Saughton Camp, affordable housing on the A41 and the Retirement Village on the Whitchurch Road(140 dwellings vacant) – hence the interactions we are having with you about ‘must and should’ for the housing design guide
- recognise the importance of the canal heritage and an open aspect biodiversity buffer that protects the heritage and prevents further degradation of wildlife where it is concentrated along the canal.

Christleton and Littleton residents have been told that:

‘Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community’s needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area’.

Failure of CWaC to take the above wishes of Christleton and Littleton residents seriously will prejudice the credibility and integrity of the Neighbourhood Plan process

2. CWaC and QB- Individual policy responses

Policy HN1

Question 1: Question to QB and CWaC. I note the comments of CWaC in the Regulation 16 representation and agree that Policy HN1 reads as a statement rather than a land use policy. Would the following suggested policy be appropriate? “Proposals for residential development which seek to accommodate the local housing needs identified in the Housing Needs Survey Report will be supported.”

CWaC and the QB agree to the proposed policy wording suggested by the Examiner.

Policy HN1- Housing Need

Proposals for residential development which seek to accommodate the local housing needs identified in the Housing Needs Survey Report will be supported.

QB – local housing needs are limited by highways capacity, accident injury risks, AQ chronic health risks and flooding and waste water contamination risks

-am/pm traffic queues from the A41 Hamburger junction to Waverton

-am/pm traffic queues from the A55/51 lit roundabout to Bridge Trafford

-regular serious accidents on the A41

-schoolchildren frightened of their routes to school

-60ft wide dense clouds of PM2.5 entering the bloodstream and all organs in bodies of schoolchildren

-serious long term chronic respiratory and heart health

-lack of waste water treatment capacity

QB – Further briefing on Highways capacity and AQ chronic health risk in response to CWaC question about the above limitations.

HIGHWAY CAPACITY - Christleton and Littleton are bounded to the west and the north by the A 41 and A51. The A41 is the only unrestricted headroom route south to the Midlands and London and is also 20 minutes shorter than use of the M56 and M6 - so most heavy good from Holyhead choose that route. The hamburger junction at the end of the A41 and the traffic lit roundabout at the end of the A51 are overloaded at peak times in the morning and in the evening rush hours. As a result, there are queues which can be anything up to a mile long. The consequence is that vehicles try to avoid these queues by cutting through Christleton from the A41 to the A51 and the A51 to the A41. This cutting through traffic represents half of all the overall traffic going through the centre of Christleton. The High School (1400 pupils) and Primary (200 pupils) and all the staff arrive and leave the school over a period of 25 minutes. These intense waves of pedestrians, cyclists and cars, if continued throughout a 24hour period, would be equivalent to movement of more than the population of Chester! The children are often several abreast walking and cycling. Several hundred children in over 25minutes at the periods of peak traffic on the A41 alone.

So hence HT3 Page 74 -Prevent any new accesses and high traffic generative businesses on or off the entire length of the A41/A51 and through the centre of Christleton.

CWaC highways have no solution to the congestion other than suggesting that residents use buses - there is not an easy solution to the capacity issue. We have tried to persuade CWaC Highways to do something but they have declined.

AQ CHRONIC HEALTH RISK - see hyperlinked AQ report in NP - PM2.5 levels are much higher than the WHO guideline levels - I could write essay on this as PM 2.5 is the next health disaster following asbestos and smoking - there will be many children and the elderly who live or walk through the clouds of PM 2.5 (heavier than air and persist as 60ft diameter clouds) on the A41 and A51 who will be impacted long-term - that is now understood by CWaC - hence the decision to extend the AQMA at the July 16 Full Council Meeting.

Policy HN2

Question 2: Question to QB and CWaCC. This policy appears to support developments of up to 16 dwellings on sites of less than 1 hectare on the edge of the village. Does this refer to both Christleton and Littleton? Given that the land is within the Green Belt, how does this policy have regard to government advice on development in the Green Belt?

QB confirms that Policy HN2 applies only to Christleton as an identified local service centre in the Local Plan (Part Two). The policy is concerned with housing density and the character of the village. The QB submits that Policy HN2 should not be read as supporting housing development on any site immediately adjacent to Christleton which meets the policy criteria. Rather, the policy should apply only where residential development is otherwise acceptable under the development plan and national policy framework, including Green Belt policy.

The QB carried out a housing density study summarised in the NP at [HOUSING DENSITY](#). The range is 6-26dph with an average of 16dph. We suggest an amended policy HN2 which we believe is more appropriate below:

Policy HN2– Housing density

Development proposals for new housing will be expected to comply with a target density of 16 dwellings per hectare (dph) in order to protect and enhance the distinct character, spatial relationships and semi-rural setting of the two villages.

Development proposals that exceed the target density of 16 dph will be permitted only where it can be robustly demonstrated that one or more of the following criteria apply:

- The proposal is a small-scale windfall or infill development (typically under 0.25 hectares) where applying a strict 16 dph limit would artificially restrict the efficient use of a sustainable plot
- The higher density is explicitly required to deliver a higher proportion of smaller, entry-level, or affordable housing units designed to meet an evidenced local housing need
- The higher density directly reflects and mirrors the established settlement pattern and character of the immediately adjacent built form
- The proposal adopts a clustered design approach, using a higher localized density to consciously liberate significant, contiguous areas of high-quality open green space or biodiversity assets elsewhere on the site
- The scheme involves the sensitive redevelopment of a brownfield asset or redundant rural building layout where the footprint dictates a bespoke spatial arrangement.

In all instances layouts must prioritize high-quality placemaking, ensure adequate private amenity space, and demonstrate that the proposal will not cause detriment to the wider semi-rural setting of the neighbourhood plan area.

CWaC response - As confirmed by the QB above, Policy HN 2 applies only to Christleton as an identified local service centre in the Local Plan.

Littleton is not an identified local service centre and is therefore 'countryside' (Green Belt) for the purposes of Local Plan policy: [5 Spatial strategy | Cheshire West Planning Policy](#).

Policy HN 2 is not intended to support the principle of residential development on land immediately adjacent to the settlement boundary of Christleton. The policy is concerned solely with the scale and density of development where housing development is otherwise acceptable under the development plan and national policy.

Policy DM 24 of the Local Plan (Part Two) only allows for rural exception sites adjacent to local service centres, subject to meeting additional requirements: [12 Housing | Cheshire West Planning Policy](#)

To avoid any conflict with Green Belt policy, it is suggested that the reference to development 'immediately adjacent to the village' is deleted.

Question 3: Question to QB. What is the evidence to justify 16 dwellings per hectare when existing densities are quoted as being between 6 and 26 dwellings per hectare (ha)? Similarly, what is the evidence to justify setting a maximum site area of 1ha?

QB –Our original draft NP restricted housing to 12+3(local connections from housing register) – our [HOUSING DENSITY](#) analysis then identified an average and target of 16dph/hectare which for 15 houses represents an area of 1 hectare - when we saw the questions from the examiner we could see that this methodology was not easily understood. So when the examiner suggested a change to the wording to Policy HN1 we decided to simplify our methodology and remove reference to a maximum site area of 1ha.

Policy HN3

Question 4: Question to QB. I am unsure what this policy is trying to achieve. Does it mean that greenfield and brownfield sites should not be developed next to each other? And if so, what is the issue with such a juxtaposition?

QB – eliminate reference to greenfield to clarify.

Policy HN3 – Brownfield developments

Proposals for the redevelopment of brownfield (previously developed) land within the plan area will be supported, provided they:

- Achieve an efficient and effective use of land in a manner that respects and responds to the prevailing local character
- Safeguard the residential amenities of adjacent and neighbouring properties
- Demonstrate a high standard of design that fully aligns with the design principles, parameters, and guidance set out in the Housing Design Code.

Policy HN4.1

Question 5: Question to QB. The policy ambiguously states “several houses ...”. How many houses and what is the justification for a particular number? Which “village” is meant in the policy?

QB – Policy HN4.1 – Rural exception sites deleted so this issue is no longer relevant.

Question 6: Question to QB and CWaCC. It seems to me that Policies HN2, HN3 and HN4.1 could be combined into one policy which would read: “Proposals for residential development to meet local needs will be supported where they reflect the prevailing character and density of the adjoining settlement.” I would be pleased to have the comments from the Councils on this suggestion.

QB – Agreed with the proposed revised wording for policies HN2 and HN3 and have deleted HN4.1, but retain HN4.2 as a re-worded HN4 (see below for details).

CWaC – Agree to the proposed modification to combine policies HN2 and HN3 and to delete HN4.1, but retain HN4.2 as a reworded policy as set out below.

QB – The revised wording for HN2(housing density) and HN3(brownfield development) is displayed above – it is not appropriate to combine them.

Policy HN4.2

Question 7: Question to QB and CWaCC. The policy comments on “infill” and “backland housing”. In my experience, infill development is frequently defined as “filling a gap in an otherwise built up frontage”, with no reference to the number of dwellings. In addition, backland development is not always unacceptable, it depends on the site circumstances and whether, for example, significant harm to privacy of neighbours or from noise and disturbance can be avoided. Therefore, I suggest the following policy could be appropriate: “Proposals for residential development as infill and in backland will be supported provided there is no significant harm to the amenities of neighbours and the character of the immediate area and that an acceptable means of access can be achieved.” I shall be pleased to have comments from both Councils.

QB and CWaC – agree to the revised policy wording suggested by the Examiner:

Policy HN4 – Infill and backland

Proposals for residential development as infill and in backland will be supported provided there is no significant harm to the amenities of neighbours and the character of the immediate area and that an acceptable means of access can be achieved.

Policy HN5

Question 8: Question to QB. I am uncertain how “priority for repurposing” can be implemented. What is the aim of the policy?

QB – suggested improved wording:

Policy HN5 – Repurposing of empty buildings

Proposals for the conversion, adaptation, or subdivision of existing buildings—including redundant rural buildings and substantial residential properties—into residential accommodation will be supported, provided that:

- The proposed use and any associated physical alterations respect and preserve the architectural character, scale, and historic interest of the original building and its rural or landscape setting
- The scheme does not require significant rebuilding, disproportionate extensions, or intrusive domestic curtilages (such as overly formal gardens or boundary walls) that detract

from the area's character

- The design, materials, and layout are in strict accordance with the General Housing Design Code.

Policy HDC1; Policies HDC2 – HDC31

Question 9: Question to QB and CWaC. This policy introduces the General Housing Design Code. The policy comprises six paragraphs, the last five of which are more in the nature of supporting evidence. Therefore, I am considering recommending modifying the policy to retain just the first paragraph, but in an amended form as set out in question 11 below, bearing in mind that the Design Guidance published in January 2026 by the government is, at this stage, a consultation draft (the response period ended in March 2026 and the responses are still being analysed).

QB – HDC1 – General Housing Design Code - This QB word description is a critical statement of what follows the housing density requirements and what we are trying to achieve with the housing design code. We agree that a modified paragraph 1, displayed in Q11 below, is retained in HDC1, but the QB request that the remaining paragraphs are retained as an introduction to the Housing Design Code within the plan, referring to the Appendix as you suggest. The Housing Design Code, requested by CWaC was produced by Create Streets, CWaC's appointed design consultant, who are preparing the CWaC Housing Design Code. The revised agreed HDC1 is in your question 11.

CWaC – Agree with the proposed policy modification as suggested by the Examiner and modified further by the QB.

Question 10: Question to QB and CWaC. The Plan makes the distinction in policies between “must”, “should” and “could” (page 14). I believe this is an artificial device which introduces unrealistic expectation. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore, although the use of “must” conveys the impression that there is a non-negotiable requirement, in reality, there may be material considerations which outweigh compliance with a specific planning policy, whether on design matters or not. Accordingly, I am considering recommending the use of “should” throughout the policies rather than “must” or “could”.

QB – We were advised to use ‘must’ and ‘should’ in the Housing Design code prepared by Create Streets who contributed to the CWaC code. There are many examples in the two villages of housing that damage the character of the village, is not thermally efficient and has inappropriate brickwork, roof tiles, windows and fencing. We believe that replacing the word ‘must’ with ‘should’ will open the flood gates to the lowest cost option – Passivhaus standard, slate roofs, sandstone use, garages large enough for SUVs, cycles and recycling bins, low level lighting, quiet air sourced heat pumps will all be rejected in cost cutting exercises – these are not luxurious requirements – they are necessary to respond to the threat of climate change, maintain the character and ensure appropriate housing standards in the two villages.

We have evaluated the weight of "should" carefully. When a policy says a developer 'should' do something we understood that the developer is expected to do it unless they can provide a robust, evidence-backed material consideration showing why it is unfeasible or inappropriate on their specific site. The Neighbourhood Plan policy needs to state this.

Developers frequently use viability (costs) to try and escape high design standards. However, a developer should not be permitted to state "we can't afford it" or treat it as an optional tick-box exercise. The advice we have received is that a "should" policy must go through a formal viability test. If a developer claims they cannot afford our design standards (e.g., slate tiles or passive design), they cannot just say so in a letter. They must submit a formal Financial Viability Assessment (FVA). This is an open-book economic model proving that the cost of your policy would make the entire project commercially unviable (reducing their profit margin below standard industry levels, usually around 15-20%).

However:

- CWAC does not routinely insist that developers go through an FVA.
- the National Model Design Code permits the use of 'must' or 'should' – we have simply selected must as being more appropriate in certain situations
- the precedent for the use of such wording has already been established in the CWAC area where other Parish Councils in the CWaC area have been permitted the use of 'must', 'will' and 'should' in housing design guides – Upton appears to have more than 3 times the number of 'musts and wills' than 'shoulds'.

We request consistency in application. We therefore propose a reduction in the number of 'musts' in the Housing Design Code– our proposal is
HDC1 must, HDC2 should, HDC3 should, HDC4 should, HDC5 SUDs should, HC6 - 8 should, HDC 9 must, HDC10 should but connections to footpaths 'must', HDC11 should, HDC12 must, HDC13 no change from there on.

CWaC – Agree with the QB's suggestion that "must", "should" and "could" are retained in the design code. These terms are commonly used in design codes and are used throughout the CWaC borough-wide design code, which is just being finalised and will be published shortly. The design code section of the Christleton and Littleton Neighbourhood Plan was prepared with support from Create Streets. Create Streets have also prepared a borough-wide design code. Terms such as "must" and "should" are also commonly used in policies in the CWaC Local Plan. CW&C consider that the use of 'must, should and could' is helpful as it differentiates the most important parts of the code and identifies the required level of compliance. The starting point for a 'must' in the design code would be that this is a non-negotiable requirement, and planning permission would only be granted where it is met. Local Plans and Neighbourhood Plans often set other non-negotiable requirements, but the decision-maker will assess whether the requirements in the policy have been fully met by the proposal and it is possible that certain policy requirements are not met but the application is still approved as the requirements is outweighed by other material considerations. As such, CW&C consider that the use of 'must, should and could' in the design code part of the Neighbourhood Plan is acceptable.

CWaC suggest the deletion of the first paragraph at the top of page 15 to avoid confusion in the application of the design code.

Question 11: Question to QB and CWaCC. In addition, Policies HDC2 – HDC31 are detailed design features which I consider would be better located in an Appendix, so making the Plan less unwieldy. Therefore, I would welcome comments from both Councils on the above suggestions and the following Policy HDC1.” “Proposals for residential will be supported where it has regard to advice in the Christleton and Littleton Design Code (See Appendix X) and National Design Guidance.”

QB - agree to placing the Housing Design Code in an appendix provided wording is chosen which ensures compliance with the code – we would suggest the **following amendments in red**– ‘where it has regard to’ will mean that the code can be ignored by developers and we would prefer it to be replaced by more assertive language – we suggest **when they comply**.

Policy HDC1-Housing Design Guide

Proposals for residential **development** will be supported **when they comply** with the design requirements and guidance set out in the Christleton and Littleton Design Code (see Appendix) and the National Design Guide.

Any planning application that seeks a departure from the Design Code must be accompanied by a robust, evidence-backed justification demonstrating why compliance is either not feasible or how an alternative design solution better delivers the objectives of the Code.

PARAGRAPHS 2-7 IN OUR ORIGINAL HDC1 PROVIDES WORDING WHICH WE WISH TO RETAIN IN THE NEIGHBOURHOOD PLAN AS AN INTRODUCTION TO THE APPENDIX

CWaC – agree with the Examiner’s suggested approach, as amended by the QB.

Question 12: Question to QB. In the Regulation 16 representations, CWaCC make many detailed comments about Policies HDC2 – HDC31, as does the Canal and River Trust. Please could the QB consider the points made and, if possible, agree amended policies with CWaCC, taking into account the deletion of HDC15 Minimum Space Standards for the reasons advanced by CWaCC in the Regulation 16 response. If no agreement is possible, I would be pleased to receive details of the points of difference.

QB and CWaC - See suggested policy modifications at Appendix A of this letter.

Policy SUC1

Question 13: Question to QB and CWaCC. The Canal and River Trust comments that the policy is overly prescriptive, does not reflect site specific constraints and is not deliverable for reasons included in the Regulation 16 representation. With those comments in mind, I may recommend the following policy on which I would be grateful for the comments of both Councils. “Proposals for development which recognise the multifunctional nature of the Shropshire Union Canal will be supported where there will be no harm to the safety or stability of the Canal or its infrastructure. Where appropriate, development will be encouraged to provide access to the canal for local residents and tourists to the area for recreational opportunities and physical activity; etc...”.

QB – the original canal policy drafts were supplied by the Canals and Rivers Trust (CRT). We have no objection to their amended SUC1 and will accept SUC4 with the minor amendments in red. We are assuming that SUC 2,3,5, 6 and 7 remain unchanged

Policy SUC1

Proposals for development adjacent to the canal should recognise the multifunctional nature of the Shropshire Union Canal and will be supported where there will be no harm to the safety or stability of the Canal or its infrastructure. Where appropriate, development will be encouraged to provide access to the canal for local residents and tourists to the area for recreational opportunities and physical activity

CWaC and QB – agree with the proposed SUC1 policy wording set out above.

Policy SUC4

Question 14: Question to QB and CWaC. Following criticism of Policy SUC4 in its Regulation 16 representation, the Canal and River Trust suggests a widespread modification to the policy. I would be pleased to have the comments of the Councils on this suggestion.

QB - has taken Heritage (Appendix B1) and Wildlife advice (Appendix B3) and has made the **amendments in red** to the Canal and River Trust (CRT) SUC4 amendment. The Canal is a heritage asset in the Village and the open aspect achieved through gardens facing the canal contribute strongly to the setting of the canal throughout the Village. In support of the NP we commissioned a Heritage report, Appendix B1 by Rob Burns, a qualified archaeologist, urban designer and heritage consultant, formerly of English Heritage and with over 40 years of experience in the built environment sector. His review of the canal clearly recognises the importance of the open feel to the canal with fields on one side and house gardens on the other side – see pages 11 and 12. The wildlife justification for a Biodiversity Buffer is outlined on page 44 of the NP. The Heritage and Wildlife advice is to maintain the open feel for the canal with a Biodiversity Buffer with gardens facing the canal. We have also consulted the Cheshire Wildlife Trust (CWT) and they strongly support the biodiversity buffer – **see Appendix B3 where they state ‘a host of wildlife using this wildlife corridor has been seen along the canal or within 20m of the water’s edge. If this 20 m buffer were to not be there, you would risk losing the most of wildlife noted within the plan area and the wildlife corridor. This could lead to isolated and depleting populations of species within Christleton’**

We therefore support the CRT change to their policies, as previously drafted, but with the wording in red.

Policy SUC4 – Biodiversity Buffer

Development proposals adjacent to the Shropshire Union Canal should be laid out with **the rear gardens facing the canal and** an appropriate buffer to the canal corridor, ~~where appropriate,~~ informed by site-specific considerations, **so as** to protect **wildlife** and where appropriate enhance biodiversity, landscape character and the setting of the canal.

Proposals will be expected to demonstrate how they:

- provide a suitable buffer to safeguard the canal corridor and its ecological value;
- incorporate landscaping and planting appropriate to the local context;
- contribute to biodiversity net gain and ecological connectivity; and
- respond positively to the canal in terms of layout and design, having regard to safety, amenity and operational considerations.

The width and form of the buffer should be determined through a site-specific assessment, taking into account the characteristics of the canal corridor, development context and relevant technical and ecological considerations. The above supports promotion of appropriate development principles whilst allowing for flexibility and a context-led approach.

CWaC – agree with the proposed policy wording above, but with a slight concern about the QB additional text relating to rear gardens facing the canal. CWaC understand that this would help to protect wildlife, but rear gardens facing the canal may lose the opportunity for new developments to connect fully to the canal and could also result in issues relating to crime and safety if there were high garden walls or fences adjacent to the canal.

QB – most of existing and recently constructed property gardens back on to the canal

CWaC - In terms of the proposed Canal and River Trust modification, CWaC agree that changing “must” to “should” will help with flexibility in applying the policy. The removal of the 20m reference may go too far in weakening the policy and would not give developers a buffer distance to aim for. However, CWaC understand that in some cases, residential properties close to the canal may be the correct design choice in terms of landscape and character, rather than a green buffer. The change from “must” to “should” may give enough flexibility without requiring the removal of the 20m reference. It may help to set criteria for when the buffer is required, for example in terms of the scale of the development (number of new dwellings or size – e.g. sites over 0.5ha or with 10 or more dwellings). Other than the comments above, the Canal and River Trust wording is considered helpful and positive, highlighting in particular ecological value and connectivity, which helps enhance the canal corridor.

Policies GG1 – GG5

Question 15: Question to QB and CWaCC. My initial thoughts on the proposals to create Green Gaps are that they are not appropriate to the neighbourhood plan but comprise a strategic land use policy which is more the function of a Local Plan. Indeed, they even appear to replicate some of Green Belt policy by presuming against development except in very special circumstances. Moreover, the Plan states as part of the vision on page 9: “Importantly, the Green Belt and strategic green gaps will be retained ...”, reinforcing my view that it is a strategic policy.

Indeed, the text of the general policy in the box on page 46 to prevent housing development is even more onerous than Green Belt policy which would allow housing in accordance with paragraphs 155 and 156 of NPPF, and especially the “Golden Rules”.

National guidance on Local Green Space is that the designation should not be proposed to as a “back door” way to try to achieve what would amount to a new area of Green Belt. The creation of the Green Gaps is a similar proposition and could well significantly hinder the extremely difficult task for which CWaCC has responsibility of identifying land to contribute

to the future housing need for this area of Cheshire West and Chester. Therefore, I am considering recommending the deletion of Policies GG1 – GG5 and would be pleased to have the comments of both Councils.

QB - We understand the NPPF requires the following hierarchy to be applied when considering the release of Greenbelt for development land

1-previously developed land

2-grey belt

3-other lower quality greenbelt land

If green belt is released the golden rules require

1-affordable housing

2-improvements to Local or National infrastructure

3-provision of new or improvements to existing green space

The majority of land in the plan is the highest grade farm land and is not grey belt as it contributes strongly to purpose A of green belt.

A Green Gap policy and Green Belt designation have different functions:

Firstly Green Belt operates at the strategic scale through the five national purposes; a Green Gap policy records local evidence on the separation, identity and rural setting of individual settlements. The two are complementary, not duplicative.

Secondly, the “back door Green Belt” point has no application to GG2.

The GG2 land is already washed-over Green Belt. One cannot create a backdoor Green Belt on land that is already washed over by Green Belt; there is no new designation and so no “Green Belt by another name”.

The Green Gaps are identifying the specific areas that prevent urban sprawl and coalescence of communities – it is an appropriate way of prioritising green belt protection. The majority of green belt has not been designated Green Gaps– more than enough land is therefore still available for designation as grey belt and any conceivable housing developments– **Green Gaps therefore provide a critical role of prioritising land use and therefore, in our opinion, should be retained.**

Our residents have demonstrated throughout the Village Consultation, the Regulation 14 and 16 consultations that they strongly support the additional protection provided by the Local Green Spaces and especially the Green Gaps that prevent urban sprawl and coalescence and loss of identity of communities. The regulation 16 consultation is summarised in Appendix B4 and you can see that Green Gaps and Spaces and their contribution to the essential rural character and built form of the two settlements is a priority for our residents. **Without this protection there would be little support for a Neighbourhood Plan.** The Villages have won the Best Kept village award twice and have recently been nominated as one of the Best Places to Live in the UK – the reasons for this are services, heritage, density of housing and most of all the Green Gaps that separate the Villages from Great Boughton and Vicars Cross in Chester and the adjacent Villages of Waverton, Rowton and Guilden Sutton. The Green Gaps are not a ‘Back door green belt’ as the land is already green belt. More importantly the Green Belt land area left after designation of Green Gaps represents many times as much land available for grey belt

designation and housing development. **The Green Gaps are not a 'strategic allocation of land' they are a 'local settlement identity protection policy' or a 'character and coalescence buffer'.**

Notwithstanding the QB views displayed above we have taken the attached formal advice from Peter Black MRTPI who has over 30 years of experience in planning and plan making including extensive experience of Neighbourhood Development Plans.

Peter Black's summary comments in Appendix B5 state

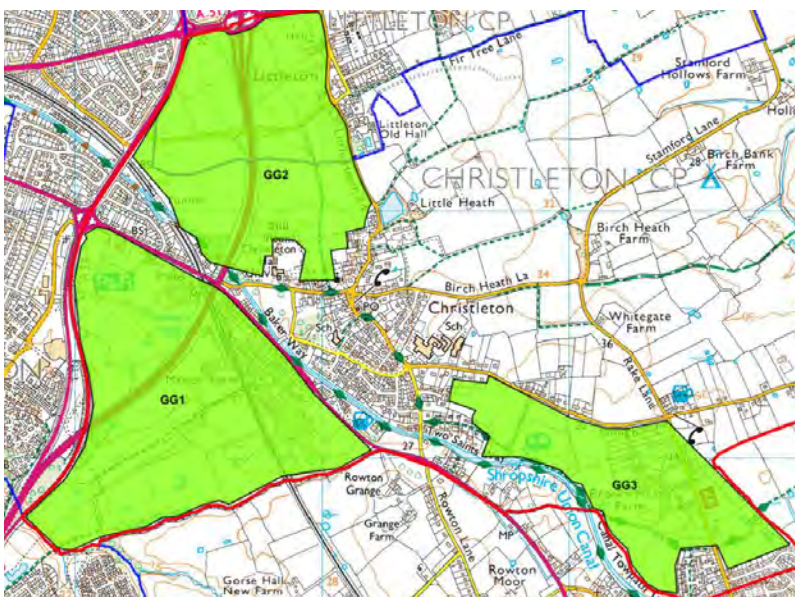
'In summary, national policy and the Cheshire West and Chester development plan do not prevent NPs from proposing a locally justified settlement gap policy, provided it is in general conformity with strategic policies and supported by an evidence base. Therefore a NP policy to create Green Gaps is in principle appropriate in a NP.

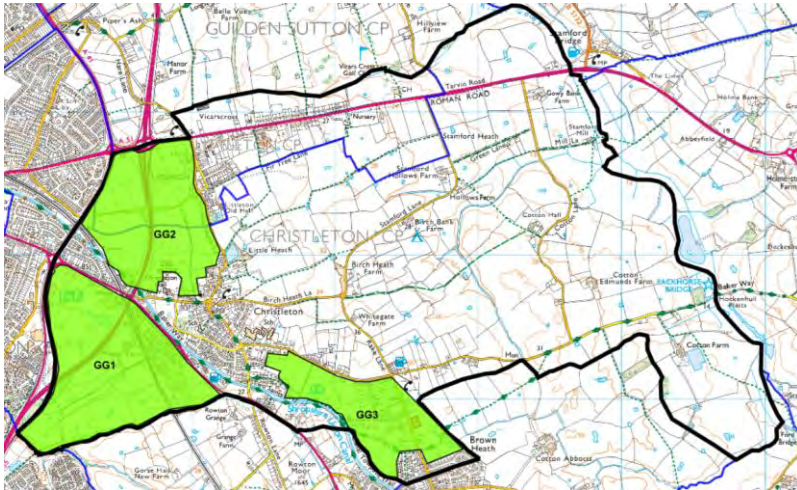
Elsewhere, including in Cheshire East a number of NPs have incorporated GG policies, including many within Green Belt. These are not strategic allocations and do not conflict with strategic Green Belt policy or review. They are locally specific development management policies applying only to a small number of identified locations. The policies do not establish strategic growth patterns nor determine housing numbers. Their sole purpose is to protect the identity and separation of settlements, an objective explicitly recognised within planning policy.

In summary, there is no evidence whatsoever that a Green Gap policy would in any way hinder CWaCC in identifying land to contribute to future housing need'

However Peter Black goes on to use an assessment framework in Appendix B5 to recommend that the 5 Green Gaps and 27% of Neighbourhood Plan area is reduced to 3 Green Gap areas and 20% of the Neighbourhood Plan area.

Access to the majority of these Green Gaps is limited by lack of Highways capacity and health damaging air pollution – the decision taken at CWaC full council meeting on July 16 that the Chester AQMA will be extended to include the A41 and A51.





CWaC - agree with the Examiner's recommendation to delete Policies GG1 – GG5.

QB – we note that this unchanged CWaC comment makes no reference to the QB and Peter Black Green Gap justifications, the precedents elsewhere, the compromise Green Gap area reductions and the Regulation 16 consultation reveal the importance of the Green Gaps to our residents.

The above CWaC comment is a simple statement of agreement unsupported by any reasoning. In particular, it gives no reasoned (or indeed any) analysis of what the Examiner stated were his initial thoughts. The QB notes that in circumstances where CWaC has effectively restarted its work on a future Local Plan, and the QB has demonstrated in detail why these policies accord with the existing plan, the comment can only be based on speculation as to where the work on the future Local Plan might lead, **in clear disregard of the expressions of local residents** whose views are the foundation of the QB's draft Neighbourhood Plan.

Policy LGS1

Question 16: Question to QB. I have noted the Regulation 16 representations from Bridgemere UK Ltd objecting to the designation of LGS1 and also the response of the QB. Without prejudice to any conclusions I may come to about the designation of LGS1, I would be grateful to receive a copy of a plan at an appropriate scale showing the “former playing field” referred to in the submissions. I would also wish to see the submission of reasons why LGS1 is demonstrably special to the local community and how it holds a particular local significance. (See NPPF paragraph 107 b).

QB – Reasons why LGS1 is special to the local community

Playing Field:

- Beautiful green space with canalside boundary provided setting for views towards Wales
- Recreational value - Bridgemere committed to it being an accessible green space by local residents – it was heavily used until fenced off

- Tranquil area separating the village and the new housing from the traffic noise of the A55
- Wildlife boundary bounded on one side by the Shropshire union canal
- Sports England – listing as playing field – not required now BUT will be required in the future

Walled Garden:

- Tranquil location amongst productive rare variety apple trees ‘felled by mistake’
- Beautiful seasonal changes from blossom to fruit laden trees
- Setting for Christleton Hall listed building
- Within curtilage of Listed building
- Location of unique self sufficient historic garden

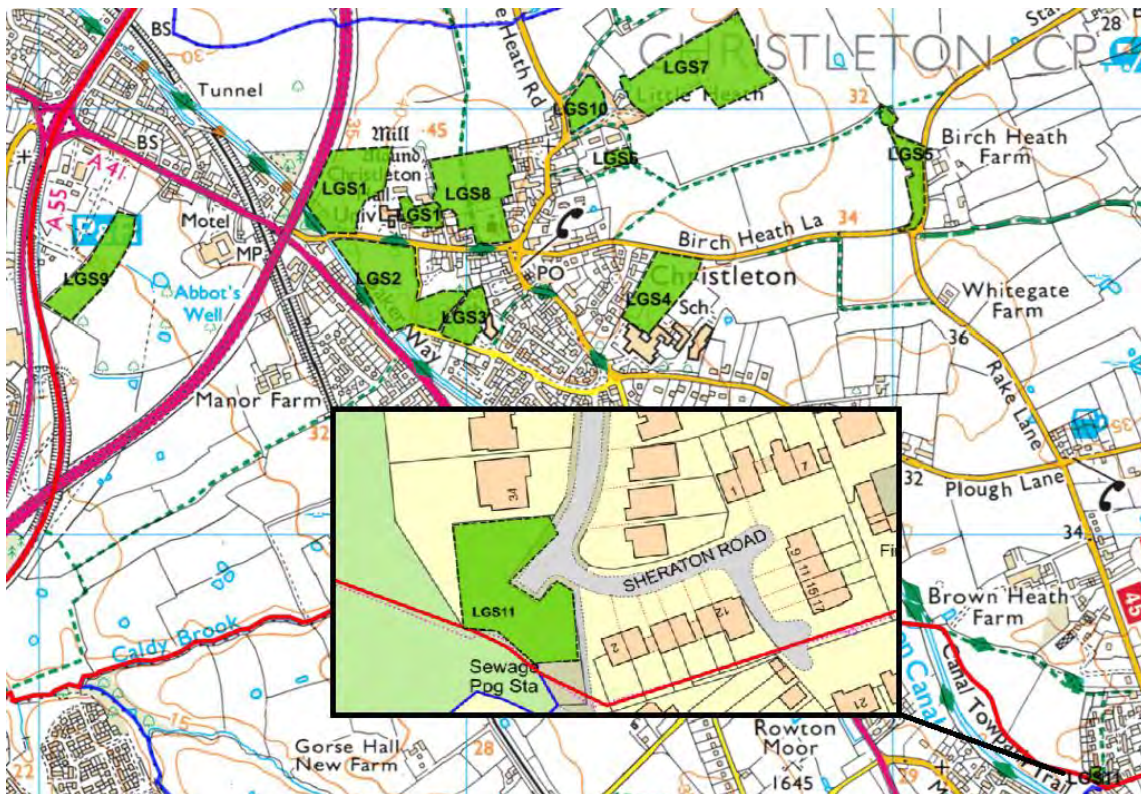
The playing fields and walled garden require separate consideration:

In summary Bridgemere agreed with the Parish Council that the Playing field element of LGS1 would be accessible green space and the rare apple trees in the Orchard would be retained and accessible to residents locally. The rare apple trees were ‘felled by mistake’, the walled garden gated off and the playing field fenced off. The residents of the houses locally were also promised access to the playing field and walled garden and requested the walled garden be designated a green space as well as the playing field – see the regulation 14 and 16 representations. The playing field is a beautiful open space with canal frontage and the walled garden is within the ‘curtilage’ of Christleton Hall Historic England’s listing . Subsequently we now understand that that there is an argument that the Permission in Principle for the single 6000ft² house, using exactly the plans for the proposed Charitable Foundation office building, is not compatible with designation of the walled garden as a green space. **The playing field should still be retained in LGS1 if the walled garden green is withdrawn.**

Here are the two maps showing the

1-play field as requested

2-both the playing field and the walled garden in the context of the Village



Question 17: Please could CWACC contact Bridgemere UK Ltd to ascertain whether they wish to respond to the Regulation 16 comments made by the QB.

CWACC - Further letter received from Bridgemere UK Ltd 6 July 2026 (attached with this submission).

Policies IOS 1-3

Question 18: Question to QB. Please could a definition of 'Incidental Open Space' be submitted for inclusion in the Glossary.

QB agree to the definition proposed by CWaC. Incidental Open Space (IOS): An area of open land that is not formally designated as public open space, recreational space, or Local Green Space, but which makes an important contribution to the character, setting and appearance of the village. Incidental Open Spaces provide visual relief within the built-up area, contribute to the green and rural character of the settlement, and help to maintain the setting of nearby residential properties and heritage assets.

Policy HE1

Question 19: Question to CWaCC. The Council comments that requirements of the policy should align with national and Local Plan policy for development within Conservation Areas. The neighbourhood plan no longer has to generally conform with strategic local policies, but I would be grateful to have a suggested modified policy submitted by CWaCC to correct the perceived deficiencies in the policy and which has regard to national guidance.

CWaC – Suggest the following amendments to Policy HE1 to ensure that it has regard to national guidance for development in Conservation Areas:

Policy HE1

All new development within, or affecting the setting of, the Conservation Area should conserve or enhance its special architectural and historic interest, character and appearance and have regard to the following design principles:

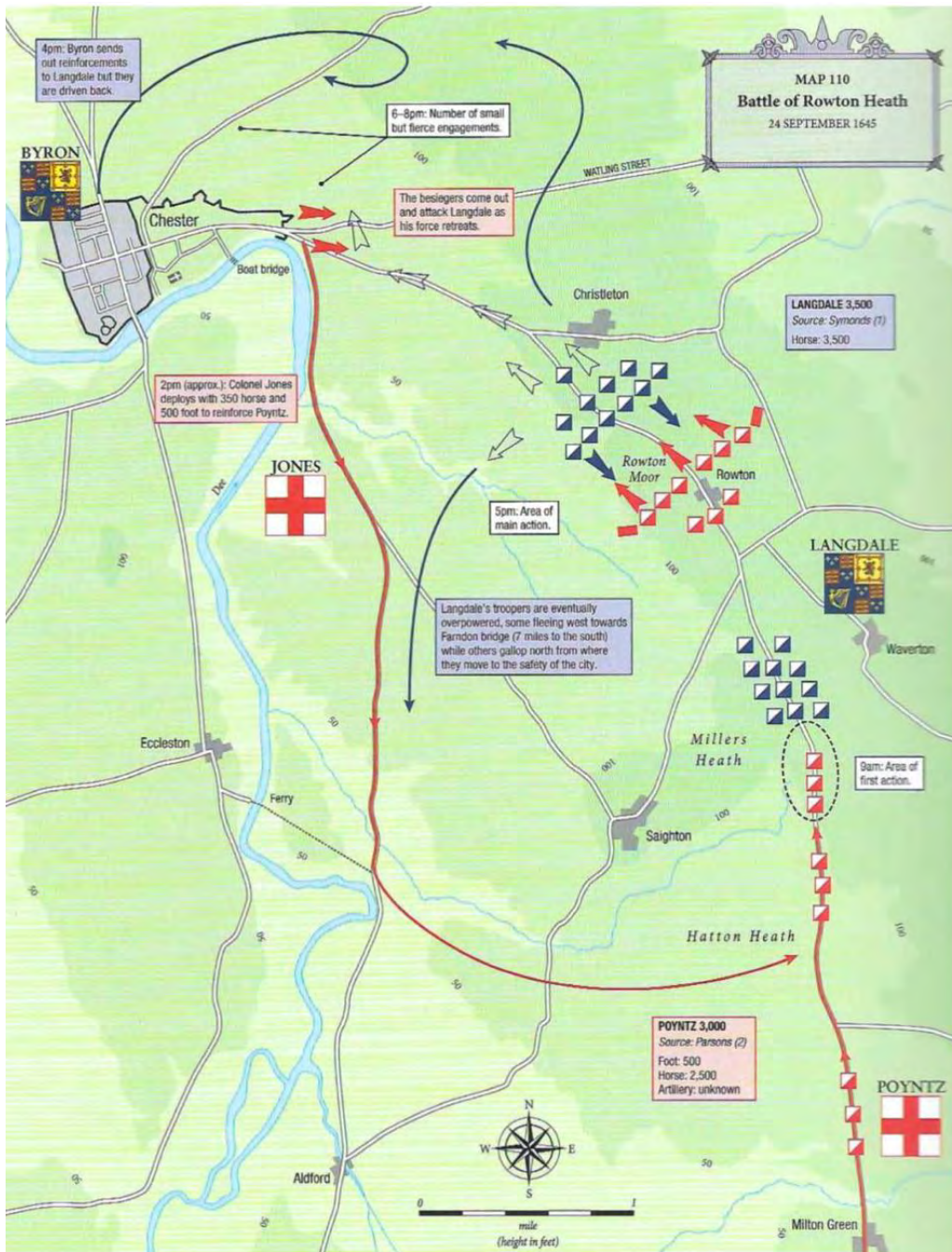
- new development should respect its context in terms of scale, height and massing;
- the green setting of the Conservation Area is a crucial aspect of its special character and development proposals should conserve and, where possible, enhance its contribution to the significance of the Conservation Area. Development proposals affecting the setting of the Conservation Area should be supported by proportionate information to enable the impact on its significance to be assessed;
- facades should normally conform to the established building line where this contributes positively to the character and appearance of the Conservation Area;
- materials should blend with or complement the brick, slate and stone used in the area;
- roofs should normally be pitched where this reflects the prevailing character of the Conservation Area; and
- development proposals should accord with the Housing Design Code outlined in this Plan.

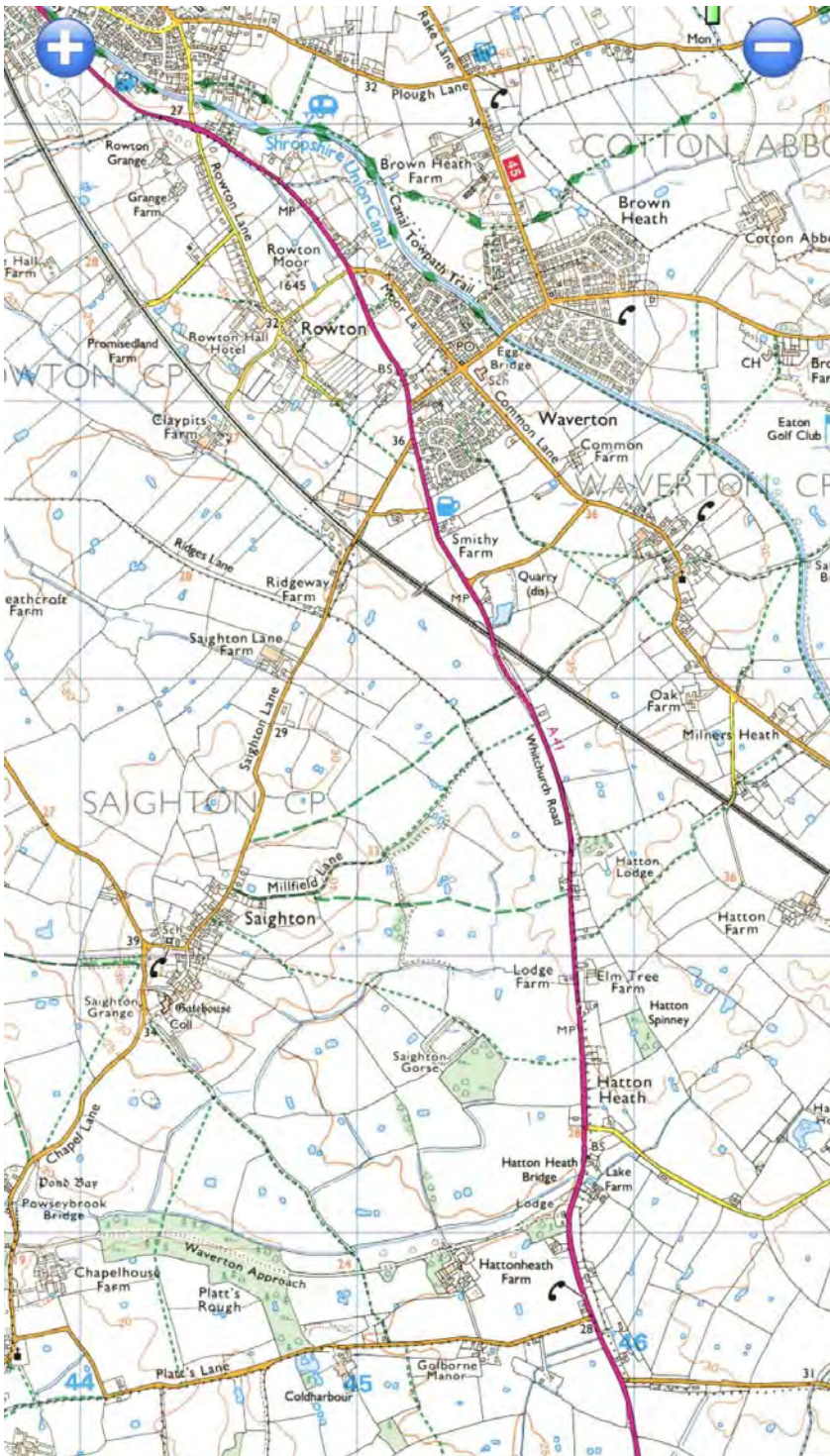
QB - agree to the amendments to policy HE1 proposed by CWaC to ensure that it has regard to national guidance for development in Conservation Areas.

Question 20: Question to QB and CWaCC. I would be pleased to receive a copy of a plan delineating the area to which this policy applies? Is this area a designated heritage asset? If

not, should the policy applied here be consistent with national guidance for development affecting non-designated assets?

QB - The attached Appendix B1 - Heritage Report, the Luscombe and ordnance survey map were supplied by Rob Burns – our Heritage consultant, qualified archaeologist and urban designer formerly of English Heritage with over 40 years of experience with the built environment sector.





CWaC – The Battle of Rowton Heath (1645) is a designated heritage asset, being a Registered Battlefield included on the National Heritage List for England. Any development proposals affecting the battlefield or its setting would be assessed having regard to national policy relating to the conservation and enhancement of designated heritage assets, including the National Planning Policy Framework. The Local Plan (Part Two) includes a policy relating to Battlefields (policy DM 49) [17 Historic environment | Cheshire West Planning Policy](#) and is shown on the Local Plan policies map. The Historic England listing, which includes the map of the defined extent of the designation on the Historic England

Register is provided here for information: [Battle of Rowton Heath 1645, Waverton - 1000031 | Historic England](#)

Question 21: Question to QB. Does the QB have any comments on the points raised by Asteer Planning on behalf of Hilbre Overlea Eastes in the Regulation 16 response, page 16, about the Battle of Rowton Moor?

Hilbre Estates comments: *“Historic England identifies the location of the Battle of Rowton Bridge as being on the eastern extent of GG5. At the closest point, the Site is 1.8km from the Battle of Rowton Moor location. Its development would therefore not impact on the significance of this point. Archaeological work has been undertaken by the applicant in the form of a Desk-Based Archaeological Study undertaken by Orion and assessed by the Cheshire APAS (Archaeology Planning Advisory Service) who have confirmed they have no concerns relating to archaeology over the site. Furthermore, a dig was undertaken in 20089 comprising 9no trenches. Some archaeological remains were found in trench 14 and trench 17. As the 2008 archaeological evaluation investigated and recorded the archaeological deposits within the current proposed development area, there are no further archaeological requirements for this site and the Battle of Rowton Moor cannot be considered to have any impact or relevance towards the Site”*

QB response: The Battle of Rowton Heath (not Moor) started at Hatton Heath, ranged across Millers Heath (only registered site in Waverton) and the definitive battle (determined the outcome) occurred in land bounded by the A41 and Rowton Lane (marked Rowton Moor 1645 on the Ordnance Survey Map). The land in this area is subject to skirmishes that continued along both sides of the A41 to Chester and the Royalists fled to Hoole Heath (see above attached Luscombe map and the following two links)– the Hilbre comment that their development site is 1.8km from the Battle probably only refers to the early phase of the Battle at Millers Heath. The definitive Battle was located both sides of the A41 at Rowton Moor and skirmishes continued all the way to Chester past and through the Hilbre site. Musket balls continue to be found throughout the area. Finally worth noting that the Hilbre site is in the Christleton Conservation area as well as being on the site of the definitive Battle. Useful reference documents:

<https://www.christleton.org.uk/christleton4/history2022/historydec22/>
[BATTLE OF ROWTON HEATH 1645](#)

Policy CF2

Question 22; Question to QB. How can the “needs of the community” be demonstrated?

QB - The community facilities and services required’ is a compilation of representations by residents, organisations throughout the Villages , the NP Village consultation and the Regulation 14 consultation.

Policy LV1

Question 23: Question to QB. Please could the QB confirm that the views on the map on page 71 are intended to be the “significant local views and vistas” to which Policy LV1 would apply. If so, in order to make the map suitable for effective development management, please could a replacement be submitted. The map should be of larger scale so that the

position of the arrows is clearly shown. The viewpoints should be from positions which are publicly accessible such as public roads or rights of way. I found it difficult to see from the map the locations of V18, V19, V12, V15, V16, and V17.

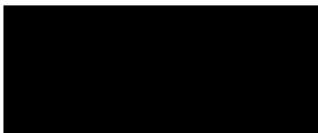
It may be prudent to liaise with CWACC, which will likely hold the necessary Ordnance Survey licence to assist in producing a suitable map at an appropriate

QB – confirms that the views on the map on page 71 are intended to be the “significant local views and vistas” to which Policy LV1 would apply. We have a licence and a substitute map is attached below.

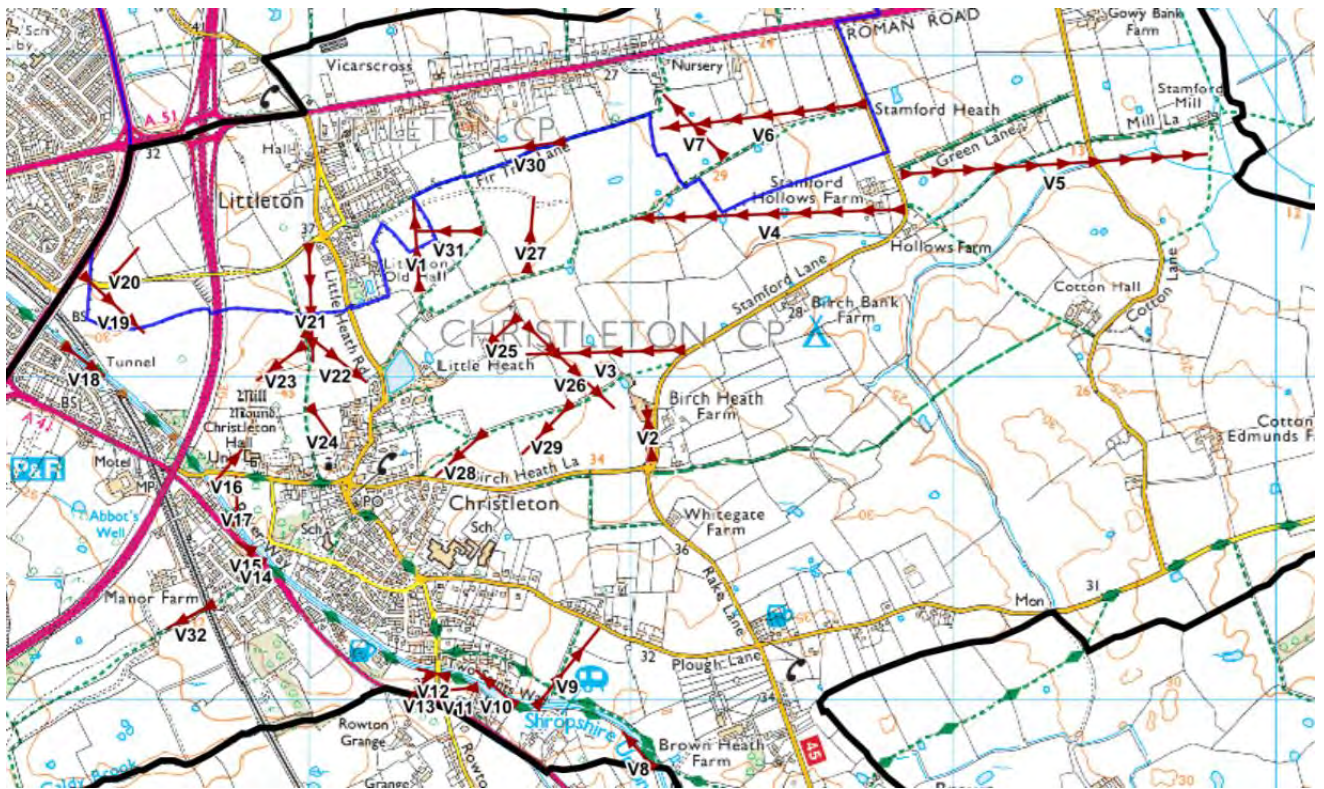
Yours sincerely



Charlotte Aspinall – Senior Planning Officer (Planning Policy)



John Beckitt - Neighbourhood Plan Steering Group



View	Reference	View Direction (degrees)		Distance metres	Colour	Angle (degrees)
Coombs field to Littleton	V1	North	0	1000		
Birch Heath Common LGS5 from Stamford Lane	V2	North	0	100		
Birch Heath Common LGS5 from Mitchells Farm	V3	West	270	500		
Looking west from Stamford Hollows	V4	West	270	1000		
Looking east from Stamford Hollows towards Kelsall Hill	V5	East	90	8000		
Looking west along footpath from Stamford Hollows towards Christleton	V6	West	270	1000		
Looking NW towards Littleton from footpath from Stamford Hollows towards Christleton	V7	North West	315	1000		
View NW along canal towpath towards Christleton	V8	North West	315	200		
View NE from canal towards Plough Lane	V9	North East	45	500		
View NW across canal showing footpath to Skips Lane	V10	North West	315	200		
View towards Rowton Bridge on towpath opposite Skips Lanr gardens	V11	West	270	200		
Rowton Bridge	V12	West	270	150		
Field east of Cheshire Cat between Canal and A41 - GG5	V13	South West	225	150		
Looking west towards Quarry Lane Bridge	V14	West	270	200		
Quarry Bridge	V15	West	270	100 - 500		
View across canal to Pepper Street - LGS2	V16	North East	45	400		
View towards Christleton Hall from rear of Christleton Mill - LGS2	V17	North	0	300		
Looking east along canal towpath showing disused canal section behind Toll Bar Road	V18	East	90	400		
View towards A55 from Pearl Lane A41 junction GG2	V19	South East	135	500		
View NE towards Littleton Hall from Pearl Lane across GG2	V20	North East	45	300		
View south towards St James Church from Pearl Lane GG2	V21	South	180	500		
View SE towards The Pit from Littleton to Christleton footpath from Pearl Lane GG2	V22	South East	135	500		
Looking SW from Littleton to Christleton footpath towards Mill Mound GG2	V23	South West	225	500		
View of St James Chruch from Littleton - Christleton footpath GG2	V24	South East	135	400		
View SW from KGF towards High School	V25	South West	225	400		
View SE from KGF towards Stamford Lane with Peckforton Hills in distance	V26	South East	135	8000		
View N from KGF towards Fir Tree Lane	V27	North	0	500		
View SW from footpath to Birch Heath Lane and The Park	V28	South West	225	300		
Approaching the village on footpath from Birch Heath Common	V29	South West	225	400		
Walking west along Fir Tree Lane	V30	West	270	200		
Looking W towards Littleton from footpath between Fir Tree Lane and the Pit	V31	West	270	400		
Old Woman's Lane looking SW across railway bridge	V32	South West	270	200		

APPENDIX A – Response to question 12 from the Examiner

NP Policy	CWaC and CRT Regulation 16 comments - summary	QB response (at Examination stage)	Agreed amendments/suggested modifications from CWaC and the QB
Policy HDC2 Green Infrastructure	CWaC Unclear how this can be achieved in the context of the villages? For example, could an application for a single-storey extension strengthen wildlife corridors?	QB agree to the revisions to Policy HDC 2	“Development proposals should contribute to the creation, enhancement and connectivity of green infrastructure networks across the plan area. Proposals will be expected to demonstrate how they: • protect, restore and, where appropriate, strengthen existing wildlife corridors and ecological networks; • deliver multi-functional green infrastructure that provides a range of environmental, recreational and health benefits; • Development should also have regard to important local views, including those identified in Section 6.15, and seek to conserve the distinctive parkland character of the area, taking a proportionate and site-specific approach.”
	CRT Policy HDC2 raises concerns in respect of: • it lacks clarity • it risks non-conformity with National and Local Plan policy, and therefore does not clearly demonstrate how it contributes to sustainable development. As such, the Trust considers that, as drafted, it is not fully consistent with the requirements of the		

	National Planning Policy Framework (NPPF) and adopted Local Plan and risks conflict with other policies in the Neighbourhood Plan.		
Policy HDC3 Trees and Planting	CWaC Unclear what 'mature tree' means. Mature trees, hedgerows and ponds must be retained and could be used to anchor green spaces' – Suggested that in some cases, existing trees, hedgerows or ponds are low-quality and their removal can be justified from a design perspective to allow for a better layout than would be possible if retained.	QB agree to the revisions to Policy HDC 3, with the following amendments, to reflect policy DM 45 of the Local Plan (Part Two) so as to provide clear requirements for green infrastructure loss and provide flexibility in the application of the policy for Development Management purposes.	“Development proposals should retain, protect and, where possible, enhance existing trees, woodlands, traditional orchards, hedgerows and ponds that contribute to local character, biodiversity, amenity and green infrastructure. These features should be incorporated into the design and layout of development wherever practicable. Where the loss of such features is demonstrated to be unavoidable, proposals must provide appropriate replacement planting using native and locally appropriate species. Replacement trees should be provided at a minimum ratio of two trees for every tree lost and should be of heavy or extra-heavy standard. Where prominent trees are removed, large specimen trees may be required. Development proposals should demonstrate how retained trees, hedgerows and woodland features have informed the design of the scheme, how they will be protected during construction, and how

			replacement and retained planting will be managed to secure their long-term contribution to the character and biodiversity of the Neighbourhood Area.
Policy HDC4 Biodiversity	CWaC Suggest this policy should specify that it relates to new/proposed homes.	QB agree to the revisions to Policy HDC 4, to specify that the policy relates to new/proposed homes and allows for flexibility in its application for Development Management purposes.	New residential development should provide measurable biodiversity enhancements appropriate to the scale and nature of the proposal. Development proposals will be supported where they: • incorporate integrated features for nesting birds, bats and pollinating insects such as swift bricks, bee bricks and bat boxes; • incorporate hedgehog-friendly boundary treatments where appropriate; and • avoid the use of artificial grass and other synthetic landscaping materials that would diminish biodiversity value. The type and number of biodiversity enhancements provided should be proportionate to the scale of development and informed by site characteristics and relevant ecological advice.
Policy HDC5	CWaC Suggests this policy needs clarification that SuDs would not be	QB agree to the revisions to Policy HDC 5, to allow for flexibility in its application	New development should incorporate sustainable drainage systems (SuDS) where appropriate and

Water and drainage	appropriate for ALL new development.	for Development Management purposes.	feasible, having regard to the scale, type and characteristics of the site. SuDS features should be integrated into the design of development and, where practicable, contribute to biodiversity, green infrastructure and green corridors. Development should demonstrate that it will manage surface water sustainably and not increase flood risk elsewhere. SuDS should be designed and located to ensure no adverse impact on the structural integrity, operation, water quality, or ecological value of the Shropshire Union Canal and its associated infrastructure.
	CRT Policy HDC5 raises concerns in respect of: • It is not deliverable in all circumstances • It lacks clarity and flexibility • It risks inconsistency with other Neighbourhood Plan Policies • It risks non-conformity with National and Local Plan policy, and therefore does not clearly demonstrate how it contributes to sustainable development. Accordingly, modifications are required to ensure the policy is flexible, deliverable, and compliant with the Basic Conditions, while still achieving its intended objectives.		
Policy HDC7	CWaC	QB agree to the revisions to Policy HDC 7, to allow for flexibility in its application	Development proposals should provide, or contribute towards, accessible green public spaces

Public spaces	Question in what circumstances 'must' public spaces be provided? By whom?	for Development Management purposes.	where justified by the scale, nature and location of the development. Public spaces should support social interaction, recreation and biodiversity enhancement and be integrated into the design of the development. Provision may include pocket parks, garden squares or informal green spaces that provide welcoming places to meet rest and play. The type and extent of provision should be proportionate to the scale and impacts of the proposed development.
	CRT The policy is positive in intent however as drafted lacks clarity and precision. The Trust therefore recommends that the policy is amended to clarify the types of development it applies to and the type of provision that would comply with the policy, being proportionate to the nature and scale of development.		
Policy HDC8 Squares, parks and greens	CWaC States that new developments must include squares, parks and greens. This does not align with the Cheshire West and Chester Open Space Study bandings of 10 or more dwellings triggering onsite open space provision.	QB agree to the revisions to Policy HDC 8, to allow for flexibility in its application for Development Management purposes.	New developments should include squares, parks and greens or other communal gathering spaces that encourage neighbourly interactions and community use, where appropriate to the scale and nature of the development and in accordance with Cheshire West and Chester Council's adopted open space standards. These spaces should strengthen the calm, rural character of Christleton and Littleton through high-quality design, landscaping and accessibility. New public spaces must be well overlooked with buildings fronting onto them to provide natural
	CRT The policy is positive in intent however as drafted lacks clarity and precision. The Trust therefore		

	recommends that the policy is amended to ensure the policy is robust and deliverable. The Trust therefore recommends that the policy is amended to clarify the types of development it applies to and type of provision expected, being proportionate to the nature and scale of development; and enables a site-specific assessment, allowing the type, quantity and design of spaces to respond appropriately to local context, constraints and opportunities.		surveillance and create safe and attractive places for community use.
Policy HDC10 Walking and Cycling Routes	CRT The policy is positive in intent however as drafted, it is overly prescriptive, insufficiently flexible, fails to recognise that connections to the canal towpath require third-party consent and therefore is potentially undeliverable and may not be appropriate in all locations due to operational, environmental and safety constraints risking harm without mitigation and flexibility.	QB agree to the revisions to Policy HDC 10, to allow for flexibility in its application for Development Management purposes and address concerns of landownership and deliverability raised by the CRT.	All new streets should include footways, and developments should enable safe, well overlooked walking, wheeling and cycling connectivity to everyday local destinations. New routes should be direct, attractive and connected to local amenities. Existing public footpaths must be retained and integrated into new layouts with good natural surveillance. If this is not possible, a comparable diversion as close as possible must be provided. Where sites border existing public footpaths and rights of way (such as the Shropshire Union Canal towpath), proposals should, where feasible and

			appropriate, provide connections into these routes in order to improve accessibility and connectivity. Any such connections should be agreed with the relevant landowner and any other relevant body with an interest in the route. Connections to the Shropshire Union Canal towpath should be designed to ensure there is no unacceptable impact on the structural integrity, operational function, safety, ecological value or heritage significance of the canal and its corridor.
Policy HDC12 Garage location and size	CWaC The garage size requirements exceed those in the Council's adopted parking standards for cars and other vehicles Supplementary Planning Document: Parking Standards - Updated February 2022. We would comment here that there may be a conflict with policy HN3 that 'all new development must achieve an efficient use of land'? Likewise, does this requirement meet the basic condition of contributing to sustainable development'?	QB - Proposed Compromise Policy Wording A garage needs to accommodate opening of car doors, cycle storage and recycling bins - evidence supplied in Appendix B2 Setting a robust local standard in a Neighbourhood Plan is a legitimate tool to correct a widely acknowledged market failure: the construction of "micro-garages" that developers use to meet paper parking targets but which are unusable in practice. The Steering Group urges the Examiner to support this evidence-backed, forward-thinking policy, which directly	CWaC suggested policy wording: Where garages are proposed, they should normally be located alongside the principal elevation of the dwelling, unless site-specific circumstances demonstrate that an alternative arrangement would better integrate with the street scene. Garages should be of sufficient size to accommodate modern vehicles together with associated storage requirements and should have regard to the Council's adopted Parking Standards SPD (or successor document). Development proposals should provide convenient and secure storage for bicycles, waste and recycling bins and electric vehicle charging infrastructure.

		addresses modern vehicle realities, waste management obligations, and active travel targets The current standards do not provide the required space To address any concerns the Examiner or CWAC may have regarding site density or viability, the Steering Group is prepared to insert the following nuanced, "functional" policy text. This wording technically satisfies CWAC's SPD minimums while ensuring that any developer claiming a garage is a "parking space" must build it to a functional size: Policy HDC12- Garage location and size Where provided garages should reflect the architectural style of the houses they serve and should be built adjacent to the houses (rather than in front) so that they do not dominate the street scene Where a garage is proposed as part of a new residential development, and is intended to be counted toward the	Garages and associated structures should be designed to reflect the architectural character and materials of the dwelling they serve. QB – suggested policy wording Policy HDC12- Garage location and size Where provided garages should reflect the architectural style of the houses they serve and should be built adjacent to the houses (rather than in front) so that they do not dominate the street scene Where a garage is proposed as part of a new residential development, and is intended to be counted toward the property's minimum off-street car parking requirements, it should meet the following minimum internal dimensions: Single Garage: 3.5 m (wide) × 7.0 m (long) Double Garage: 6.0 m (wide) × 7.0 m (long) Garages built to smaller dimensions must comply with the CWAC 3 m × 6 m advisory standard which will be supported as domestic storage space but will not be credited as an allocated off-street parking space unless separate, dedicated, secure cycle
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		property's minimum off-street car parking requirements, it should meet the following minimum internal dimensions: Single Garage: 3.5 m (wide) × 7.0 m (long) Double Garage: 6.0 m (wide) × 7.0 m (long) Garages built to smaller dimensions must comply with the CWAC 3 m × 6 m advisory standard which will be supported as domestic storage space but will not be credited as an allocated off-street parking space unless separate, dedicated, secure cycle storage and bin storage are provided elsewhere within the property curtilage.	storage and bin storage are provided elsewhere within the property curtilage.
Policy HDC14 Blocks	CWaC States that 'blocks should be between 50-100m long to create a permeable layout'. Suggest that it would be more appropriate to state a maximum of 100m to accommodate for a scenario where there are smaller sites providing only 2 or 3 dwellings for example?	The QB agree to the revisions to Policy HDC 14, to allow for flexibility in its application for Development Management purposes.	Development blocks should be designed to create walkable, safe and permeable neighbourhoods. Blocks should have clear fronts and backs, with back gardens generally facing other back gardens or parking areas. Back gardens bordering streets or public spaces should be avoided unless it can be demonstrated that there would be no harm to the prevailing

	Suggest that the terminology used throughout the design code should be explained in the main glossary, or in a separate design code glossary. For example: door heads, string course, cornices etc.		character, natural surveillance, street scene or quality of the public realm. In keeping with the rural character of Christleton, blocks should reflect an informal structure where appropriate. Courtyard layouts, reflecting examples found within the village, may be appropriate where they respond positively to local character and reinforce the rural character of the area. Development should include buildings that front onto existing streets and contribute positively to the public realm. Blocks should generally not exceed 100m in length in order to promote permeability and connectivity, unless an alternative approach can be justified through the design and layout of the development.
Policy HDC 16 Minimum space standards	CRT The policy is positive in intent however as drafted, lacks clarity, insufficiently flexible, and fails to allow a site-specific context led design and risk non-conformity with national policy guidance and is inconstant with other policies in the Neighbourhood Plan. The Trust therefore recommends that the policy is amended to clarify the definition of public space for clarification, and greater flexibility to allow for context-led design.	QB proposes the following compromise as the current CWaC standard needs updating A recent CWaC survey of NDSS compliance found that 55% of dwellings fail to meet at least one requirement. This rises to 65% for market housing,	CWaC comments - Delete policy HDC 16. QB suggested policy amendments: Policy HDC 16 – Minimum space standards

	may be considerations in the future, we do not know what the outcomes are. Policy HDC16 misinterprets the January 2026 draft Design and Placemaking PPG. References to “Liveability” and “Built Form” are qualitative design principles intended to guide good design outcomes, not prescribe mandatory internal floorspace standards. The draft guidance contains no requirement to exceed NDSS or adopt fixed minimum room sizes. Similarly, the policy applies the Mayor of London’s 2023 Housing Design Standards LPG outside the London context. These standards were developed to address London-specific issues including high-density flatted development, overcrowding pressures, limited private amenity space, home working, single-aspect homes, and reduced internal living quality. The standards are identified as “best practice” guidance, not mandatory national policy requirements, and are supported by London-specific	compared to 38% for affordable housing. Importantly, all dwellings that fail overall GIA also fail at least one bedroom standard, although a substantial number of dwellings meet GIA but still contain substandard bedrooms. Appendix B6 – NDSS – CWaC compliance	All new-build residential development (Class C3) must meet, as an absolute minimum, the Nationally Described Space Standards (NDSS). However, to ensure homes are genuinely adaptable to modern lifestyles, support long-term flexible working, accommodate local waste-separation requirements, and facilitate "aging in place" room sizes should meet the 2023 Mayor of London 'Best Practice' Space Standards (as outlined with b and p defined). Developments that meet or exceed these "Best Practice" standards will be highly supported and weighed heavily as a significant positive design benefit when assessing the overall quality of the scheme.
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	evidence, viability assumptions, and strategic planning powers which do not automatically apply elsewhere.		
Policy HDC 24 Boundary walls and fences	CRT The policy is positive in intent however as drafted, lacks clarity, insufficiently flexible, and fails to allow a site-specific context led design and risk non-conformity with national policy guidance and is inconstant with other policies in the Neighbourhood Plan. The Trust therefore recommends that the policy is amended to clarify the definition of public area for clarification, and greater flexibility to allow for context led design. This would improve consistency with national policy and help ensure that development proposals can respond appropriately to local circumstances while still achieving the intended placemaking and environmental outcomes.	The QB agree to the revisions to Policy HDC 24, to allow for flexibility in its application for Development Management purposes.	Boundary treatments should be designed to respond positively to the character of the surrounding area and contribute to attractive streetscapes and public spaces. Development proposals should have regard to prevailing local boundary treatments and, where appropriate, incorporate features such as hedgerows, low stone walls, Cheshire railings or brick walls. Close-boarded fencing facing public areas or streets should be avoided unless justified by site-specific circumstances and integrated into an overall high-quality design approach.

Policies HDC26 and HDC27 Extensions & Non residential and mixed use buildings	CWaC Policies HDC26 and HDC27 - this is a separate section on extensions and non-residential and mixed-use buildings. It is not clear whether this is the only part of the code that applies to extensions / non-residential developments. Could also refer here to the Council's Supplementary Planning Document: House Extensions and Domestic Outbuildings: House Extensions and Domestic Outbuildings SPD (January 2021).pdf Policy HDC 26 – unclear what is meant by ‘extensions... should not be overlooked’? Also, ‘should not infringe on... privacy’ is very onerous without qualification. Any new rear window could be considered to infringe on the privacy of a neighbouring rear garden in an oblique view. Policy HDC 27 - ‘Non-residential and mixed-use buildings must have active frontages. The exception to this would be industrial or	The QB agree to the revisions to Policy HDC 26 and HDC 27, to allow for flexibility in its application for Development Management purposes.	Policy HDC26 – Extensions Extensions should be designed as a coherent addition to the host building, respecting its scale, proportions, architectural character and materials. Multi-storey extensions should incorporate roof forms and pitches that reflect or complement those of the host building. Extensions should safeguard the living conditions of neighbouring occupiers by avoiding significant adverse impacts arising from overlooking, loss of privacy, loss of light, overbearing effects or overshadowing. Proposals should have regard to the Council's House Extensions and Domestic Outbuildings SPD (January 2021), or any subsequent replacement document. Policy HDC27 – Non-residential and mixed-use buildings Non-residential and mixed-use buildings must be designed to complement the existing character of Christleton and Littleton. Any new non-residential and mixed-use development must reinforce the local vernacular through its scale and use of materials.
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	agricultural buildings outside the settlement boundary'. Suggest that there could be other exceptions – e.g. offices or other businesses that don't have regular visitors? Suggest that there is a lack of distinction between context analysis, design guidance, and true, quantitative code. This detracts from the latter. There is also a lack of clarity over which types of development many of the code sections apply to – e.g., a single-storey rear extension couldn't be expected to include SuDS. There is some repetition of the borough wide code, and this may be best to be omitted.		Non-residential and mixed-use development should be in keeping with the prevailing scale of Christleton and Littleton (generally two storeys with occasional three-storey buildings), whilst recognising that some building types may require a different scale or form to meet operational requirements. Non-residential and mixed-use buildings must provide active frontages where appropriate to their use and location. Industrial, agricultural, office and other operational buildings, or buildings where active frontages would not be appropriate due to their function, will not be expected to provide active frontages. Entrances to community or public buildings must be clearly visible from the street and easily accessible.
Policy HDC28 Passivhaus standards: advanced environmental design	CWaC Suggest clarification is given on what 'retrofit' means in a planning context.	The QB agree to the revisions to Policy HDC 28, to allow for flexibility in its application for Development Management purposes and provide a definition of 'retrofit'.	New buildings and retrofit development in Christleton and Littleton must achieve exceptional energy efficiency in line with Passivhaus Standards by adhering to the following requirements: Minimum U-values: Walls (0.15 W/m²K), Roof (0.10 W/m²K); Triple-glazed windows with warm edge spacers; Continuous insulation with minimal thermal bridging;

			Airtightness target: ≤ 0.6 air changes per hour at 50 Pa. For the purposes of this policy, retrofit development means the refurbishment, renovation or upgrading of an existing building to improve its energy efficiency and environmental performance.
Policy HDG31 Solar photovoltaics	CWaC Suggest that the restriction on south facing roof slopes that face the street conflicts with Permitted Development rights and it is unsustainable to prevent solar panels.	The QB agree to the revisions to Policy HDC 31, to allow for flexibility in its application for Development Management purposes and rectifies any conflict with PD rights.	Buildings should integrate solar panels or tiles which sit flush with the roof plane and avoid glare. Solar panels should be sited and designed to minimise their visual impact and, where practicable, be integrated into the design of the building. Solar panels on street-facing elevations will be supported where they are sensitively designed and where this represents the most effective location for renewable energy generation. PV tiles can be used with slate roofs, providing that they blend in.

APPENDIX B – QB listing of documents B1-B6 to support QB responses

B1 – Heritage impact

Shropshire Union Canal (pages 11-12)

Battle of Rowton Heath(pages 13-19)

B1 – Heritage appendix

B2 – Justification for garage Sizes

B3 – Biodiversity buffer – CWT support

B4 – Regulation 16 consultation summary

B5 – Green Gap report – justification and reduction in land area

B6 - NDSS - CWaC compliance

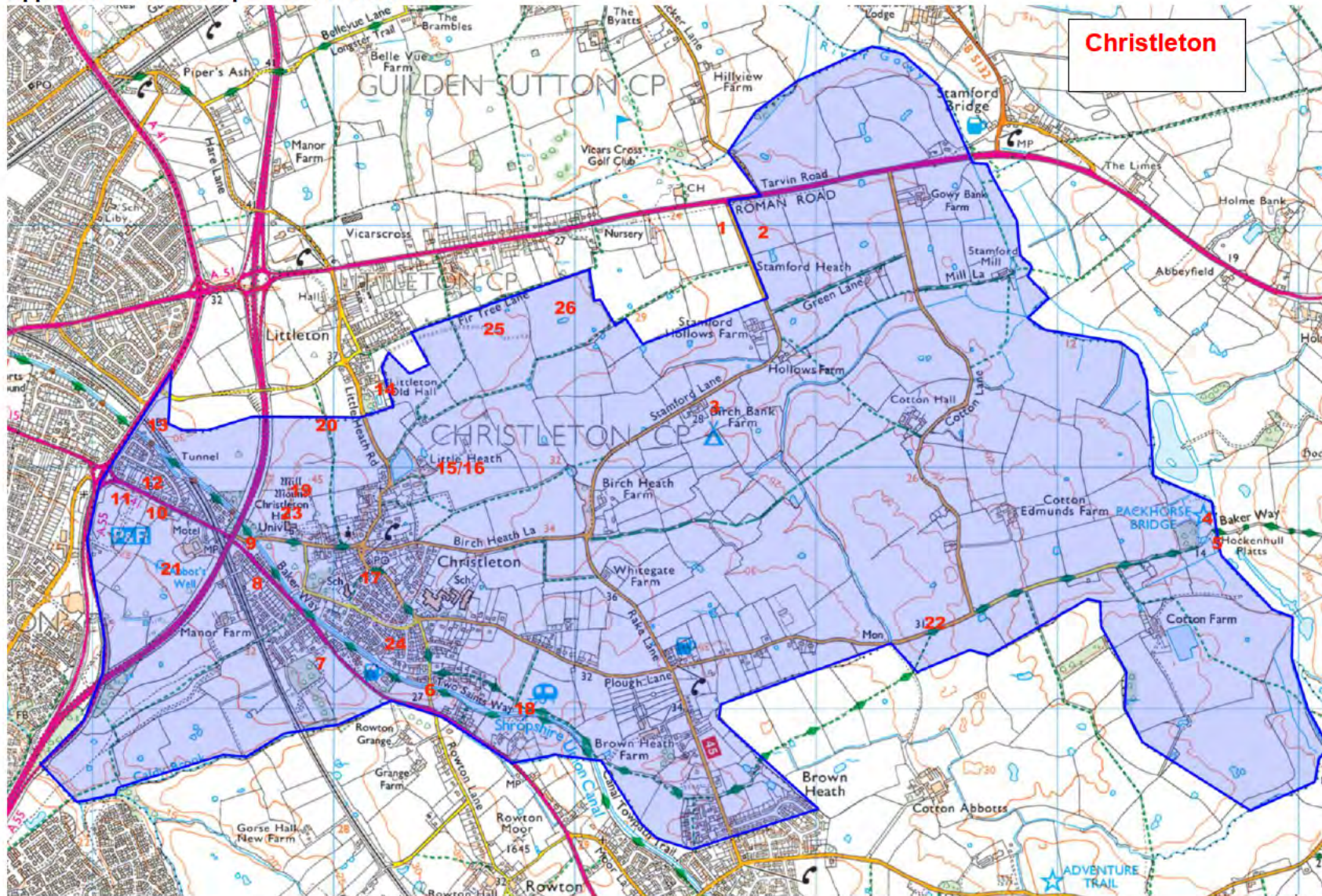
I would like to acknowledge the extraordinary support from many dedicated Parish Councillors and volunteers in the Neighbourhood Plan Steering Group and three professionals who made a difference

Neighbourhood Plan – Andy Thompson – Planning Consultant
MRTPI (retired) and worked on 32 NPs in both CE and CWaC since 2014

Projects – Peter Black – Planning Consultant - Peter Black MRTPI who has over 30 years of experience in planning, plan making including extensive experience of Neighbourhood Development Plans

Heritage Assessments - Rob Burns - Qualified Archaeologist, urban designer and heritage consultant. Formerly of English Heritage with over 40 years of experience in the built environment sector.

Appendix 1- Parish Maps and site locations



POTENTIAL HERITAGE IMPACTS OF DEVELOPMENT SITES



ASSESSMENT COMMISSIONED BY THE CHESTER GREEN BELT ALLIANCE

APRIL 2026

1. Introduction

- 1.1 This report was commissioned by the Chester Green Belt Alliance (CGBA) in response to the potential development of sites to the south and east of Chester, and the possibility of development within the existing green belt area. The assessment covers the parishes of Christleton, Waverton, Rowton, Littleton, and Guilden Sutton. It is a supplementary report to that provided by Mr Peter Black on behalf of CGBA, which provides a Grey Belt Assessment, and the two reports should be read in conjunction with each other.
- 1.2 A series of potential land parcels have been suggested as possible development sites. Heritage assets located are from a number of different data sets, including the National Heritage Register, Historic England Research Reports, Cheshire Historic Environment Record, Excavation Reports, and national and local archives. The Cheshire Historic Landscape Characterisation Report (Cheshire CC and English Heritage, 2007) and Cheshire West and Chester Landscape Strategy (2016) have also been examined and referenced.
- 1.3 The report examines a series of key heritage themes, including potential impacts of developments in the relationship of the villages and landscape to Chester city, the character of the linear feature of the Chester Canal conservation area which cuts through the area, the settlement pattern and character of the two conservation areas of Christleton and Waverton, and the historically important registered battlefield of Rowton Heath.
- 1.4 This assessment was prepared by Mr. Rob Burns, a qualified archaeologist, urban designer and heritage consultant, formerly of English Heritage and with over 40 years of experience in the built environment sector.

2. The growth of Chester and its surrounding settlements

- 2.1 This report does not discuss the origins of Chester nor the evolution of the central core from Roman through to mediaeval and later, and relates solely to the relationship of the city with its surrounding settlements. From the 13th to the 17th centuries, the earliest suburban growth occurred just outside the city walls, primarily along the main roads leading to the gates. By the early 17th century, substantial building existed outside the historic core. From the late 18th century, new streets such as Crane Street, Paradise Row and Queen Street began to form more formal residential areas, but substantial expansion only commenced with the arrival of the railway in 1840, and the construction of the Grosvenor Bridge. Curzon Park and Queens Park were developed in the 1840s and 1850s as exclusive middle-class enclaves south of the River Dee, whilst Newtown developed rapidly before 1870, largely to house railway workers. Suburban growth began in Hoole from the 1850's, and expanded with villas and terraces throughout the 19th century, whilst Boughton underwent major development in the late 19th century, with many terraces built between 1873 and 1908.

2.2 In the inter-war and modern eras, Post-war government acts led to the creation of large-scale municipal housing and further private suburban sprawl. Lache and Buddicom Park were planned from 1914, with construction commencing in 1919, and with significant expansion of the Lache estate in the 1930's. Although houses were built in Blacon in the 1930's, the suburb was primarily developed on former farmland during the 1950's and 1960's. Handbridge estate was planned in 1926. The houses on Caldý Valley Road in Great Boughton, Chester, were predominantly built during the 1980's. The development coincided with the expansion of residential areas on the outskirts of Chester during this period, with associated community infrastructure, such as the Caldý Valley Neighbourhood Church, opening in 1984. The chart in Figure 2 illustrates the growth figures, and shows that for Cheshire West and Chester, the period from 1945 to 1980 outperformed the national statistics for house-building.

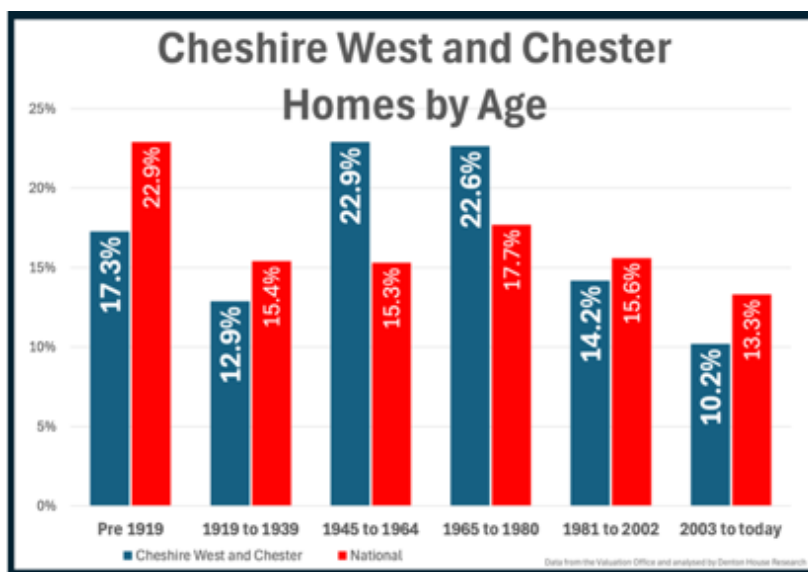


Figure 2- Housing supply figures

2.2 The post-war plans for Chester, produced by Greenwood (Figure 3) shows that the intention was to contain the urban expansion using the road system as a barrier to prevent inundating the surrounding villages within the study area, and provide a green buffer to the west of the roads (Figure 3). Christleton and Mickle Trafford were to be consolidated as residential areas.



Figure 3- post-war plans for the study area, Greenwood, 1945

- 2.3 Map regression shows the development of Chester and its surrounding area from the 18th century up to 1938, and illustrates that there has always been, and still remains, a clear distinction between the city itself and its evolved suburbs, and the surrounding countryside, despite the growth in the population (Figures 4-6).
- 2.4 The character of Chester and its surrounding area is of an urbanised centre, with a rural or semi-rural setting, which orbits the historic core. The containment of its expansion into the study area through the usage of the surrounding road infrastructure as formal barriers to restrict urban growth, has been a key principle, and was given further voice with the post-war plan.



Figure 4- Swire's map of 1830



Figure 5- OS map, 1897

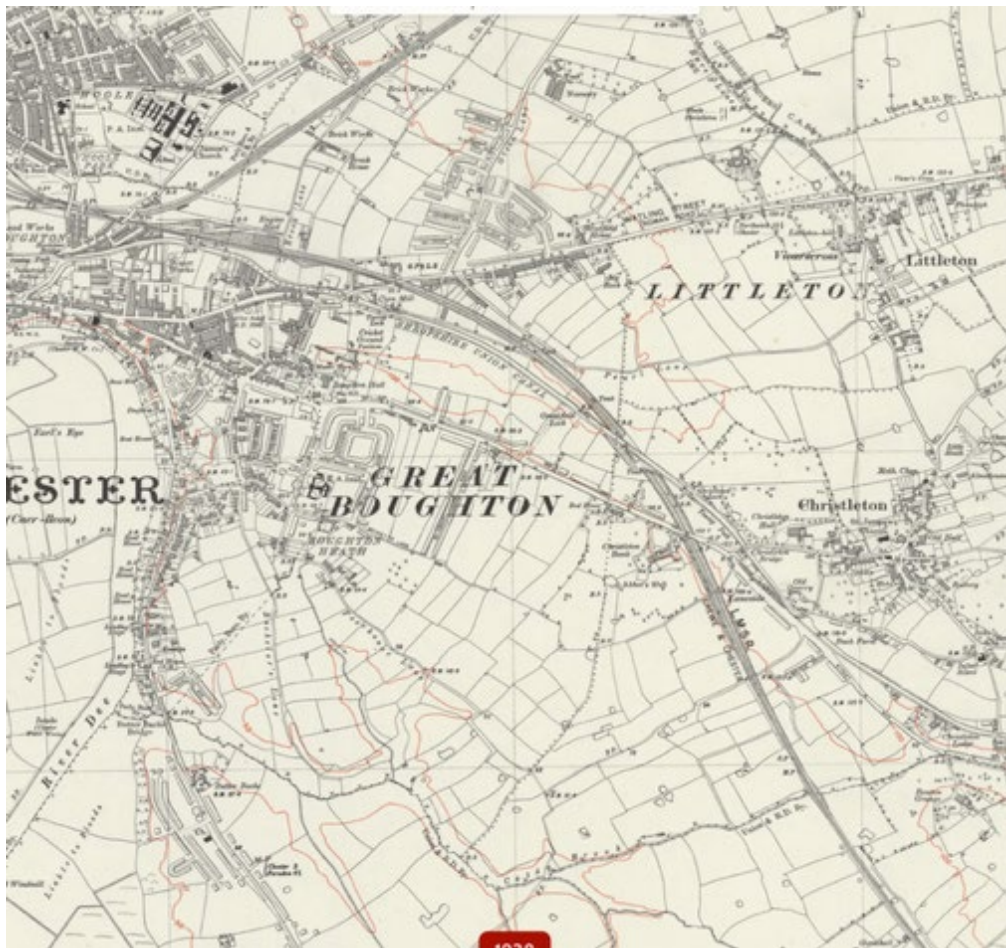


Figure 6- OS map, 1938

- 2.5 Chester is recognised as a market town, which is served by the surrounding settlements, and there is a clear demarcation between the historic core, its suburbs and the village settlements and rural landscape. The character is of different entities, with the city as an urbanised element, and the settlements and fields as rural or semi-rural. This works both at tangible and intangible levels, with the physical attributes clearly defined, and the unconscious or visceral recognition that the geography and landscape allow for a hierarchy. This hierarchy is based on fundamentally different townscape characteristics and perceptions. Chester is the urban centre and destination, with many services not offered within the surrounding area. Its physical aspects and urban grain are very different to the villages which lay adjacent to it. Places such as Christleton, Littleton and Waverton are very different in character, and appearance, and play a different role in the sub-region than the city itself. They do not identify as part of suburban Chester, but as separate entities, with their own social, and community facilities which are not wholly reliant on the provisions of the city. The housing is different, the layouts of streets and spaces are different, the setting is different, the community is different. The villages are essentially free-standing, independent satellites of the city, and associated more with the field systems which separate them from each other and from the city. At their

core, they do not possess the identity of the suburbs which saw the city expand in the inter-war and modern eras, but are distinctive places which retain much of their agrarian roots, and are visually attached to the fields, streams, hedgerows and country lanes which form their setting.

- 2.6 The superimposition of a series of new developments would heavily denude the existing distinction between the city and its suburbs, and the outlying villages, merging the villages with the later suburbs, and seriously depleting the setting of the villages. This is particularly the case with the conservation areas of Christleton and Waverton, although Littleton, Guilden Sutton and Rowton would also be impacted, as well as smaller hamlets such as Pipers Ash.
- 2.7 The Landscape Strategy for Cheshire West and Chester (2016) recognises the ‘otherness’ of these settlements, and states that any new development should *be sensitively located and detailed to make a positive contribution to the character area and that the landscape character and local distinctiveness is conserved, restored or enhanced*. It adds that new development should *respond to the location by respecting and reflecting existing settlement density and pattern e. g. dispersed/scattered/compact/nucleated/ribbon. For dispersed/scattered settlements, the low density and pattern of building relative to field area should be maintained. For compact/nucleated settlements, topographic limits to development should be observed, and, respond to the location by respecting and reflecting existing landscape setting*. In addition, any new development should *respond to the location by respecting the setting of nationally designated heritage assets (buildings and features on Heritage England’s National Heritage List for England) and other heritage assets of local significance*. The overall Landscape Management Strategy for the Saughall to Waverton plain (area LCA 9d in the document) *should be to enhance the rural character and historic field pattern of hawthorn hedgerows and hedgerow oak trees and field ponds, and to manage development pressure so to strengthen the rural setting of Chester and deliver sensitive character restoration*. It warns against the suburbanisation of the area, and retaining the remaining sense of peace and quiet away from the main transport infrastructure and urban fringe areas, and conserving the rural character of minor lanes.
- 2.8 Similarly, the Cheshire Historic Landscape characterisation 2007 (Cheshire CC and English Heritage) recognises that this area contains some of the highest densities of the Medieval Town Fields HLC (Historic Landscape Characteristic) Type, HLC Type, aratral boundaries and ridge and furrow. The recommendations in the report include the need to have regard for the dispersed form of settlement often associated with areas of this HLC Type when proposals are made for development, and to increase awareness of the historical importance of this landscape type in planning strategy documents, such as, Parish Plans, Local Development Frameworks and Regional Spatial Strategies.

3.0 Christleton, Waverton and Canal Conservation Areas.

- 3.1 The proposed development areas contain three different conservation areas, comprising the rural villages of Christleton and Waverton and the early industrial, linear conservation area of the Canal (Figure 7). Christleton and Waverton are both evolved rural villages, agricultural in origin, with their own community facilities. They contain the essential services of public houses, community halls, religious buildings and schools, and both villages are associated with the Canal, which runs to the west of Christleton, and to the east of Waverton. The buildings have a coherent tone and texture provided by the local sandstone, with this perhaps more apparent in Waverton than Christleton, but the building typologies in both conform to the Cheshire vernacular. They are both cohesive and homogenous settlements, despite pressure to develop as commuter villages, and they have retained their distinctive patterns, grain, historical integrity and authenticity. Whilst no longer substantially relying on an agricultural economy, the villages have retained their sense of community, place and identity. Community value is high, and relates to the identifiable character which encourages a sense of belonging and community cohesion. The familiar and cherished townscape remains a constant, and the high aesthetic value of the settlements provides a clear townscape quality which is unlike the inter-war and modern estates of Chester. Whilst in Christleton in particular there are different character zones, ranging from the expansive pond at The Pit in the north east, to the tighter grain of the core along Village Road in the centre, and the gradual thinning of structures at the extremities of the area, the conservation area remains highly legible as a single settlement, with the variations working together to form a complete, comprehensive townscape which is highly distinctive. Whilst later residential development to the south of the village has led to some loss of rural setting, and in particular the relationship of Christleton with the Canal, the overall impression from within the settlement is of a historic village set within fields. Figure 8 shows these field systems to the east, west and north of the conservation area, with largely uninterrupted fields to the north between Christleton and Littleton. Fields also extend to the west of the North Wales Expressway which acts as a barrier and buffer between Chester's suburbs, and Christleton. The Landscape Character Assessments illustrate that these fields are of some historic importance, as part of mediaeval field systems which are prevalent in the area of the Cheshire plain. Within the village envelope there are 24 listed buildings, which illustrates the strong heritage credentials and historic quality of its architecture.
- 3.2 Waverton is smaller than Christleton, but also has a direct relationship with the Canal conservation area (Figure 9). From the Waverton community hall to the north of the village, and outside of the conservation area, there is a clear view of the spire atop the tower of the grade II* St Peter's church. The setting for this church, as with all of the 11 listed buildings within the village, and the conservation area itself, is open fields which surround Waverton. This setting is a crucial part of the character of the village, relating to an appreciation and understanding of the origins of Waverton as an agricultural settlement.

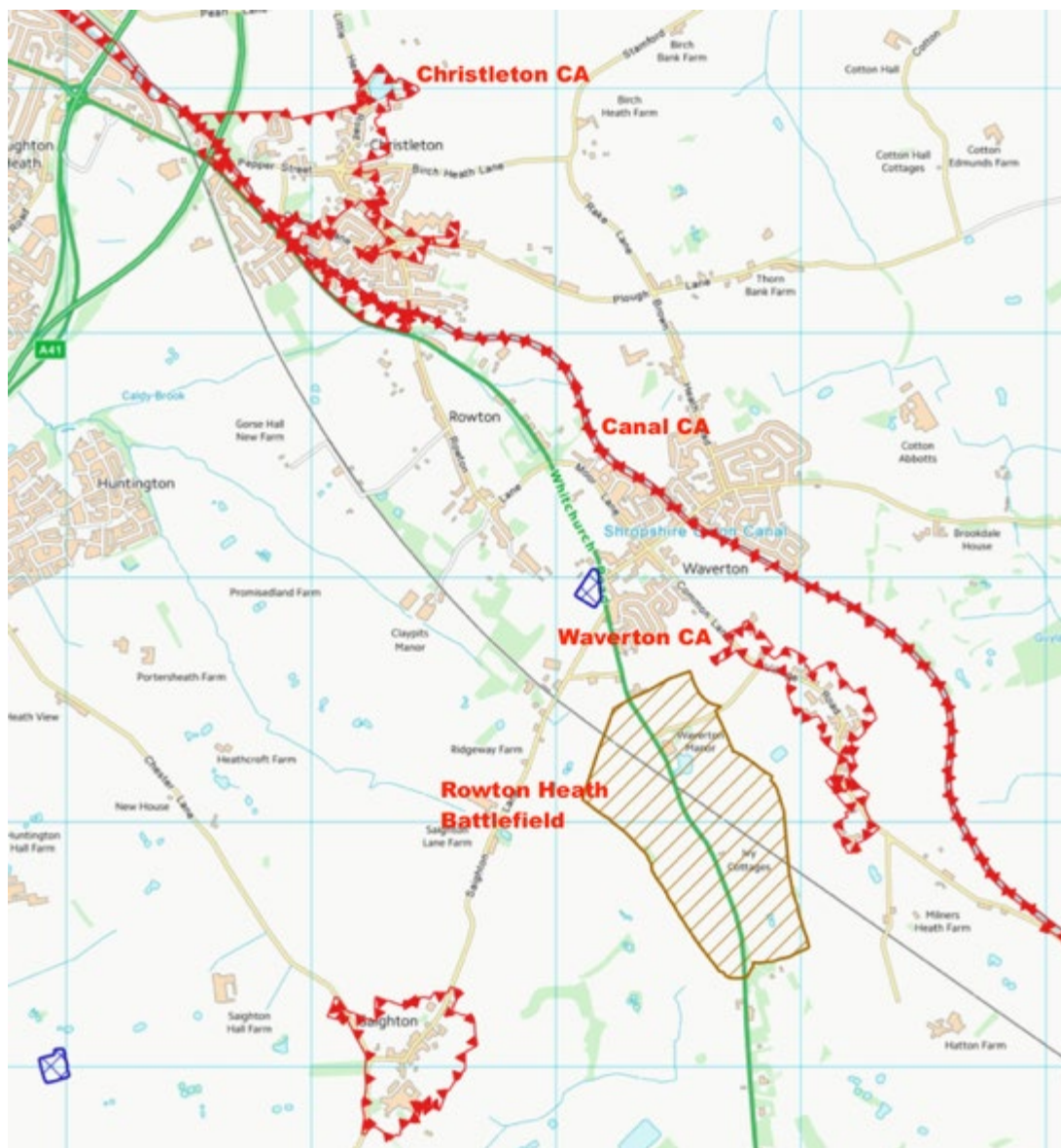


Figure 7- Conservation areas within the study area (CW&C)



Figure 8- Christleton, with the conservation area centrally placed, and showing the location set within open field systems



Figure 9- Waverton- uninterrupted fields surround the linear settlement, with dispersed farms, and a strong, rural link to the Canal corridor

- 3.3 Whilst development in Waverton has expanded to the north, the original settlement takes the form of a ribbon townscape and grain. The modern development to the north takes in some of the surrounding fields, and is of an utterly different character to the village, comprising estate roads, higher density, suburban character and appearance and non-linear layout. Further expansion of this residential typology which would impinge on the rural landscape of the conservation area, and replace the ribbon arrangement and dispersed farms, denude the setting of the village. Both the perception of the early village and the physical attributes of its setting would be compromised by development to the north.
- 3.4 The Canal conservation area has a presence in both Christleton and Waverton, but is of a different character and is altogether of a separate typology. The Chester Canal opened in 1775, and was incorporated into a series of other canals in 1846, which collectively became known as the Shropshire Union Canal. The Chester section is the oldest part of this network. Throughout its length, the canal has varied character zones, and the Conservation Area Appraisal (CW&C, 2018) places the section from Christleton to Waverton, within Areas G and H (Figures 10 and 11). Waverton is considered as part of Zone H, which the conservation area appraisal describes as *out of suburbia and into the Cheshire plain*. The canal is characterised by an open feel, with Waverton church tower dominating close views from the canal across open fields from Bridge 118 (Davies' Bridge) to Bridge 116 (Faulkner's Bridge). In Zone H, the conservation area appraisal states that *whilst the conservation area is focused almost exclusively on the canal corridor the setting, outside of the conservation area, is impressive. Most of the surrounding fields are flat giving good views of Waverton Church initially, and then the Peckforton Hills, Peckforton Castle and the spectacular Beeston Castle*.
- 3.5 The area around Christleton is located within Zone G, and *shows the transition from suburban Chester to rural Cheshire*. The conservation area appraisal describes how the development of Christleton and Waverton is on the offside, with *many well kept gardens, and this combined with the fields in between areas of housing, gives a very open feel to the canal*. The open feel of the canal is also noted on the approach to Waverton, with the retention of fields, and generally open agricultural land before reaching more modern housing at Rowton and Waverton.
- 3.6 The Canal conservation area is 27 miles in length, and runs through both CW&C and Cheshire East Council areas. The appraisal summarises its qualities as, *there is a richness of preserved history and heritage, and the contribution that groups of trees and the wider landscape make to the setting of the canal, makes the Chester Canal worthy of preserving for current and future generations to enjoy*. The appraisal also acknowledges that the setting of the canal is important, and that it should be conserved and enhanced. A number of development parcels are proposed which would conflict with the aims of the conservation area appraisal.. These areas comprise open fields to the canal, some of which have existing

housing on one side of the canal, whilst others are open on both sides. The impact of new housing would change the character of the conservation area in these locations, and impose a mono- aesthetic based on a suburban typology. This runs contrary to the existing varied character zones, which are part of the special interest of the conservation area. The new housing would also be detrimental to the existing relationship and dynamics of the three conservation areas of Christleton, Waverton and the Canal. The canal forms part of the setting of the village conservation areas, and the open fields which are part of its course are either gaps in the built areas, or open fields. Visual and physical connection would be compromised by the developments, and the canal corridor itself would become more enclosed and lose its connection to the villages and the countryside. The open feel which is celebrated in the conservation area appraisal, would essentially be reduced to a much more confined route.

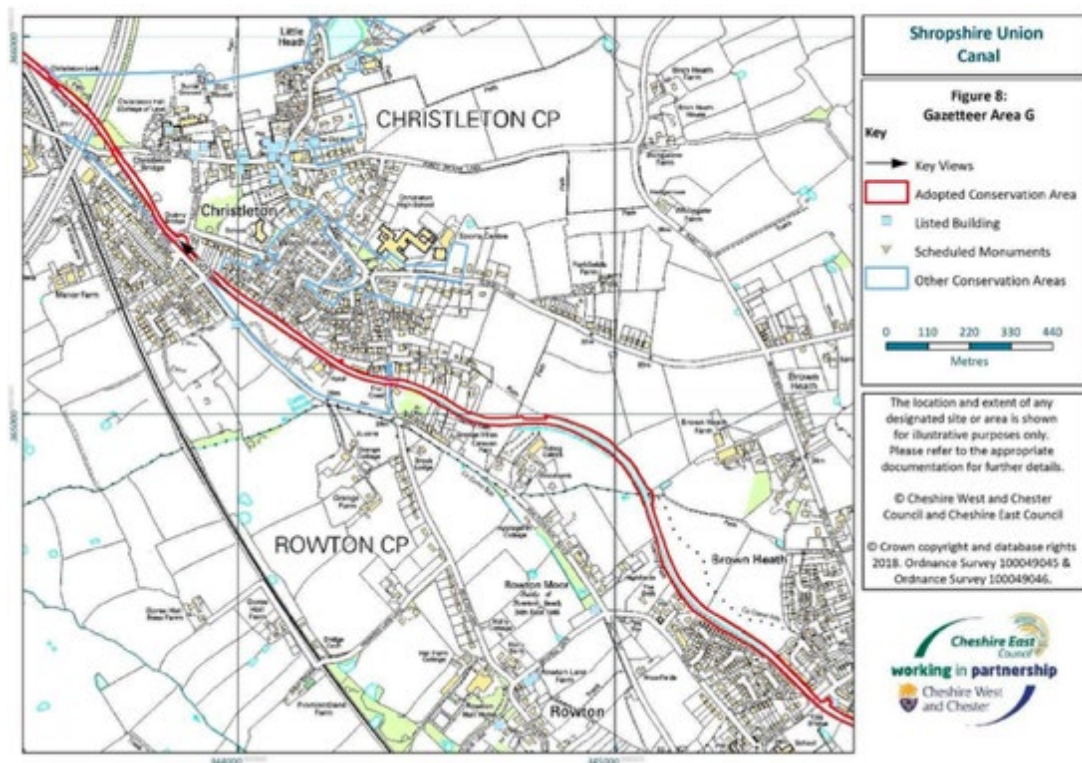


Figure 10- Area G of the Canal conservation area (CW&C, 2018)

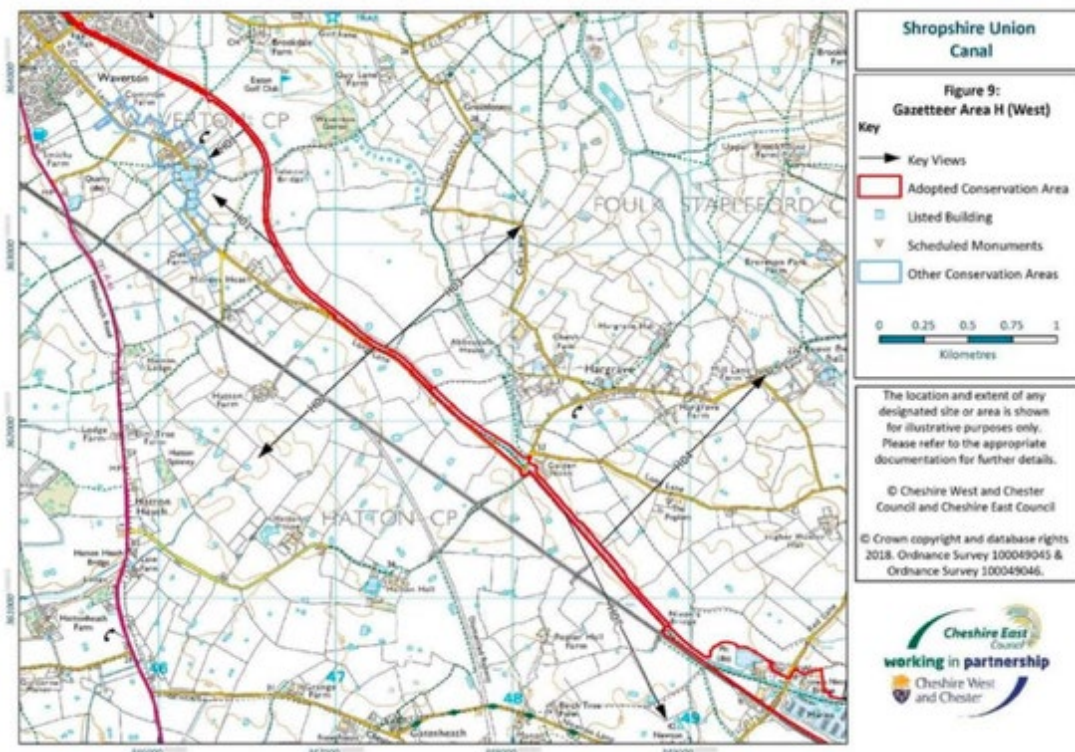


Figure 11- Area H of the Canal conservation area (CW&C, 2018)

4 Rowton Heath Battlefield

- 4.1 The Civil War of 24th September 1645 battle is well documented and there are existing memorials. The main battle site is registered and is seen in Figure 12. However, the battle was fought in three stages, and covered a wide area, as described in the National Heritage List, *the battle on Rowton Heath lasted all day on 24 September, but took place in several locations as the tide of fortune ebbed and flowed. The battlefield south of Rowton is the most clearly identified.* The English Heritage Battlefield report describes the battle as *a sprawling affair, including at least three distinct areas of conflict* and the registered battlefield seen in Figure 12 is the location of the first clash. It also describes how, later in the day, further fighting took place almost a mile closer to Chester, at Rowton Heath. Following that, the subsequent fighting took place over a wide area. As the Royalists retreated and fled back to Chester, further skirmishes and fighting took place, most notably on a hill north of Littleton. Documentary evidence in the form of Colonel General Poyntz illustrates that although the registered battlefield is located close to Waverton, the main battle took place closer to Rowton and its heath.
- 4.2 The Battlefield Trust has produced a highly descriptive account of the battle, and states that the second stage of action, at Rowton Heath, is bordered on the west by Rowton Lane and on the east by the later Canal. They have also produced an illustration which provides these details graphically, and which is transposed on a modern OS map (Figure 13). Further

information, with approximate timings of the various engagements, are discussed in *The English Civil War* by Nick Lipscombe (2020), which confirms the details provided by both the Battlefield Trust and the Historic England Research Report (Figure 14). A number of finds from the fields around Rowton Heath and Littleton confirm that action did take place in these areas, but remain unrecorded in the Historic Environment Record (pers. com. Melanie Fildes, local historian). These include:

- In garden on Rowton Lane
- Holly Bank Farm Rowton (adjacent to Rowton Hall Hotel) & neighbouring fields
- The Salmon family have farmed for generations in Rowton on land covering Rowton Moor. Over the years they have found in their fields between (long) Rowton Lane and the A41, numerous lead shot, shoe and belt buckles dating from the civil war. Silver coinage has also been found in the same fields (Source: R Salmon, Holly Bank).
- Their fields alongside (long) Rowton Lane are also regularly surveyed by metal detectorists, who frequently find musket balls, most recently a couple of months ago (Source - S Ford, The Spinney).
- A hand guard for a sword was also found on land near to Rowton village green (next to RHH) (Source: R Salmon, Holly Bank).
- The field on the left side of Claypits Lane (Road from RHH to Claypits farm on the map) that is bounded by the railway to the south and Rowton Manor to the north, is reputed to be where the dead were buried after the Battle of Rowton Moor ((Source: R Salmon, Holly Bank).
- Multiple musket balls have been found in the garden of a property, The Hollies, on the north side of Moor Lane highlighting the extremities of the battle site– (Source: G Harrison, The Hollies).
- Metal remains of the spearheads of pike weapons have been found in a garden on Greenfields Lane (Source: M Fildes, Lingdale).

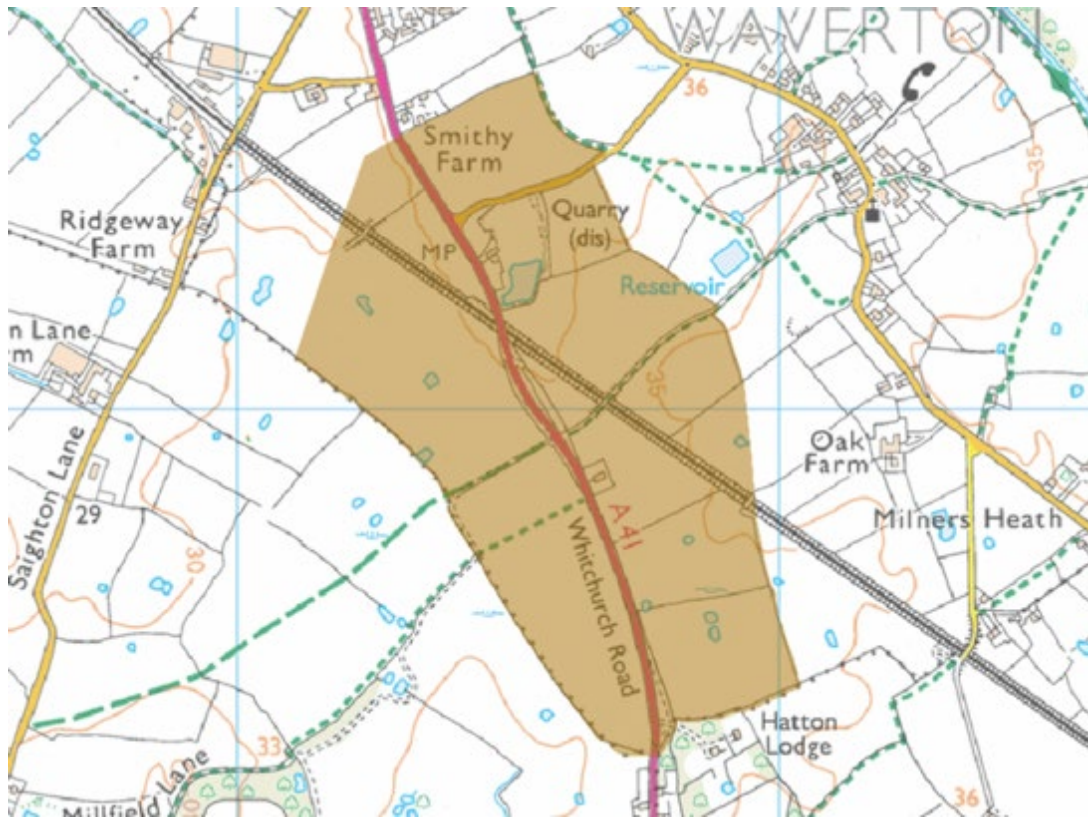


Figure 12- Registered Battlefield of Rowton Heath (English Heritage)

Figure 13- battle of Rowton Heath (Battlefields Trust)

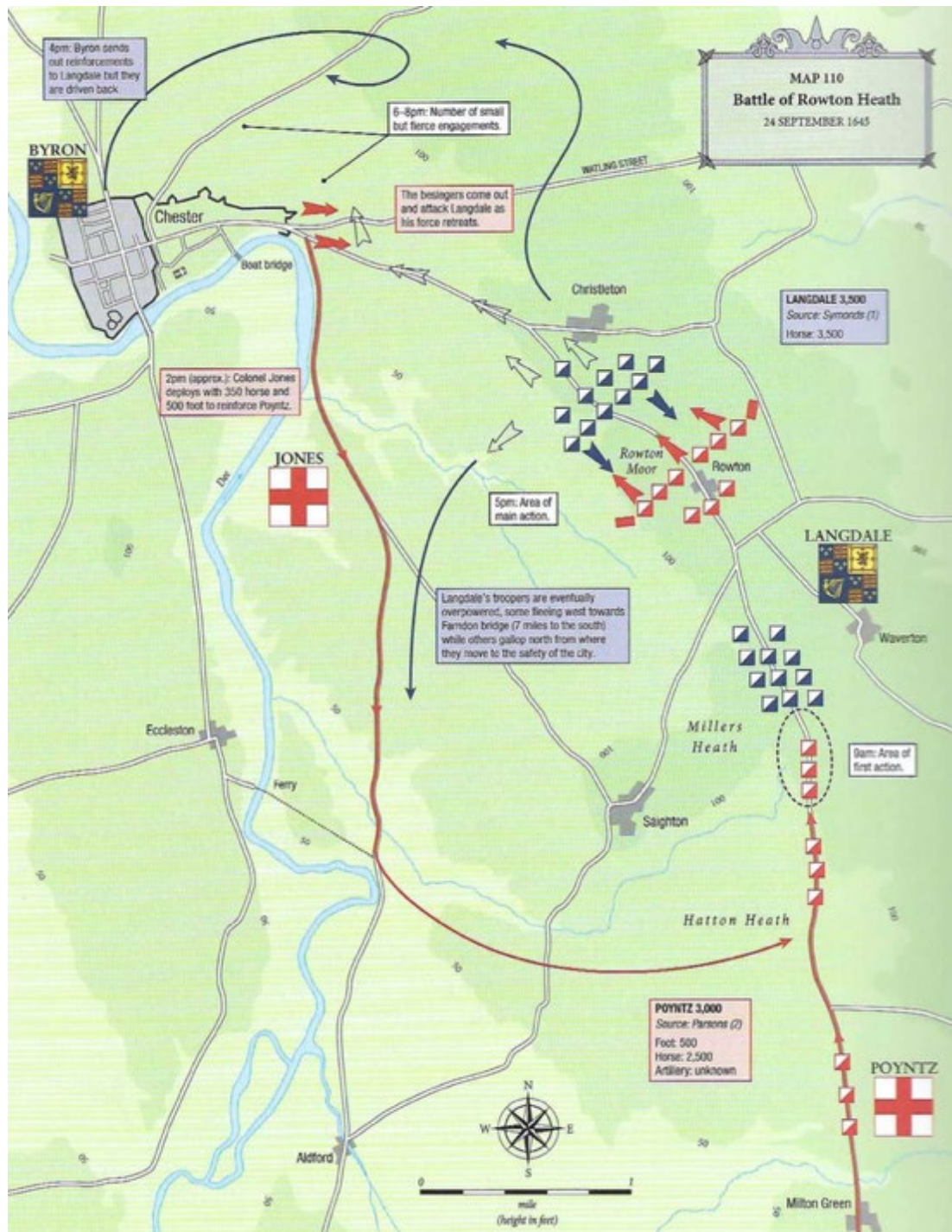


Figure 14- the battle of Rowton Heath (Lipscombe 2020)

- 4.3 Whilst the registered battlefield south west of Waverton would prevent disturbance through development proposals, it is clear that this significant battle ranged over a much wider area, and one which is not within the boundaries of the registered battlefield. Nevertheless, there remains huge potential for disturbance of the non-designated areas of the battle of Rowton Heath, and this is particularly the case with several parcels on the Whitchurch Rd. These are likely to be located directly within the areas described by all the commentators as forming the second stage of engagement. The battle of Rowton Heath, following on from the battle of

Naseby three months earlier, was the severest blow to King Charles' hopes of winning the civil war, and left the Royalist Horse much depleted. It is of considerable historic importance, and the registered battlefield represents only a small part of the battle. Developments in and around the Rowton Heath area and north of Littleton are likely to disturb the later battlefield areas, and would replace the landscape with suburban housing. Whilst there have been changes to the landscape since the battle in 1645, not least greater enclosure, descriptions from the time do illustrate that it was fought in open countryside and much of that remains. The third stage of the battle, nearer to Chester's outer walls, has already been lost to residential development. The potential development sites put the residual areas of the battlefield, notably the main, second stage at Rowton Heath, at considerable risk, through the disturbance of archaeological material and rendering illegible the landscape in which the battle was fought.

5. Relevant Policies

- 5.1 The NPPF (2024) describes heritage assets as an irreplaceable resource, which should be conserved. Strategies should take into account:
- d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - f) the desirability of new development making a positive contribution to local character and distinctiveness; and
 - g) opportunities to draw on the contribution made by the historic environment to the character of a place. (Para. 203)
- 5.2 Para. 213 states that:
- Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional
- 5.3 Where there is substantial harm, or total loss, to a designated heritage asset, applications should be refused, unless it can be demonstrated that the harm or total loss is necessary to achieve substantial public benefits which outweigh that harm. The following criteria apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and

- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use (Para. 214)

5.4 The Cheshire West and Chester Local Plan (2015) contains Policy ENV5 which relates to the Historic Environment, and states that:

The Local Plan will protect the borough's unique and significant heritage assets through the protection and identification of designated and non-designated heritage assets* and their settings.

Development should safeguard or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance. The degree of protection afforded to a heritage asset will reflect its position within the hierarchy of designations.

Development will be required to respect and respond positively to designated heritage assets and their settings, avoiding loss or harm to their significance. Proposals that involve securing a viable future use or improvement to an asset on the Heritage at Risk register will be supported.

Development which is likely to have a significant adverse impact on designated heritage assets and their settings which cannot be avoided or where the heritage asset cannot be preserved in situ will not be permitted.

Where fully justified and assessed, the Council may consent to the minimal level of enabling development consistent with securing a building's future in an appropriate viable use.

Development in Chester should ensure the city's unique archaeological and historic character is protected or enhanced.

*Heritage assets are defined as a building, monument, site, place, structure, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and non-designated heritage assets identified in the Cheshire Historic Environment Record, including local assets.

6. Heritage Impact Methodology

6.1 The purpose of this report is to examine the potential impacts on heritage assets with the proposed sites allocated for new residential development. This relates to designated and non-designated sites. These assets have been identified through national and local data bases. A significance value has been allocated to each heritage asset, with the NPPF defining significance as *the value of a heritage asset to this and future generations because of its*

heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. Table 1 defines the criteria used:

Table 1

Significance Value	Status and Definition
High	Assets which can be demonstrated to have international or national significance and/or are of extraordinary or unique archaeological, architectural, artistic or historic merit. Includes Scheduled Monuments, Listed buildings at grade I and II*, Registered Parks and Gardens (grade I and II*), Battlefields, and undesignated assets of clear national importance
Medium	Assets with importance within a national or regional level. This includes listed buildings at grade II, conservation areas and undesignated assets of regional importance
Low	Assets of local importance, Undesignated assets with modest archaeological, architectural, historic or artistic interest, Includes historic townscapes of limited historic integrity
Negligible	Assets of limited local importance with little architectural or historic interest
Unknown	The importance of the asset has not been ascertained

- 6.2 The potential impact may be adverse, beneficial or neutral. Significance may be affected by direct physical impact, including destruction and alteration or by changes to setting, including changes to historic character of an area, alterations to views to and from sites and loss of amenity such as increased traffic, noise etc.

Table 2

Scale of Impact	Definition
Major	Considerable change affecting the special character of assets, including their setting, where the significance of those elements is substantially harmed or lost
Moderate	Changes affecting the special character of assets, where elements which contribute to their significance and their setting are harmed
Minor	Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal
Beneficial	Elements which contribute to the significance of assets, including their setting, are enhanced or better revealed
No Change/Neutral	No change to assets or their settings

6.3 Heritage assets located either within the parcels or within their setting are from a number of different data sets, including the National Heritage Register, Historic England Research Reports, Cheshire Historic Environment Record, Excavation Reports, LiDAR mapping, Research Reports including the Cheshire Aerial Investigation and Mapping Project: the Chester Environs (Joel Goodchild, 2022), national and local archives. The Cheshire Historic Landscape Characterisation Report (Cheshire CC and English Heritage, 2007) and Cheshire West and Chester Landscape Strategy (2016) have also been examined and referenced.

6.4 An initial, comprehensive site visit was taken along with the planning consultant, Mr Peter Black, and representatives from the CGBA on 06 March 2026, with a further two site visits to assess potential issues, in mid-March undertaken solely by the author.

7. Conclusions

7.1 **The assessment of the impact of majority of potential housing development on Heritage is in the adverse category.** There are no beneficial results recorded. Due to the lack of detail on the location and size of the potential parcels, results must be treated with some caution, but should be seen as a base-line assessment for the potential impacts.

7.2 In relation to the three themes described above, which concern the relationship of the city of Chester with its satellite settlements, the conservation areas of Christleton, Waverton and the Canal, and the battle of Rowton Heath, the potential heritage impact is considered to be major to moderate adverse in every case. The superimposing of large areas of new development within the suggested parcels have the potential to fundamentally change the character of the relationship of Chester and its settlements, through increased suburbanisation, and the substantial change in character. This would be detrimental to both the settlements, and the city itself. Similarly, the loss of green space and fields around the three conservation areas and replacement with housing would encroach greatly upon their setting, and would compromise the association of the conservation areas as part of a rural and semi-rural landscape. In the case of Christleton and Waverton, the agricultural origins of the settlements would be compromised with the removal of the landscape setting. The canal has many different character zones, some of them being urban whilst some are rural. Enclosing the canal with housing on both sides would denude the rural character zones which are within the study area.

7.3 The battle of Rowton Heath is of national importance and this has been acknowledged through the designation of a registered battlefield site. However, it is clear that the battle itself was not restricted to the registered site, and was extensive, covering much of the study area. Some of the proposed parcels would directly impinge in areas where much evidence shows

where the fighting took place. Building on these parcels without mitigation would disturb areas of archaeological importance relating to a key battle of the Civil War.

- 7.4 Proposed developments on a number of the parcels would not comply with either national or local heritage policies and guidance. There is no enhancement of the significance heritage assets, nor are they sustained. Nor would the developments positively contribute to local character or distinctiveness. In some cases, archaeological deposits are potentially destroyed, and in others, the setting of designated assets are compromised or denuded.

Assets- see maps in Appendix 1

Christleton Parish, with reference numbers to map location and significance level

1	Roman Camp at Stamford Lodge SM	High
2	Roman Camp at Stamford Heath SM	High
3	Birch Bank Farmhouse grade II	Medium
4	Central and Eastern packhorse bridges grade II	Medium
5	Western packhorse bridge	Medium
6	Canal bride 120	Medium
7	Hydraulic sewage lift grade II	Medium
8	Canal bridge 121	Medium
9	Canal bridge 122	Medium
10	Parish boundary stone grade II	Medium
11	The Old Glass House grade II	Medium
12	Parish boundary stone outside no.127	Medium
13	Greenfield Lock grade II	Medium
14	Hunters Court grade II	Medium
15	Dixon's Almshouses grade II*	High
16	Stone boundary wall at Dixon's grade II	Medium
17	24 listed buildings within conservation area	High to Medium
18	Canal conservation area	Medium
19	Mediaeval windmill mound	Medium
20	Roman amphora fragment	Low
21	Abbots Well	Medium
22	Turnpike Trust Road	Medium
23	Roman samian ware find	Low
24	Coin of Constantine I find spot	Low
25	Rectangular enclosure (lidar) poss' Roman Camp	Medium

Waverton Parish, with reference numbers to map location and significance level

1	Roman Camp SM	High
2	Rowton Heath Battlefield	High

3	Canal CA	Medium
4	Victoria Mill	Medium
5	Former Goods Shed grade II	Medium
6	Old Station grade II	Medium
7	Canal bridge 118 grade II	Medium
8	Canal bridge 117 grade II	Medium
9	Canal bridge 116 grade II	Medium
10	Waverton CA with 11 listed buildings grade II*/II	High to Medium
11	Fragment of a bronze trumpet brooch find spot	Low
12	Cropmark of Roman temporary camp	Medium to low

Rowton Parish, with reference numbers to map location and significance level

1	Rowton Heath stage 2 battle site	High to medium
2	Semi-derelict building grade II- poss associated with battlefield	High to medium
3	Canal CA	Medium
4	Rowton Lane farmhouse grade II	Medium
5	Farm buildings at Rowton Lane Farm grade II	Medium
6	1 Claypits Lane grade II	Medium
7	Wesleyan Methodist Chapel	Medium
8	Blakestrete Roman/mediaeval road	Medium to Low
9	Site of chapel	Low

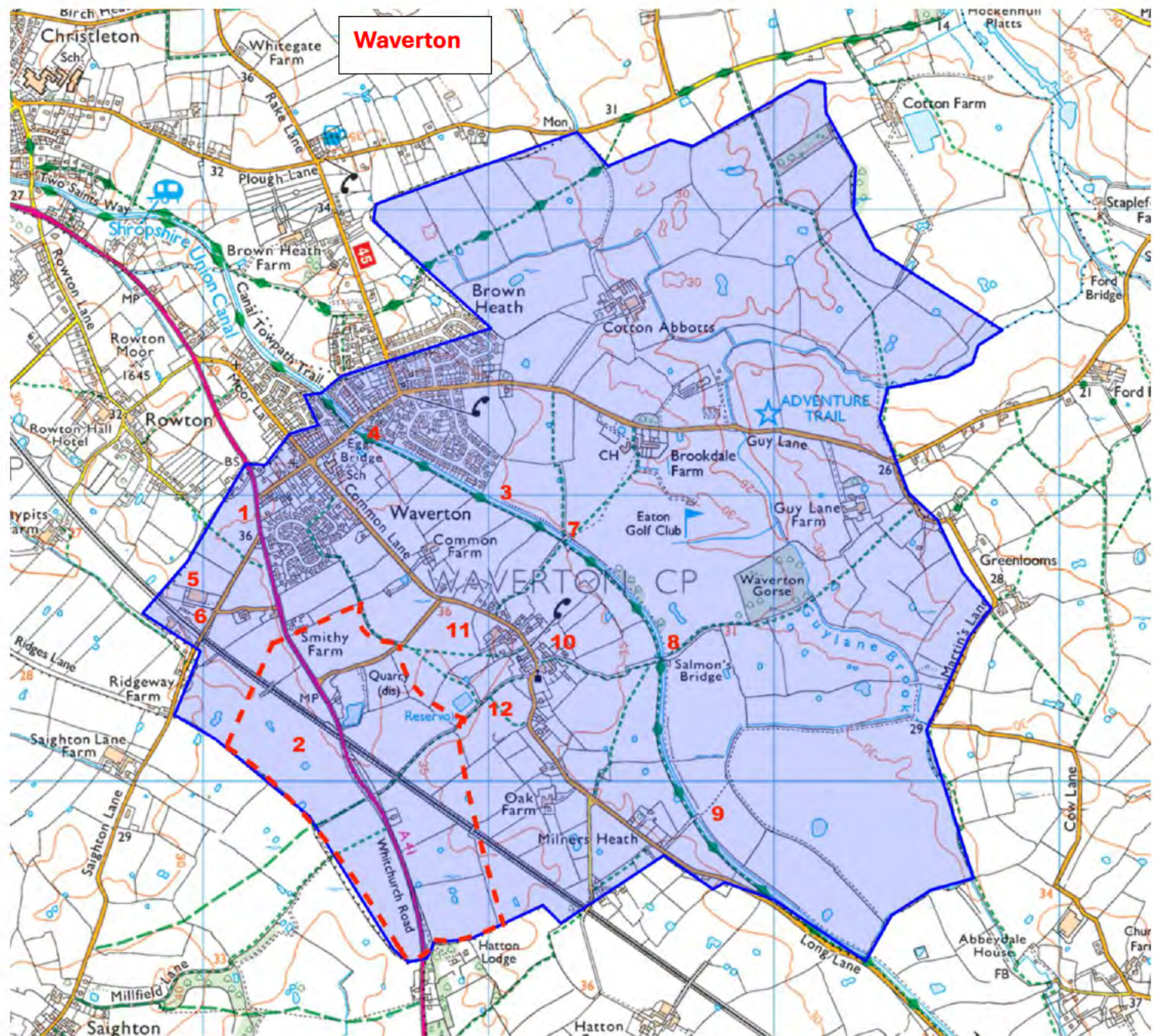
Littleton Parish, with reference numbers to map location and significance level

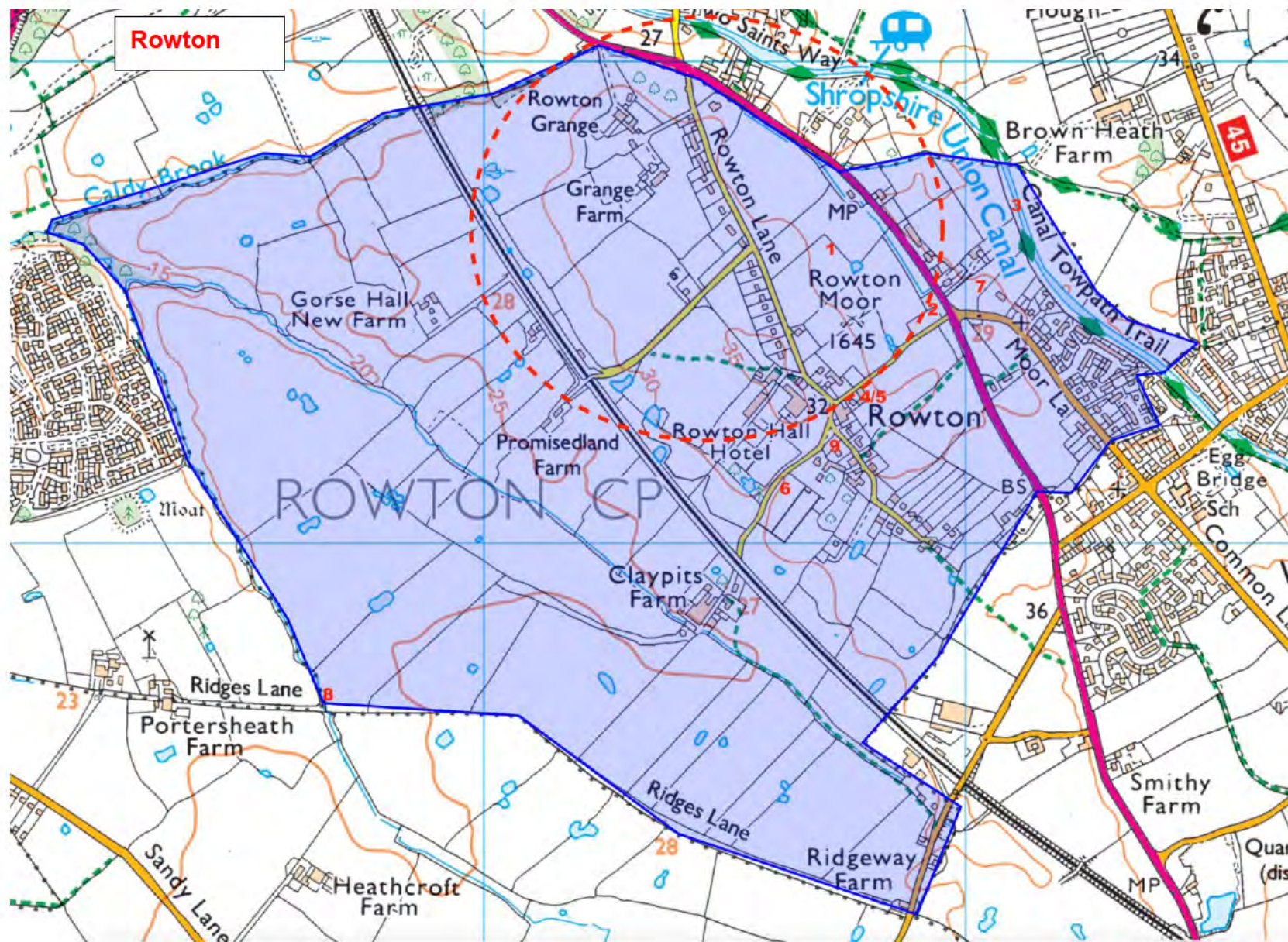
1	Roman camp at Stamford Lodge SM	High
2	Hunters Court grade II	Medium
3	Within area of archaeological importance	Medium
4	WWII pillbox	Low
5	Roman Coin find spot	Low
6	WWII military camp	Low
7	Roman Road	High to medium
8	Circular Roman lead weight find spot	Low

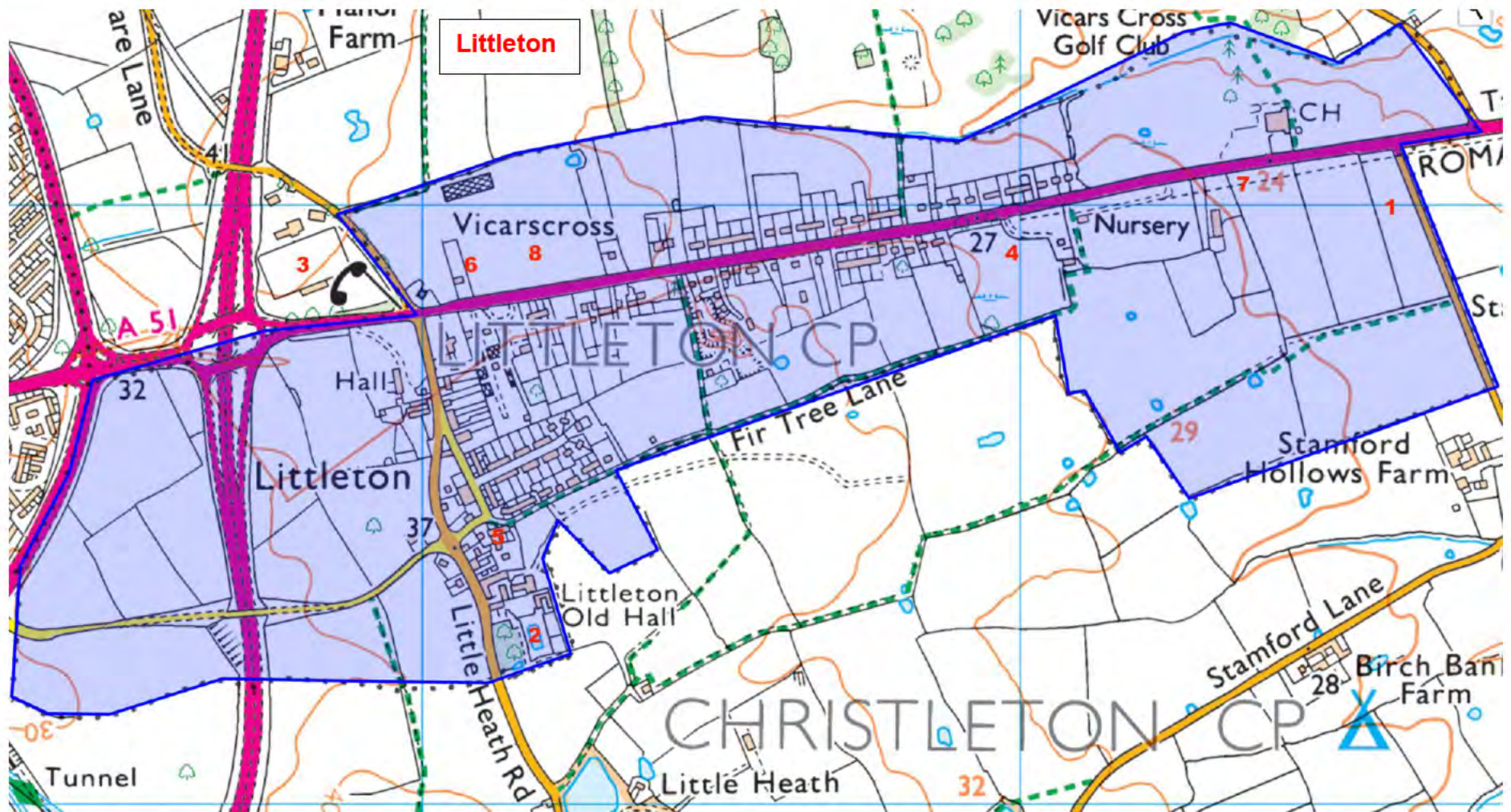
Guilden Sutton Parish, with reference numbers to map location and significance level

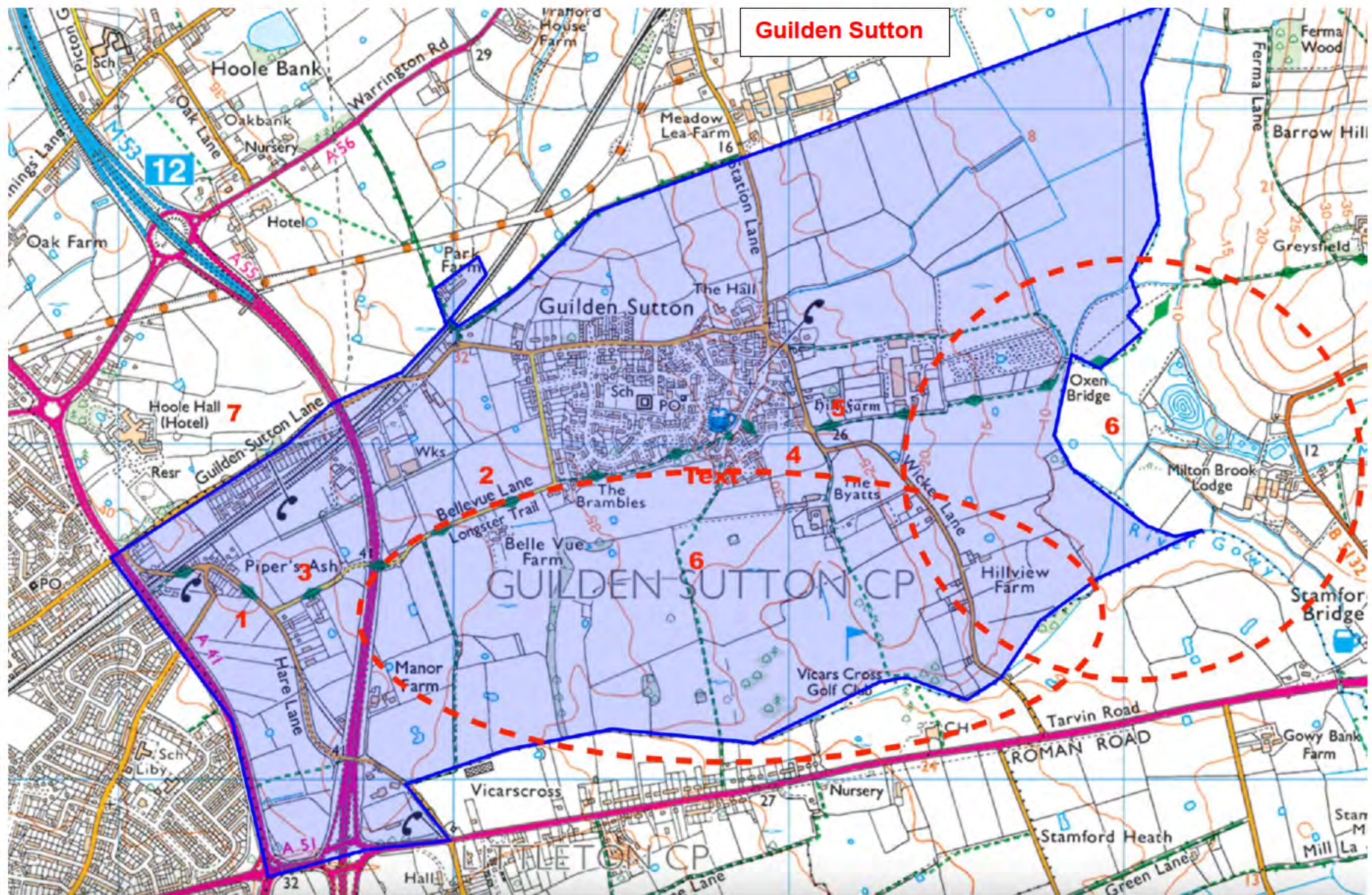
1	Neolithic stone axe	Low
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2	Bellevue Farm enclosure- poss' Roman camp	Medium to low
3	Pipers Ash enclosure- poss' Roman camp	Medium to low
4	Cinder Lane enclosure- poss' Roman camp	Medium to low
5	Hill Farmhouse grade II	Medium
6	Rowton Heath battle, stage 3 site?	Medium to low
7	Part of Roman camp at Hoole Hall	Medium to low









JUSTIFICATION FOR LARGER CAR GARAGES

1. Introduction & Context

1.1 This representation is submitted by the Steering Group in response to the Examiner's queries regarding the proposed garage dimensions set out in the Regulation 16 Neighbourhood Plan.

1.2 The draft policy specifies minimum internal garage dimensions of 3.5 m × 7 m **for a single garage** and 6 m × 7 m **for a double garage**. The Local Planning Authority, Cheshire West and Chester Council (CWAC), and the Examiner have requested that the Neighbourhood Plan align with the advisory standards set out in the **CWAC Parking Standards Supplementary Planning Document (SPD) (Updated February 2022)**, which recommends 3 m × 6 m (single) and 5 m × 6 m (double).

1.3 The Steering Group respectfully submits that the larger, locally set dimensions are not only legally robust but are strictly necessary to deliver sustainable development, satisfy local design requirements, and meet the "Basic Conditions."

2. The Status of the CWAC Parking Standards SPD

2.1 Under the National Planning Policy Framework (NPPF) and Section 38(6) of the Planning and Compulsory Purchase Act 2004, the statutory development plan comprises the Local Plan and "made" Neighbourhood Plans.

2.2 The CWAC Parking Standards document is a **Supplementary Planning Document (SPD)**, not a Strategic Local Plan policy. By definition:

- An SPD exists to provide "guidance" and "detail". It is a material planning consideration, but it does not carry the statutory weight of a Development Plan Document (DPD).
- Neighbourhood Plans are legally permitted to deviate from non-strategic local policies and guidance (such as SPDs) provided they satisfy the Basic Conditions and are supported by local, evidence-based justification.
- **Local Plan (Part Two) Policy T 5 (Parking and Access)** merely requires that developments "have regard to" the Council's latest parking standards. Setting a more bespoke local standard does not conflict with this strategic policy.

3. Spatial and Technical Evidence Base (Why 3 m × 6 m Fails)

3.1 The core objective is to ensure that garages are built to dimensions that are **functionally fit for purpose**. When garages are constructed too small to serve their intended multi-functional uses, they are relegated to simple storage voids. Consequently, cars are displaced onto driveways and streets, causing severe visual clutter, harming the local street scene, and compromising highway safety.

3.2 To demonstrate why the CWAC SPD standards (3 m × 6 m / 5 m × 6 m) are no longer fit for modern residential use, the Steering Group presents the following technical spatial audit:

A. Vehicle Growth & Door Swing Clearance

- **The Physical Footprint:** A standard, modern family SUV (e.g., a Volvo XC90 or Audi Q7) is approximately 5.0m **long** and 2.0m **wide** (expanding to 2.2 m with wing mirrors). Even a 2025 Mini Countryman is 4.4m long and 1.8m wide.
- **The Ingress/Egress Deficit:** To open a driver's door sufficiently to exit the vehicle safely without damaging the panels requires an absolute minimum clearance of 0.8 m on the driver's side.
- **Width Analysis:** In a 3 m wide garage, once a 2.0 m wide vehicle is parked centrally, there is only 0.5 m of space on *either* side. Opening a door to exit is physically impossible without striking the garage wall.
- **Our Proposed Width (3.5 m):** Provides 2.0 m (vehicle) + 0.9 m (unobstructed driver door swing) + 0.6 m (buffer/passenger exit/wall storage).

B. The Waste Management Reality (The Bins)

- Under CWAC's waste strategy, residents are required to separate waste into multiple streams, resulting in households managing up to **three standard 240L wheelie bins** (dimensions: 0.58 m wide by 0.73 m deep) alongside recycling boxes.
- **Length Analysis:** In a 6 m deep garage, parking a standard 5 m vehicle leaves a combined total of 1.0 m of clearance at the front and rear. If wheelie bins (0.73 m deep) are stored at the rear of the garage, the vehicle physically cannot fit inside while allowing the garage door to close.
- **Our Proposed Length (7 m):** Provides 5.0 m (vehicle) + 0.75 m (standard bin storage zone) + 1.25 m of circulation space to access the vehicle trunk and walk around the car when the garage door is shut.

C. Active Travel Integration (The Bikes)

- Section 3.6 of the **CWAC Parking Standards SPD (2022)** explicitly states: "*Garages will be considered acceptable both for cycle parking and car parking where there is sufficient space for both a car and bicycles.*"
- An adult bicycle is 1.8 m **long** and 0.6 m **wide** at the handlebars.
- It is mathematically impossible to park a modern car (5.0 m × 2.0 m) *and* store active travel equipment (bicycles) inside a 3 m × 6 m garage. Under the CWAC standard, the garage can perform *one* of these tasks, but not both—directly undermining the Council's own active travel policies.
- **Our Proposed Dimensions:** The 3.5 m × 7 m footprint allows side-by-side or wall-mounted bicycle storage without preventing the vehicle from parking inside.

4. Alignment with the Basic Conditions & the NPPF

4.1 The proposed garage dimensions directly support the **Basic Conditions** of Neighbourhood Planning by aligning with national and local strategic policies:

- **NPPF Paragraph 110 (Promoting Sustainable Transport):** The NPPF mandates that designs should allow for the efficient delivery of goods and access by sustainable modes (including cycling). Our policy facilitates physical space for "active travel" infrastructure (bikes) inside the home curtilage.
- **NPPF Paragraph 130 (Achieving Well-Designed Places):** Garages built to our proposed dimensions ensure that cars can be parked off-street. This preserves the local character, keeps footpaths clear for pedestrians/wheelchair users, and prevents the visual blight of bins cluttering front gardens.
- **CWAC Local Plan Part One (Policy STRAT 10 - Transport):** Tries to mitigate congestion and encourage modal shifts. If residents cannot store bikes and park cars cleanly inside garages, street congestion increases.

5. Proposed Compromise Policy Wording (If Required)

5.1 To address any concerns the Examiner or CWAC may have regarding site density or viability, the Steering Group is prepared to insert the following nuanced, "functional" policy text. This wording technically satisfies CWAC's SPD minimums while ensuring that any developer claiming a garage is a "parking space" must build it to a functional size:

Proposed Policy - Residential Parking and Garage Standards

Where a garage is proposed as part of a new residential development, and is intended to be counted toward the property's minimum off-street car parking requirements, it must meet the following minimum internal dimensions:

- **Single Garage:** 3.5 m (width) × 7.0 m (length)
- **Double Garage:** 6.0 m (width) × 7.0 m (length)

Garages built to smaller dimensions (such as the CWAC 3 m × 6 m advisory standard) will be supported as domestic storage space, but **will not** be credited as an allocated off-street parking space unless separate, dedicated, secure cycle storage and bin storage are provided elsewhere within the property curtilage

6. Conclusion

6.1 Setting a robust local standard in a Neighbourhood Plan is a legitimate tool to correct a widely acknowledged market failure: the construction of "micro-garages" that developers use to meet paper parking targets but which are unusable in practice.

6.2 The Steering Group urges the Examiner to support this evidence-backed, forward-thinking policy, which directly addresses modern vehicle realities, waste management obligations, and active travel targets.

Policy SUC 4 - Biodiversity buffer - is critical to protect and enhance the wildlife corridor on the Shropshire Union Canal identified in the Cheshire Wildlife Trust Report (linked in the neighbourhood plan - [Protection and Enhancing Christleton and Littleton's Natural Environment](#)). As one of the most nature depleted counties in the world, it is vital we not only protect what nature we have left but enhance it where we can. Policy SUC 4 within the neighbourhood plan allows for this opportunity in Christleton.

Firstly, the Shropshire Union Canal provides wetland habitat as a linear wildlife corridor through the parish. Those watercourses such as the Gowy River which have sources and tributaries outside the parish help to create links to the wider landscape. These continuous and connecting watercourses provide habitats for aquatic invertebrates and foraging birds such as kingfisher, grey wagtail and yellow wagtail. Policy SUC 4 within the neighbourhood plan reflect policies given within the Local Nature Recovery Strategy (LNRS) surrounding the protection and enhancement of wetlands and canals:

- P2.6 Safeguard, restore and improve wetland habitat, providing buffers to protect water quality and by managing invasive non-native species.
- WA2.4 Enhance canals by improving and creating better habitats for nature.

The inclusion of having gardens be toward the canal is a fantastic opportunity for species travelling through this buffer to use a garden network if developments offer connectivity enhancements such as hedgehog friendly panelling. I believe it is also in-keeping with the current landscape in Christleton with gardens being canal side and with limited fencing.

As stated on page 44 of the plan, a host of wildlife using this wildlife corridor has been seen along the canal or within 20m of the water's edge. If this 20 m buffer were to not be there, you would risk losing the host of wildlife noted within the plan and depleting the wildlife corridor. This could lead to isolated and depleting populations of species within Christleton.

Lastly, by maintaining a clear buffer could help stop encroachment of invasive species onto connecting water ways and wetland habitats by having separation from the riparian habitat and surrounding habitats which is also in line with policy P2.6 of the LNRS.

Policy SUC 4 robustly protects the wildlife corridor on the Shropshire Union Canal. Within the Christleton and Littleton neighbourhood plan boundary, this seems reasonable and a great contribution to protecting the natural environment within Christleton and Cheshire wide ecological networks.

Kind regards,
Faye

Advocacy Programme Manager
(Please note my working hours are 8am – 5:30pm Tuesday – Friday)



Cheshire Wildlife Trust, Bickley Hall Farm, Bickley, Malpas, Cheshire SY14 8EF

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CHRISTLETON & LITTLETON NEIGHBOURHOOD PLAN

CONSULTATION STATEMENT (REGULATION 16)

2026–2042

Prepared by: **Christleton Parish Council & Littleton Parish Council** With support from the Neighbourhood Plan Steering Group

Date: **July 2026**

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- 3. Summary of Consultation Activities**
- 4. Overview of Representations Received**
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 - o Green Gaps, Green Belt & Rural Character
 - o Local Green Space LGS1
 - o Development Pressure & Infrastructure Capacity
 - o Wildlife & Biodiversity
 - o Statutory Consultee Responses
- 6. Quantitative Analysis of Responses**
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- 8. Conclusion**
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- 10. Appendix B – Coding Table of All Responses**

1. Introduction

This Consultation Statement accompanies the Christleton & Littleton Neighbourhood Plan (2026–2042) and has been prepared in accordance with Regulation 15(2) of the Neighbourhood Planning (General) Regulations 2012.

It summarises:

- The consultation activities undertaken
- The representations received during Regulation 16
- The key issues raised
- How the Neighbourhood Plan responds to those issues

A total of **168 representations** were received.

2. Purpose of the Consultation Statement

This document demonstrates:

- Compliance with statutory consultation requirements
- Transparency in how community views shaped the Plan
- Evidence of strong local support
- Consideration of objections and professional feedback

3. Summary of Consultation Activities

The Steering Group undertook extensive engagement including:

- Public meetings
- Drop-in sessions
- Online surveys
- Parish newsletters
- Website updates
- Direct engagement with statutory bodies

This ensured wide participation across both parishes.

4. Overview of Representations Received

Total responses: 168

Supportive responses: 150+

Neutral/advisory: 14

Formal objections: 4

The responses demonstrate **overwhelming community support** for the Neighbourhood Plan.

5. Key Themes Identified

5.1 Traffic, Congestion & Air Quality

Raised in **102 responses (61%)**.

Key concerns:

- Severe congestion on A41 and A51
- Rat-running through Christleton & Littleton
- Dangerous conditions for schoolchildren
- PM2.5 and NO2 pollution
- Unsafe junctions (Boughton Heath “Hamburger”)
- Inadequate road capacity for further development

Residents consistently stated that the road network is already beyond safe capacity.

5.2 Green Gaps, Green Belt & Rural Character

Raised in **138 responses (82%)**.

Key points:

- Strong defence of Green Gap 2
- Protection of GG1–GG5
- Preventing coalescence with Chester
- Preserving rural identity and historic landscape
- Protecting wildlife corridors
- Maintaining open countryside for recreation

Green Gap 2 was the **most frequently referenced policy**.

5.3 Local Green Space LGS1 (Orchard & Playing Field)

Raised in **90+ responses (54%)**.

Key concerns:

- Orchard trees felled “by mistake”
- Playing field fenced off despite being marketed as community space
- Loss of wildlife habitat (badgers, bats, foxes, birds of prey)
- Loss of promised community access
- Need for reinstatement of orchard trees
- Need to reopen the playing field

Residents expressed strong feelings of being misled by the developer.

5.4 Development Pressure & Infrastructure Capacity

Raised in **146 responses (87%)**.

Key concerns:

- Large-scale development inappropriate
- Schools, GP surgeries, drainage and wastewater already overstretched
- Developers prioritising profit over community needs
- Only small-scale, low-density housing acceptable
- Preventing urban sprawl
- Maintaining village identity

Recent developments (Saughton Camp, Wildwood) cited as cautionary examples.

5.5 Wildlife & Biodiversity

Raised in **110 responses (65%)**.

Key points:

- Badger setts
- Bat roosts
- Birds of prey
- Foxes, hedgehogs, small mammals
- Canal-side biodiversity
- Importance of ecological corridors

Residents stressed that development would fragment habitats irreversibly.

5.6 Statutory Consultee Responses

Four formal objections:

- Hilbre & Overlea Estates
- Bridgemere UK Ltd
- Canal & River Trust
- Gareth Pritchard (planning consultant)

Themes:

- Design Code flexibility
- Evidence base robustness
- Green Gap policy wording
- Housing needs methodology

- Alignment with NPPF and Local Plan

Other statutory bodies (Historic England, United Utilities, Sport England, NRW, Environment Agency) provided neutral or advisory comments.

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6. Quantitative Analysis of Responses

Theme	Count	%
Traffic concerns	102	61%
Green spaces / gaps	138	82%
Development concerns	146	87%
LGS1 orchard / playing field	90+	54%
Wildlife / biodiversity	110	65%
Infrastructure limits	120	71%
Support for NP overall	150	89%
Formal objections	4	2%

7. How the Neighbourhood Plan Responds to These Issues

The Plan:

- Strengthens Green Gap policies
- Protects Local Green Spaces including LGS1
- Introduces a robust Design Code
- Limits development to small-scale, locally-needed housing
- Requires infrastructure capacity to be demonstrated
- Addresses traffic and air-quality concerns
- Protects wildlife corridors and biodiversity
- Ensures rural character and heritage are preserved

8. Conclusion

The Regulation 16 consultation confirms:

- **Strong and widespread community support**
- **Clear alignment between resident priorities and Plan policies**
- **Robust justification for Green Gap and Green Space protections**
- **Evidence-based concerns about infrastructure capacity**

- **Appropriateness of controlled, small-scale development**

The Steering Group believes the Plan meets the Basic Conditions and should proceed to independent examination.

Appendix A – List of Respondents

(Regulation 16 Consultation – Christleton & Littleton Neighbourhood Plan)

This appendix provides a complete list of all individuals, organisations and statutory bodies who submitted representations during the Regulation 16 consultation. Representation IDs correspond to the numbering used in the main consultation database.

A – Individual Residents

- Angela Roberts
- Alison Lee
- Alison Wilson
- Andrea Devaney
- Ann Parfrement
- Ann Wareing
- Anthony Devaney
- Barrie Gibson
- Barbara Harker
- Barry Nightingale
- Brian Inall
- Carly Broadwood
- Carol Mannion
- Charlotte Oliver
- Christine Thompson
- Christopher & Jocelyn Platel
- Cliff Bryant
- Colin Heritage
- David Clarke
- David Harker
- David Huw Morgan
- David & Jean Cresswell
- Derek Campbell
- Des Hickie
- Edward M. Danczak
- Fiona Paton

- Gareth Pritchard
- George Harwood
- Gillian Cannon
- Glen Carty
- Gordon Cook
- Howard Gibbs
- Howard Payne
- Ian & Karen Hodgkinson
- I. M. Jones
- Janet Brown
- Jenny Stewart
- Jill Gray
- John Wilson
- Jonathan Mayman
- Julie Smith
- Julia Leaman
- Karen White
- Kevin Asbridge
- Kevin Picken
- Lawrence Hirst
- Lydia Putt
- Margaret Kiely
- Marie Pollitt
- Matthew Wilcox
- Maureen Harwood
- Michael Ravis
- Neil & Susan McGowan
- Nathalie Gresty
- Paul Sinclair
- Peter Murphy
- Peter White

- Ray Phillips
- Raymund Goeloe
- Rebecca Mason
- Richard Keech
- Richard Nicholson
- Roger Croston
- Rory Callan
- Rupert & Caroline Gill
- Sarah Donald
- Sarah Wyrko
- Sian Walker
- Sophie Wilcox
- Susan Robson
- Thomas David Morgan-Wynne
- V. R. Hammonds
- Victoria Stewart
- William (if present, confirm) *(All names included exactly as provided in the consultation submissions.)*

B – Community Groups & Parish Councils

- Christleton Parish Council (Steering Group submission)
- Littleton Parish Meeting
- Waverton Parish Council

C – Statutory Consultees & Public Bodies

- Canal & River Trust
- Coal Authority
- Environment Agency
- Historic England
- Natural Resources Wales
- Sport England
- United Utilities Water Ltd

D – Developers, Landowners & Agents

- Bridgemere UK Limited (via Carden Group)
- Hilbre & Overlea Estates (via Asteer Planning)
- Castle Green Homes (referenced in multiple resident submissions)

Christleton and Littleton NDP

Green Gaps Paper July 2026

Executive summary

The purpose of this document is to:

- Consider the Examiner's Initial Questions relating to Green Gaps in the draft Christleton and Littleton Neighbourhood Development Plan (CLNDP), and also the Council's response to these questions.
- Consider if a Green Gap Policy could be appropriate for this Neighbourhood Plan (NP).
- Consider if the Green Gaps chosen are appropriate or if changes are needed.
- Suggest a revised policy wording if appropriate.

The conclusions and recommendations of this report are that:

- In the CLNDP, Green Gaps (GG) are intended to be locally specific development management policies applying only to a small number of identified locations and are therefore separate from strategic allocations or strategic Green Belt policy. They are compatible with national guidance including the new national grey belt policies.
- Neighbourhood planning legislation expressly allow NPs to include locally specific planning policies provided they are in general conformity with the strategic policies of the development plan.
- Numerous made NPs across England include Local Green Gap, Settlement Gap or Important Gap policies.
- The CLNDP policies do not establish strategic growth patterns nor determine housing numbers. Their purpose is to protect the identity and separation of the villages in the CLNDP, an objective recognised within planning policy generally, although not within Green Belt policy. However a different wording is needed to make this distinction clear.
- Green Gaps are an appropriate policy mechanism to achieve the aims of the CLNDP as currently designated in the area, and would not prejudice the forthcoming review of the local plan or local Green Belt.
- An assessment of the Green Gaps proposed in CLNDP suggests that GG1, 2 and 4 are supported by a proportionate evidence base and should be modified and retained, but that GG3 and 5 could be deleted. The net result of the proposed changes is that the area has been reduced from 27% to 20% of the Neighbourhood Plan area.
- A revised policy wording is proposed based on the aims of the plan meet the criteria and how other adopted Neighbourhood Plans have addressed the issues.

This report has been prepared by Peter Black MRTPI who has over 30 years of experience in planning, plan making including extensive experience of Neighbourhood Development Plans. In preparing this document various adopted local and NPs have been examined. While AI has been used for background research, it has not been used for any other purpose.

Introduction

In response to the submission of the draft Christleton and Littleton Neighbourhood Development Plan (CLNDP) for examination, the Examiner has suggested.

‘15. Question to QB and CWaCC. My initial thoughts on the proposals to create Green Gaps are that they are not appropriate to the neighbourhood plan but comprise a strategic land use policy which is more the function of a Local Plan. Indeed, they even appear to replicate some of Green Belt policy by presuming against development except in very special circumstances. Moreover, the Plan states as part of the vision on page 9: “Importantly, the Green Belt and strategic green gaps will be retained ...”, reinforcing my view that it is a strategic policy.

Indeed, the text of the general policy in the box on page 46 to prevent housing development is even more onerous than Green Belt policy which would allow housing in accordance with paragraphs 155 and 156 of NPPF, and especially the “Golden Rules”.

National guidance on Local Green Space is that the designation should not be proposed to as a “back door” way to try to achieve what would amount to a new area of Green Belt. The creation of the Green Gaps is a similar proposition and could well significantly hinder the extremely difficult task for which CWaCC has responsibility of identifying land to contribute to the future housing need for this area of Cheshire West and Chester. Therefore, I am considering recommending the deletion of Policies GG1 – GG5 and would be pleased to have the comments of both Councils.’

In response to this response, Cheshire West and Chester Council has stated:

‘CWaC agree with the Examiner’s recommendation to delete Policies GG1 – GG5 and would like to reiterate their comments made through the Regulation 16 consultation to these policies:

Green Gaps must not undermine Local Plan flexibility or introduce blanket prohibitions that conflict with NPPF’s exceptions for development in Green Belt.

The purpose of this document is to consider the Examiner’s Initial Questions relating to Green Gaps in the draft Christleton and Littleton Neighbourhood Development Plan (CLNDP), and also the Council’s response to these questions. To do this it will consider if:

- Green Gap Policies are appropriate in a Neighbourhood Plan.
- A Green Gap policy would fetter the forthcoming local plan review.
- The current proposed Green Gaps justified.
- A revised Green Gap policy wording is appropriate.

Are Green Gap Policies appropriate in a NP?

The examiner's fundamental concern is that Green Gaps (GG) may be strategic land use policies more appropriate to the Local Plan. This section firstly examines the national position, and then whether GG policies have been successfully integrated into other adopted NPs.

The familiar five purposes of Green Belt are town-focused and recently changed to explicitly exclude villages from consideration of merging. They do not allow consideration of whether Green Belt checks the unrestricted sprawl of more limited built-up areas; prevents smaller settlements (that are not large enough to be considered a town) from merging into one another; or preserve the setting and special character of smaller historic settlements that are not a town.

NP legislation expressly allows NPs to include locally specific planning policies provided they are in general conformity with the strategic policies of the development plan.

The concept of a green gap is not specifically defined in UK planning legislation or guidance. However, the use of green gaps, green wedges and green corridors regularly feature in development plan policies and allocations.

The development plan for **Cheshire West and Chester** uses the term 'Key Settlement Gaps' rather than Green Gaps. Local Plan (Part One) – Policy ENV 2: Landscape, established the strategic principle that the Local Plan (Part Two) would identify key gaps between settlements to protect their character and identity. It also supports the designation of Local Green Space and seeks to protect landscape character and distinctiveness. Part Two Policy GBC 3: Key Settlement Gaps designates Key Settlement Gaps within the development plan itself. These are concerned with larger settlements and are primarily around Northwich.

Part Two does not designate KSGs down to local village level, and nothing in the plan would prevent neighbourhood plans from establishing Green Gaps.

In the neighbouring **Cheshire East**, **Policy PG13** explicitly states that '*identification of local separation policies will be supported in neighbourhood plans.*' It then sets out decision-making criteria for Local Green Gaps designated through neighbourhood plans.

1. To support the distinctiveness of settlements in the borough, the identification of localised separation policies will be supported in neighbourhood plans. In local green gaps/green wedges identified in neighbourhood plans, Local Plan Strategy Policy PG6 'Open Countryside' will apply. In addition, planning permission will not be granted for the construction of new buildings or the change of use of existing buildings or land that would:

i. result in the erosion of a physical gap between any of the settlements identified;

ii. adversely affect the visual character of the landscape; or

iii. significantly affect the undeveloped character of the local green gap, or lead to the coalescence between or within existing settlements.

2. Exceptions will be defined locally or considered where no suitable alternative location is available.

While Christleton and Littleton are within Cheshire West and Chester (CW&C), the Cheshire East, policy show that neighbourhood Green Gaps are compatible with a Green Belt defined at a strategic level. Within Cheshire, NPs including **Gawsworth, Poynton, Disley, and Bunbury**

contain Green Gap or settlement separation policies that have successfully passed examination. A NP is part of the development plan for the area.

A typical policy in **Cheshire East is Willaston**, where the NP was made in 2017. **Policy GG1 - Green Gap** states that: Proposals for housing development, the construction of new buildings or the change of use of existing buildings or land within the established Green Gaps in the Neighbourhood Plan area will not be permitted where the development proposed will: • Result in the degradation or erosion of the physical area of the Green Gaps as shown on Green Gap Map • Adversely affect the landscape and local wildlife habitats and corridors • Result in the loss of hedgerows, hedgerow trees and areas of woodland • Diminish the visual gap between existing settlements • Result in the loss or diversion of existing public footpaths • Result in the physical and or visual coalescence of settlements.

Hurn, Dorset is a rural parish within the Green Belt, with a main settlement, and two distinct smaller historic hamlets near to Bournemouth Airport and the airport business park. Its adopted Neighbourhood Plan 2022-8 contains **Policy 3. Important Local Gap** to maintain the visual separation of Hurn Village and Bournemouth Airport through controlling siting, design and landscaping of new developments. The Hurn NP Group background paper: Important Local Gap Policy – Background Paper November 2022 provides several local examples (including Pimperne, Stinsford, and Yetminster and Ryme Intrinseca Neighbourhood Plan) where local separation policies have been accepted by examiners and incorporated in adopted NPs.

Hauxley (Northumberland) Neighbourhood Plan. Through early engagement, the local community highlighted the importance of the relationship between the villages of High and Low Hauxley with Amble. Physical and visual separation were considered vital to the character of the local area. The plan was adopted in 2024 and contains **Policy H3: Green Gaps and Key Views**. It states that *‘Development within the green gaps identified on figure 3 of the Neighbourhood Plan will be supported where it is demonstrated it will not result in the coalescence of Amble and High Hauxley, nor result in the coalescence of High Hauxley and Low Hauxley. Development proposals throughout the Neighbourhood Area must be sensitive to the importance of maintaining key views’* (it then lists four). This is backed up by a **Green Gaps Background Paper September 2023** which justifies the policy and gives other local examples.

In summary, national policy and the Cheshire West and Chester development plan do not prevent NPs from proposing a locally justified settlement gap policy, provided it is in general conformity with strategic policies and supported by an evidence base. Therefore a NP policy to create Green Gaps is in principle appropriate in a NP.

Elsewhere, including in Cheshire East a number of NPs have incorporated GG policies, including many within Green Belt. These are not strategic allocations and do not conflict with strategic Green Belt policy or review. They are locally specific development management policies applying only to a small number of identified locations. The policies do not establish strategic growth patterns nor determine housing numbers. Their sole purpose is to protect the identity and separation of settlements, an objective explicitly recognised within planning policy.

Would a Green Gap policy fetter the local plan review?

The examiner has raised the concern that a Green Gap policy would:

‘... significantly hinder the extremely difficult task for which CWaCC has responsibility of identifying land to contribute to the future housing need for this area of Cheshire West and Chester.’

It is accepted that national policy through Green Belt review and new grey belt and other policies is intended to encourage local authorities to identify additional land for new homes.

However, there are extensive opportunities to meet housing requirements through a range of other mechanisms, including the redevelopment of previously developed (brownfield) land, urban intensification within existing settlements, more efficient use of sites, regeneration initiatives, town centre redevelopment, and the review of strategic allocations through the Local Plan process including the potential for a new settlement. None of these options would be prevented or materially constrained by the proposed Green Gap designations.

The Green Gap policies apply only to a limited number of locally important areas whose principal purpose is to maintain the physical and visual separation of Christleton, Littleton and neighbouring settlements and would total between 20-30% of the Parish area. It is possible to envisage that other parts of the parish area or adjoining parishes could be developed. While this would not be the wish of the local community, in this case Green Gaps would retain the impression of Christleton and Littleton as separate communities and this would not amount to a blanket restriction on development across the area – indeed it might make it more palatable.

Should future evidence demonstrate that additional strategic allocations are required within the NP area, the Local Plan review process would remain the appropriate mechanism for considering any changes to Green Gap boundaries. The proposed policies therefore complement, rather than frustrate, the Council's strategic planning function by protecting only those limited areas that make a demonstrable contribution to settlement identity and separation while leaving the Council's wider housing strategy unaffected.

Finally, while housing has always been an important part of the development plan process (which includes NPs), it is not the **only** aim of the process, and to treat it as such would be to devalue the dozens of other important interests that the planning is intended to reconcile.

CW&CC are currently (July 2026) at the options stage of the local plan process. This includes an option which envisages no development on current Green Belt – so all options are still being considered.

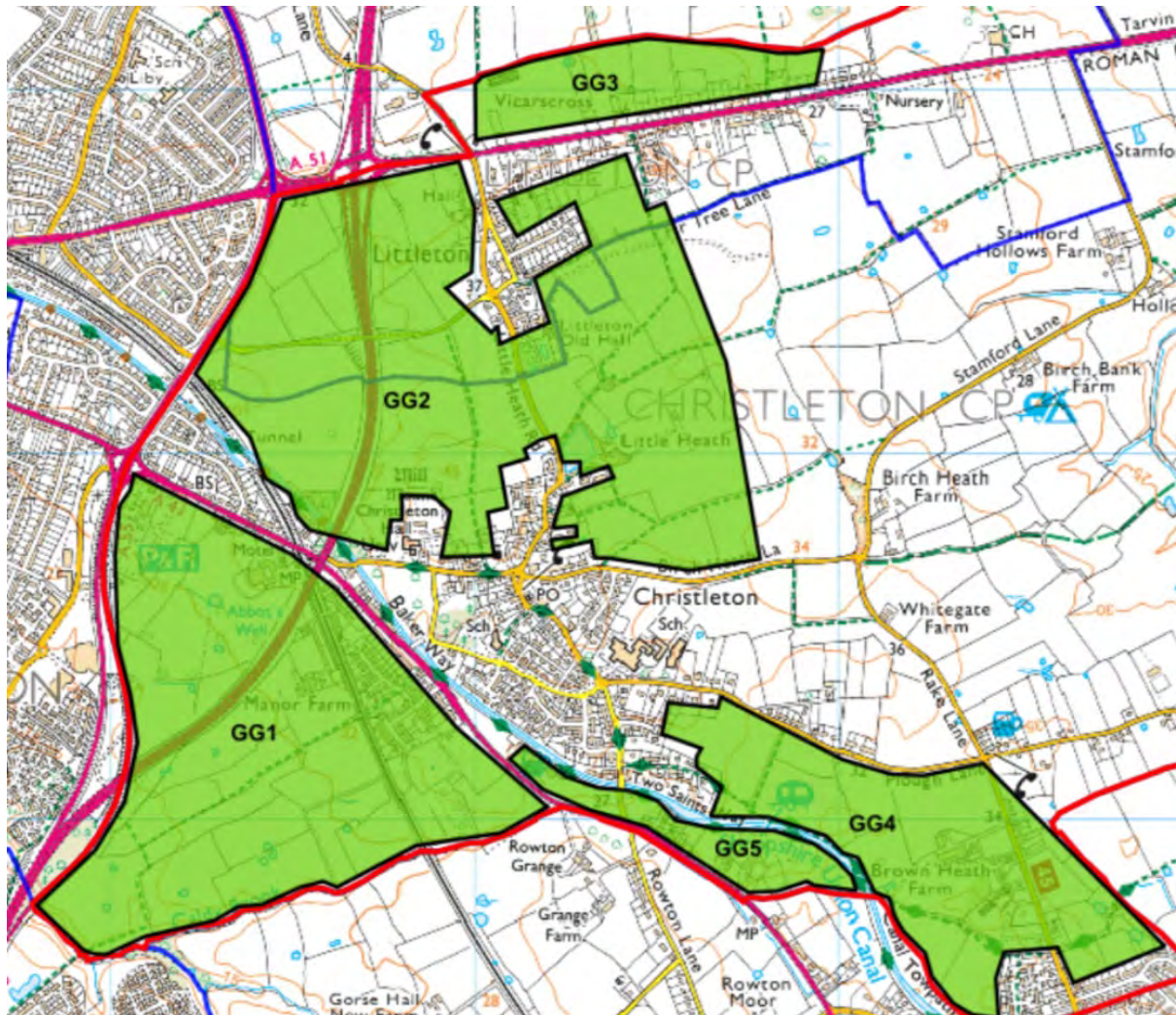
Wirral Borough Council adopted a new local plan in 2025 that proposes extensive brownfield development and required no release of Green Belt land. While the task facing CW&CC is onerous, it is possible that a comparable solution can be agreed that requires no, or limited release of Green Belt land – the assumption that significant area of CW&CC Green Belt must be developed is untested and simply unfounded.

In summary, there is no evidence whatsoever that a Green Gap policy would in any way hinder CWaCC in identifying land to contribute to future housing need.

Are the current proposed Green Gaps justified?

Through early engagement, the local community highlighted the importance of the relationship between the villages of Christleton and Littleton and between these and Chester.

As a result, five areas were identified and confirmed by later consultation as important in keeping the villages separate from each other and Chester. These are shown as GG1-5 below.



All these sites were visited by Peter Black in early 2026. Photographs have not been included as these are in the draft CLNDP.

There is no universally accepted methodology for defining Green Gaps, but the draft Christleton and Littleton NP, other NPs and Landscape Institute guidance including Guidelines for Landscape and Visual Impact Assessment (GLVIA3) was examined. Although GLVIA3 is intended for landscape and visual impact assessment rather than policy designation, its principles provide a robust and familiar framework for assessing the importance and function of Green Gaps. There is inevitably some subjectivity in the assessment, but this is inevitable.

The GLVIA3 principles were developed into an assessment framework shown below:

Assessment Criterion	Purpose of Assessment	
1. Contribution to Settlement Separation	Does the land maintain a clear physical and visual distinction between settlements and prevent perceived coalescence?	10
2. Landscape Character and village identity	Does the parcel contribute to the distinctive landscape character, rural setting and identity of the adjoining settlements?	10
3. Visual Openness and Key Views	Are there open views, visual relief and an appreciation of the countryside from publicly accessible locations?	10
4. Susceptibility to Development	Is the landscape vulnerable to built development? Would development fundamentally alter its character or function?	10
5. Natural defensible boundaries	Are there any key landscape or infrastructure features that would make the Green Gap defensible?	10

The criteria have been applied to the five Green Gaps in the draft plan

GG1	Christleton and Great Boughton/Huntington (Chester)	
1. Contribution to Settlement Separation	The land maintains a clear physical and visual distinction between all three villages. Removal of this gap would ensure that the area was perceived as one urban area.	10
2. Landscape Character and village identity	The parcel is typical of undeveloped countryside around Chester with a developed network of fields, hedgerows and trees creating a rural setting. There is some urbanisation around the edge.	8
3. Visual Openness and Key Views	Land is gently sloping and there are open views, into the wider countryside. The site is accessible with Public Rights of Way.	10
4. Susceptibility to Development	Development would alter both the character and function of the parcel, although it is large enough that some landscape screening would be possible. Screening would be difficult given the elevated nature of roads across the site.	7
5. Natural defensible boundaries	The Green Gap has defensible edge features including existing development.	8
	TOTAL	43
Recommendation: Performs an essential separation function between Chester and Christleton. Retain with existing boundaries		

GG2	Christleton and Littleton from Vicars Cross (Chester)	
1. Contribution to Settlement Separation	This provides clear physical and visual separation both between Christleton and Littleton, and between these two and the Chester built-up area (Vicars Cross). The eastern section has a far lower contribution.	10
2. Landscape Character and village identity	Highly visible from surrounding highway network. It contributes to the rural setting of all three adjoining settlements. Screening would be difficult given the elevated nature of nearby roads.	8
3. Visual Openness and Key Views	Open views, but fringed by development in the background. Not generally publicly accessible, but very prominent and important for appreciation of the countryside.	8
4. Susceptibility to Development	Highly vulnerable to built development which would fundamentally destroy its character. Screening would be ineffective given the elevated nature of roads across the site.	9

5. Natural defensible boundaries	Largely enclosed by roads that make the parcel defensible. The current eastern section has few infrastructure features.?	7
	TOTAL	42
Recommendation: This is the most crucial of the proposed GGs. The western portion separates Chester, Littleton and Christleton, but the eastern portion has a lesser role. Retain but omit the less important eastern portion		

GG3	Littleton from Guilden Sutton	
1. Contribution to Settlement Separation	Forms a small part of the gap towards Guilden Sutton. Parcel is narrow, so would not prevent perceived coalescence.	4
2. Landscape Character and village identity	South side is lined with ribbon development so does not contribute strongly towards landscape character or rural setting.	3
3. Visual Openness and Key Views	Limited views constrained by A51 to north. Limited public access	4
4. Susceptibility to Development	Potential development site. This would have limited effect on the character.	6
5. Natural defensible boundaries	No defensible boundary to the north defensible?	2
	TOTAL	19
Recommendation - Delete This is the GG that contributes least to separation as most of the gap is outside the designated NP area. It is located in Littleton just adjacent to Guilden Sutton.		

GG4	Christleton from Waverton	
1. Contribution to Settlement Separation	Performs a strong role in separating Christleton and Waverton (to the south) and maintaining their separate character.	8
2. Landscape Character and village identity	Important contribution to the landscape character, including the canal corridor.	8
3. Visual Openness and Key Views	Relatively open views, and publicly accessible. Some development and a road within the parcel. Currently seen as part of the countryside.	5
4. Susceptibility to Development	The landscape is vulnerable is to built development which would destroy its character and function.	9
5. Natural defensible boundaries	Bounded by the Shropshire Union Canal, a road and existing development. These features are all defensible.	9
	TOTAL	39
Recommendation – Retain: This parcel performs a strong role in separating Christleton and Waverton (to the south).		

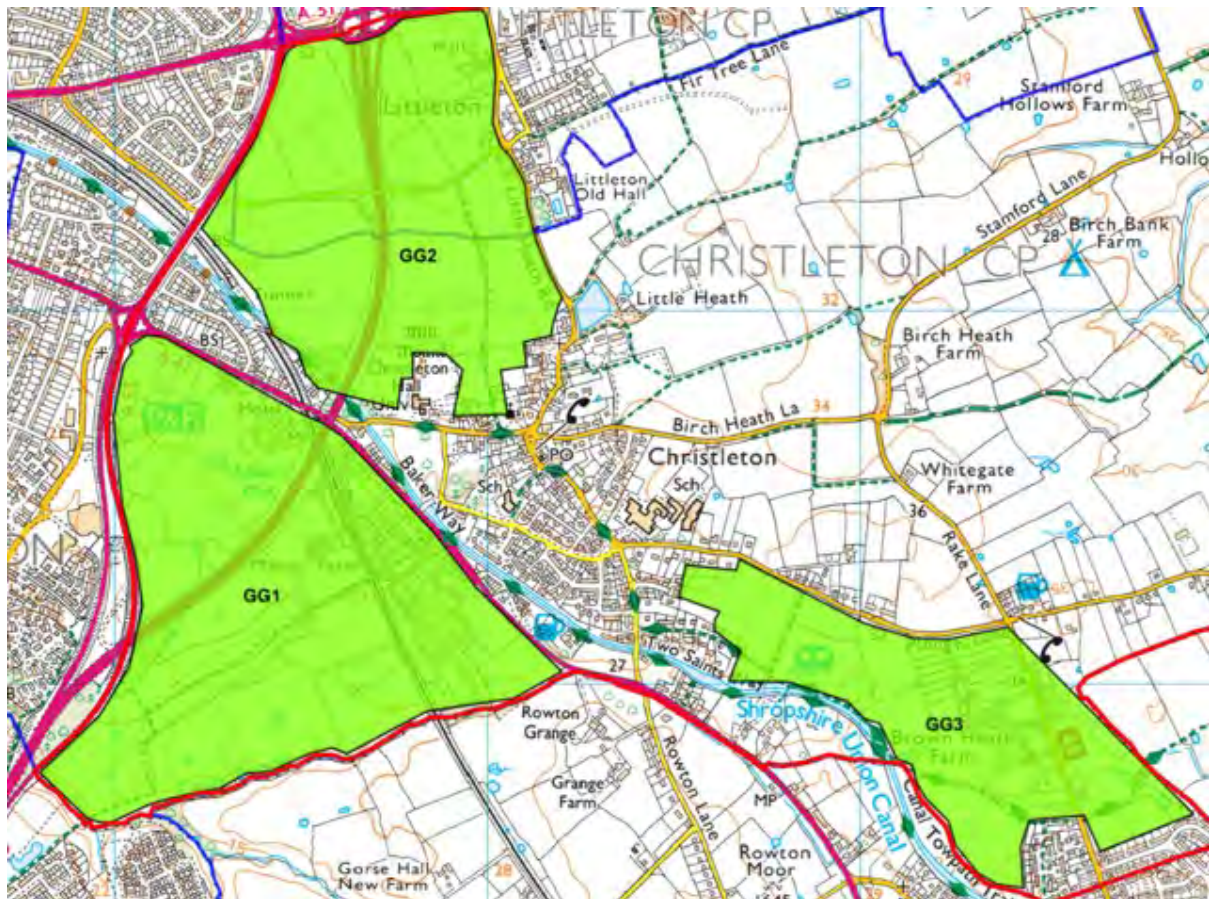
GG5	Christleton from Rowton	
1. Contribution to Settlement Separation	Site is to the west of the Shropshire Union Canal. Christleton is entirely and Waverton largely on the other side. Physical and visual separation role is limited.	4

2. Landscape Character and village identity	Protects the distinctive rural setting of the canal, but the role in preserving the identity of the two villages is limited.	5
3. Visual Openness and Key Views	Views are limited and there is already some development. Important for the setting of the canal.	6
4. Susceptibility to Development	Some development already.	4
5. Natural defensible boundaries	Sandwiched between a canal and road which are both theoretically defensible features	7
	TOTAL	26
Recommendation - delete. Limited separation potential; already partly urbanised.		

Following this analysis it is clear that three of the parcels have a significant Green Gap function, while the other two are much more limited. It is suggested the separation which is intended through the Green Gap policy can be achieved on a smaller area of land as follows:

Green Gap	Conclusion	Score	Notes
GG1	Performs an essential separation function between Chester and Christleton	43	Retain
GG2	This is the most crucial gap. The western portion separates Chester, Littleton and Christleton, but the eastern portion has a lesser role	42	Retain, but modified with eastern portion removed
GG3	Limited separation role; in addition, the A51 forms a significant barrier to development	19	Delete
GG4	Performs a strong role in separating Christleton and Waverton (to the south).	38	Retain (renamed as GG3 in the map below)
GG5	Limited separation potential; already partly urbanised.	26	Delete

These are shown on the plan below. The net result of the proposed changes to the Green Gaps is that the area has been reduced from 27% of the NP area to only 20% of the NP area.



Proposed revised policy wording

As currently proposed, the wording is confused, and would be difficult to apply in a development management context. Rather than modify the current text, it is suggested that it is replaced by a single, simple policy that applies to all the retained or modified Green Gaps, and that these are then listed, with a brief explanation of their key attributes.

The new suggested wording will provide a locally specific basis for assessing whether proposals would erode the openness and separation that give the Littleton and Christleton communities their distinct identities.

Policy GG1 – Green Gaps

The Green Gaps shown on (plan or figure number) are intended to maintain the separate identity of Christleton and Littleton with Chester to the west and Waverton to the south.

Development proposals within a Green Gap will be supported where they:

- maintain the openness of the gap;
- do not materially reduce the physical or visual separation between settlements;
- conserve the landscape character of the gap; and
- do not otherwise prejudice the long-term function of the Green Gap.

References

Cheshire East Council (2017) *Cheshire East Local Plan Strategy 2010–2030*. Adopted 2017.

Cheshire West and Chester Council (2015) *Local Plan (Part One) Strategic Policies*. Adopted 2015

Cheshire West and Chester Council (2019) *Local Plan (Part Two): Land Allocations and Detailed Policies*. Adopted 2019

GLVIA3 - Landscape Institute and Institute of Environmental Management and Assessment (2013), *Guidelines for Landscape and Visual Impact Assessment* (GLVIA3), 3rd Edition.

Hauxley Neighbourhood Plan Green Gaps Background Paper September 2023

Hauxley Neighbourhood Plan 2023-36 Made Version September 2024

Hurn Neighbourhood Plan Group: Important Local Gap Policy – Background Paper November 2022

Hurn Neighbourhood Plan 2022-28

Nationally Described Space Standards

Analysis of planning permissions up to
January 2026



Cheshire West
and Chester

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Nationally Described Space Standard (NDSS) Compliance Report – Executive Summary

This report assesses compliance with the Nationally Described Space Standard (NDSS) across residential planning permissions approved in Cheshire West and Chester between October 2020 and August 2025. The study reviews 127 dwellings across 50 permissions, including both market and affordable housing, to determine whether there is sufficient justification to introduce NDSS through Local Plan policy.

The findings show that overall compliance with Gross Internal Area (GIA) standards is relatively high, with 81% of dwellings meeting the minimum requirement. However, 19% of dwellings fail the GIA standard, with a higher rate of non-compliance in affordable housing (27%) compared to market housing (15%).

Bedroom width standards are generally well met, with 94% of bedrooms complying. All apartments meet the minimum width requirements, and only a small number of failures are recorded, mainly within market housing.

In contrast, compliance with minimum bedroom floorspace is significantly weaker. 29% of bedrooms fall below NDSS minimum size requirements. Failures are most common in three- and four-bedroom market houses, particularly affecting secondary bedrooms. While affordable housing performs better in absolute terms, around 23% of affordable bedrooms still fail to meet the standard.

When all NDSS criteria are considered together, 55% of dwellings fail to meet at least one requirement. This rises to 65% for market housing, compared to 38% for affordable housing. Importantly, all dwellings that fail overall GIA also fail at least one bedroom standard, although a substantial number of dwellings meet GIA but still contain substandard bedrooms.

The evidence demonstrates that compliance with overall floorspace does not necessarily translate into functional and suitable internal layouts. The most consistent issue is the under-provision of bedroom sizes, particularly in market family housing.

The report concludes that there is clear justification for introducing and strengthening NDSS policy requirements. It recommends improving scrutiny at the planning application stage, requiring detailed room schedules, ensuring all bedrooms meet minimum standards, increasing focus on affordable housing layouts, and resisting design approaches that compensate for undersized bedrooms with larger living areas.

Overall, while many new homes meet headline space standards, a significant proportion do not provide adequate internal living space in practice. Strengthening the application of NDSS will help ensure that new housing delivers a consistent and acceptable standard of accommodation for future residents.

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Nationally Described Space Standard (NDSS) Compliance Full Report

1. Introduction

- 1.1. The National Planning Policy Framework (NPPF) requires local planning authorities to identify the mix of housing needed in their area, including the size, type and tenure of homes required to meet local needs (paragraph 61).
- 1.2. Following a Ministerial Statement in March 2015, the Government introduced a national system for technical housing standards. This enabled local planning authorities, where justified, to adopt optional standards for accessibility, water efficiency, and internal space provision through the Nationally Described Space Standard (NDSS).

2. Purpose of the report

- 2.1. The purpose of this report is to assess whether there is justification for adopting the optional NDSS within the borough. Internal space requirements are set out in the Government's *Technical Housing Standards – Nationally Described Space Standard*, available here: [Technical housing standards – nationally described space standard](#) (2015, amended 2016). The NDSS establishes minimum requirements for:
 - Gross Internal Area (GIA), based on the number of bedspaces and storeys;
 - Bedroom floor areas and minimum dimensions;
 - Minimum bedroom widths for single and double rooms;
 - Minimum floor-to-ceiling height; and
 - Minimum built-in storage.
- 2.2. Internal space standards have evolved over more than a century in response to overcrowding, health concerns and changing expectations of housing quality. The NDSS, introduced in 2015 following the Housing Standards Review, consolidated multiple local standards into a single national benchmark.
- 2.3. This report provides a comprehensive assessment of how new residential development in Cheshire West and Chester performs against the Government's NDSS. It incorporates national policy context, detailed local evidence, and an expanded analysis of affordable housing performance, where the highest levels of non-compliance have been identified.

3. National Policy Context

3.1. In line with National Planning Practice Guidance (NPPG), local authorities must gather appropriate evidence before introducing optional standards in their Local Plans. For the NDSS, national guidance states that authorities should consider:

- **Need** – evidence on the size and type of dwellings currently being delivered locally, to understand the potential impact of applying NDSS standards.
- **Viability** – the extent to which adopting the NDSS may affect scheme viability, to be tested as part of the plan viability assessment.
- **Timing** – whether a reasonable transitional period is required to allow developers and landowners to factor space-standard requirements into land deals and future development proposals.

3.2. The standard fits within the National Planning Policy Framework (NPPF), which emphasises well-designed places and the need for developments to provide a high standard of amenity. Planning Practice Guidance (PPG) enables local authorities to adopt NDSS where justified by local need and viability evidence.

3.3. Adequate internal space is essential for the social, economic, and physical wellbeing of residents. A lack of space can restrict basic daily activities such as storing belongings, accommodating children, undertaking work or study from home, and providing areas for play, rest and exercise. Concerns continue to be raised that many new homes are smaller than is desirable, although this must be balanced with the advantages of smaller dwellings, including potentially lower land take and reduced consumption of materials.

4. Nationally Described Space Standards

4.1. The NDSS sets minimum internal space requirements for:

- Gross Internal Area (GIA) of the whole dwelling
- Individual bedroom widths
- Individual bedroom minimum floorspace (single and double)

4.2. Where a local planning authority wishes to apply the NDSS, it may only do so through an explicit policy within an adopted Local Plan. Compliance is then secured through planning conditions. The NDSS is not part of the Building

Regulations, and responsibility for compliance and any necessary enforcement sits with the planning authority. This contrasts with the optional accessibility and water-efficiency standards, which form part of the Building Regulations.

5. Methodology

5.1. This analysis reviews space-standard compliance across 50 planning permissions determined by Cheshire West and Chester Council between October 2020 and August 2025. The dataset comprises 127 dwellings across 50 planning permissions (31 apartments and 96 houses and bungalows), totalling 372 bedrooms. Annex 1 contains full details.

5.2. 82 open market house types (296 bedrooms in total):

- 6 apartments (9 bedrooms in total)
- 76 houses/bungalows (287 bedrooms in total)

5.3. 45 affordable house types (86 bedrooms in total):

- 25 apartments (30 bedrooms in total)
- 20 houses/bungalows (46 bedrooms in total)

5.4. Each dwelling was assessed against NDSS compliance for:

- Gross Internal Area (GIA)
- Bedroom width
- Bedroom GIA

5.5. Each individual house type was measured and compared against the overall GIA space standard. The size and width of each bedroom within each house type was compared with the relevant space standards. This allowed us to confirm whether the dwelling met the overall standard and to highlight any particular bedroom types, such as a third bedroom in a three-bed property, that fell below the required size. A tolerance of 5cm (or 5cm² for floor area) has been applied to account for measurement uncertainty in submitted plans.

5.6. The study will evaluate the relevant comparisons against the corresponding space standard. The study also considers whether there are disparities between affordable and market units, and between apartments and houses/bungalows, to identify whether any particular dwelling type is disproportionately affected.

6. Key Findings

6.1. Gross Internal Area:

6.1.1. The analysis of the planning permissions demonstrates that there is general adherence to the NDSS for GIA with 103 of all house types (81%) meeting the standard. The 24 non-compliant house types comprise 5 apartments and 19 houses/bungalow. This represents 19% of apartments and 20% of houses/bungalows assessed.

6.2. GIA Breakdown by tenure 'type':

6.2.1. The 24 house types that did not meet the minimum standard were made up of 12 affordable homes and 12 market units.

6.2.2. This represents 27% of affordable units and 15% of market units failing to meet the GIA standard. The 12 market units that did not meet the GIA standard represent 15% of all market units considered in this analysis.

6.3. Minimum bedroom width:

6.3.1. There is general adherence to minimum bedroom widths with 94% (351) of the 372 bedrooms analysed, 94% (351) meet the minimum width standard. The 21 bedrooms that do not comply comprise 4 in affordable units and 17 in market houses/bungalows.

6.3.2. All apartments met the minimum width standard.

6.4. Minimum bedroom GIA:

6.4.1. For bedroom GIA minimum standards the majority of bedrooms analysed met the standard. However, 29% (108) of bedrooms did not meet this standard. A total of 108 bedrooms (29%) do not meet the minimum GIA requirement. Of these, 20 are within affordable housing and 88 within market housing.

6.5. Breakdown by housing 'tenure':

6.5.1. For the open market units the bedrooms that do not meet the GIA standard predominantly occur in three and four bed houses & bungalows. 75 of the 88 bedrooms that failed to meet the standard were in dwellings of this size, representing 20% of all bedrooms approved in the analysis period not meeting the bedroom GIA standard. When the number of bedrooms solely in open market units are considered and 44 of the 82 (54%) open market house types have at least one bedroom that does not meet the standard.

6.5.2. There were 20 bedrooms from affordable house types that did not meet the GIA bedroom standard. Generally, non-compliance occurs in the second bedroom of the two and three bed house types. 10 of the 20 bedrooms that failed to meet the standard were in two to three bed dwellings, representing just 5% of all bedrooms approved as not meeting the standard. However, when the 20 bedrooms are considered solely against the 86 bedrooms of the 45 affordable housing units analysed in this report, this finding represents 23% of bedrooms for affordable housing not meeting the minimum GIA standard and 13 of the 45 (29%) of all affordable housing house types as having at least one bedroom that does not meet the bedroom GIA minimum standard.

6.5.3. All apartments met the minimum GIA standard.

6.6. Totality:

6.6.1. 70 of the 127 unique house types (55%) failed to meet at least one NDSS requirement. For affordable house types this figure represents 38% of all affordable house types and 65% of all open market units considered within this analysis.

6.6.2. It is also worth noting that every dwelling that failed to meet the house type GIA also had at least one bedroom that failed to achieve the minimum for either bedroom GIA or bedroom width. However, 46 of the house types that did meet overall GIA failed at least on one of the bedroom criteria.

7. Conclusion

- 7.1. The analysis demonstrates that while there is generally good compliance with the NDSS across developments approved between October 2020 and August 2025, significant areas of concern remain particularly in relation to bedroom sizes within market housing.
- 7.2. Overall GIA compliance is relatively high (81%), however this masks more significant issues at bedroom level, where 29% of bedrooms fall below the minimum standard. This indicates that compliance with overall floorspace does not consistently translate into functional internal layouts.
- 7.3. Noncompliance is particularly prominent in three- and four-bedroom market houses, where over half of all market house types approved during the period contain at least one bedroom below the minimum standard. This suggests that whilst dwellings may meet overall GIA requirements, internal layouts often compromise individual bedroom functionality. In the sample of affordable house types analysed, undersized bedrooms are less common in absolute terms but proportionately affect nearly a quarter of all affordable bedrooms analysed, with second bedrooms in two- and three-bedroom properties most likely to fall short.
- 7.4. When all elements of the NDSS are considered more than half of all house types (55%) approved during the period failed at least one standard, including nearly three quarters of market house types. This indicates that many dwellings approved do not consistently provide the level of internal space required.
- 7.5. In all cases where overall house type GIA did not meet the minimum standard the same house type also failed against at least one of the bedroom criteria, this highlights the importance of the relationship between the standards and ensuring overall GIA is achieved is fundamental to achieving the remaining standards.
- 7.6. The findings provide clear evidence to justify the adoption and robust application of the NDSS through Local Plan policy, alongside strengthened development management practices. They highlight the need for improved scrutiny of internal layouts at application stage and closer dialogue with developers to ensure that all bedrooms not just overall dwelling sizes meet minimum functional standards. Strengthening the application of NDSS will

reinforce the delivery of high quality homes across the borough and ensure that both market and affordable housing meet the needs of future occupants.

8. Policy Implications

- 8.1. The analysis demonstrates that while GIA standards are broadly achieved, bedroom-level provision, particularly in affordable family housing, requires stronger policy intervention. The correlation between a failure of overall GIA resulting in at least one bedroom standard not being met reinforces the importance of strict adherence to GIA standards.
- 8.2. While M4(2) and M4(3) standards can contribute to improved internal space provision, they do not guarantee compliance with NDSS. A coordinated approach is therefore required. An approach that takes account of these three approaches is recommended to ensure that new dwellings meet the requirements of our residents. Annex 4 compares the requirements of the various requirements and standards.

9. Key Recommendations

- To address these issues, the report identifies several areas for policy improvement:
- Require the submission of detailed, room-by-room schedules at validation stage.
- Clarify through policy that all double bedrooms must meet NDSS minimum size and width standards.
- Increase scrutiny of affordable housing layouts, with particular focus on secondary bedrooms.
- Resist compensatory design approaches where substandard bedrooms are offset by larger circulation or living areas.
- Introduce a clear Local Plan policy requiring compliance with NDSS across all relevant residential development.

Annex 1 – GIA of house types

Planning Application	Address	House Type/Name	Number of bedrooms	GIA m2	GIA Standard m2	GIA Difference against standard m2	GIA % against Standard	DOES IT MEET STANDARD	TENURE TYPE	ACCOMMODATION TYPE
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type A	3	82	93	-11	-13.41	DOES NOT MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type B	3	81	93	-12	-14.81	DOES NOT MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type C	2	70	70	0	0.00	DOES MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type D (Apartment) GF	1	49	50	-1	-2.04	DOES NOT MEET STANDARD	AFFORDABLE	APARTMENT
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type D (Apartment) FF	1	45.5	50	-4.5	-9.89	DOES NOT MEET STANDARD	AFFORDABLE	APARTMENT
20/03356/FUL	Land Rear of Woodford Lane Winsford Cheshire	4 x semi detached dwellings (all identical)	3	79.8	93	-13.2	-16.54	DOES NOT MEET STANDARD	MARKET	HOUSE/BUNGALOW
20/03425/FUL	Land At Longster Close Helsby Frodsham	HOUSE 1	3	106	93	13	12.26	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE A (x 2)	4	158	124	34	21.52	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING -HOUSE TYPE B (x 1)	4	163	124	39	23.93	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE C (x1)	4	187.5	124	63.5	33.87	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE D (x1)	4	180.92	124	56.92	31.46	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Number of bedrooms	GIA m2	GIA Standard m2	GIA Difference against standard m2	GIA % against Standard	DOES IT MEET STANDARD	TENURE TYPE	ACCOMMODATION TYPE
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	SEMI DETACHED DWELLING - HOUSE TYPE E (x1)	3	79.13	93	-13.87	-17.53	DOES NOT MEET STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	SEMI DETACHED DWELLING - HOUSE TYPE E1 (x1)	3	93.77	93	0.77	0.82	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
20/04481/FUL	Holywell Holywell Lane Clutton Chester Cheshire CH3 9ET	HOUSE 1	4	311	124	187	60.13	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
20/04518/FUL	Holywell Holywell Lane Clutton Chester Cheshire CH3 9ET	APARTMENT 1 BED GF	1	53.5	50	3.5	6.54	DOES MEET STANDARD	MARKET	APARTMENT
20/04518/FUL	Holywell Holywell Lane Clutton Chester Cheshire CH3 9ET	APARTMENT 1 BED FF	1	62.5	50	12.5	20.00	DOES MEET STANDARD	MARKET	APARTMENT
20/04518/FUL	Holywell Holywell Lane Clutton Chester Cheshire CH3 9ET	APARTMENT 2 BED GF	2	59.5	61	-1.5	-2.52	DOES NOT MEET STANDARD	MARKET	APARTMENT
20/04518/FUL	Holywell Holywell Lane Clutton Chester Cheshire CH3 9ET	APARTMENT 2 BED FF	2	69	61	8	11.59	DOES MEET STANDARD	MARKET	APARTMENT
20/04727/FUL	Gooseberry Hollow Barn Whitegate Road Winsford CW7 2PX	REPLACEMENT DWELLING	4	290.5	124	166.5	57.31	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL1 - 3 BED	3	113.5	102	11.5	10.13	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road	LL2 - 4 BED	4	179	124	55	30.73	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Number of bedrooms	GIA m2	GIA Standard m2	GIA Difference against standard m2	GIA % against Standard	DOES IT MEET STANDARD	TENURE TYPE	ACCOMMODATION TYPE
	and Rowcliffe Avenue Chester									
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL3 - 4 BED	4	190	124	66	34.74	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL4 - 3 BED	3	93	93	0	0.00	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL5 - 4 BED	4	165.5	124	41.5	25.08	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL6 - 3 BED	3	173.5	93	80.5	46.40	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL7 - 4 BED	4	195	124	71	36.41	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL8 - 3 BED	3	123	102	21	17.07	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road	1B AFF	1	46	50	-4	-8.70	DOES NOT MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Number of bedrooms	GIA m2	GIA Standard m2	GIA Difference against standard m2	GIA % against Standard	DOES IT MEET STANDARD	TENURE TYPE	ACCOMMODATION TYPE
	and Rowcliffe Avenue Chester									
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	3B AFF	3	77.5	93	-15.5	-20.00	DOES NOT MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW
20/04878/FUL	Sandy Acre 97 Whitchurch Road Christleton Chester Cheshire CH3 5QD	97A	3	297	102	195	65.66	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
21/00670/FUL	92 Hoole Road Chester Cheshire CH2 3NT	REPLACEMENT DWELLING	6	312	132	180	57.69	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (1 Bed) (x4)	1	58.32	50	8.32	14.27	DOES MEET STANDARD	AFFORDABLE	APARTMENT
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (1 Bed) (x4)	1	55.31	50	5.31	9.60	DOES MEET STANDARD	AFFORDABLE	APARTMENT
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (1 Bed) (x5)	1	58.47	50	8.47	14.49	DOES MEET STANDARD	AFFORDABLE	APARTMENT
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (2 bed) (x3)	2	73.72	61	12.72	17.25	DOES MEET STANDARD	AFFORDABLE	APARTMENT
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (2 bed) (x3)	2	66.15	61	5.15	7.79	DOES MEET STANDARD	AFFORDABLE	APARTMENT
21/01177/FUL	Land At Newton House Weaverham Road Cuddington Northwich	New Build	4	230	124	106	46.09	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Number of bedrooms	GIA m2	GIA Standard m2	GIA Difference against standard m2	GIA % against Standard	DOES IT MEET STANDARD	TENURE TYPE	ACCOMMODATION TYPE
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	2 BED 4 PERSON (Mews and Semi)	2	79	79	0	0.00	DOES MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 1 BED (50.1)	1	50	50	0	0.00	DOES MEET STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 1 BED (50.3)	2	50	50	0	0.00	DOES MEET STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 2 BED (61)	2	61	61	0	0.00	DOES MEET STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	2 BED 3 PERSON	2	70	70	0	0.00	DOES MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	4 BED 6 PERSON	4	108	106	2	1.85	DOES MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 2 BED (61.3)	2	61	61	0	0.00	DOES MEET STANDARD	AFFORDABLE	APARTMENT

Planning Application	Address	House Type/Name	Number of bedrooms	GIA m2	GIA Standard m2	GIA Difference against standard m2	GIA % against Standard	DOES IT MEET STANDARD	TENURE TYPE	ACCOMMODATION TYPE
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 1 BED (53)	1	52.7	61	-8.3	-15.75	DOES NOT MEET STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 1 BED (50)	1	50	50	0	0.00	DOES MEET STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 1 BED (50.5)	1	50.5	50	0.5	0.99	DOES MEET STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	WALK UP APARTMENT FF - (56)	1	55.9	50	5.9	10.55	DOES MEET STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	WALK UP APARTMENT GF- (50)	1	54.5	50	4.5	8.26	DOES MEET STANDARD	AFFORDABLE	APARTMENT
21/01244/FUL	Land At The Junction of Walker Road and Whitby Drive Winnington CW8 4UD	1B2P APPT1	1	51.39	50	1.39	2.70	DOES MEET STANDARD	AFFORDABLE	APARTMENT
21/01244/FUL	Land At The Junction of Walker Road and Whitby Drive Winnington CW8 4UD	1B2P APPT2	1	51.7	50	1.7	3.29	DOES MEET STANDARD	AFFORDABLE	APARTMENT

Planning Application	Address	House Type/Name	Number of bedrooms	GIA m2	GIA Standard m2	GIA Difference against standard m2	GIA % against Standard	DOES IT MEET STANDARD	TENURE TYPE	ACCOMMODATION TYPE
21/01244/FUL	Land At The Junction of Walker Road and Whitby Drive Winnington CW8 4UD	1B2P APPT3	1	52	50	2	3.85	DOES MEET STANDARD	AFFORDABLE	APARTMENT
21/01244/FUL	Land At The Junction of Walker Road and Whitby Drive Winnington CW8 4UD	1B2P APPT4	1	52.4	50	2.4	4.58	DOES MEET STANDARD	AFFORDABLE	APARTMENT
21/01244/FUL	Land At The Junction of Walker Road and Whitby Drive Winnington CW8 4UD	1B2P APPT5	1	50.2	50	0.2	0.40	DOES MEET STANDARD	AFFORDABLE	APARTMENT
21/01860/FUL	Roebuck Apartments Albion Road Northwich	Apartment (2 bed) x9	2	61	61	0	0.00	DOES MEET STANDARD	MARKET	APARTMENT
21/02871/FUL	Parkway House Mill Lane Little Budworth Tarporley Cheshire CW6 9DB	REPLACEMENT DWELLING	3	278	102	176	63.31	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
21/03371/FUL	1 Upton Lane Upton Chester Cheshire CH2 1EB	HOUSE 1	4	189	124	65	34.39	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
21/03371/FUL	1 Upton Lane Upton Chester Cheshire CH2 1EB	HOUSE 2	4	196.5	124	72.5	36.90	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
21/03450/FUL	Land At 8 Elm Road Willaston Neston	DWELLING	3	80	93	-13	-16.25	DOES NOT MEET STANDARD	MARKET	HOUSE/BUNGALOW
21/03524/FUL	Land Rear 437 Chester Road Hartford Northwich	DWELLING	5	313.5	128	185.5	59.17	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
21/03584/FUL	46 Oakfield Road Chester Cheshire CH1 5AQ	2 x semi detached (identical)	4	157.42	115	42.42	26.95	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Number of bedrooms	GIA m2	GIA Standard m2	GIA Difference against standard m2	GIA % against Standard	DOES IT MEET STANDARD	TENURE TYPE	ACCOMMODATION TYPE
21/04542/FUL	7 The Spinney Parkgate Neston CH64 6RX	REPLACEMENT DWELLING	4	466.5	124	342.5	73.42	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
21/04554/FUL	174A Sealand Road Chester CH1 4LH	REPLACEMENT DWELLING	4	122.5	115	7.5	6.12	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
21/04951/FUL	Land Adjacent The Drift Moor Lane Rowton Chester Cheshire CH3 7QW	Apartment (1 bed) 1	1	68	50	18	26.47	DOES MEET STANDARD	AFFORDABLE	APARTMENT
21/04951/FUL	Land Adjacent The Drift Moor Lane Rowton Chester Cheshire CH3 7QW	Apartment (1 bed) 2	1	70.5	50	20.5	29.08	DOES MEET STANDARD	AFFORDABLE	APARTMENT
22/00344/FUL	Land At Dyar Terrace Northwich	DWELLINGS (10)	4	132.5	115	17.5	13.21	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/00684/FUL	34 Rivacre Brow Ellesmere Port Cheshire CH66 1LF	DWELLING	3	89.5	93	-3.5	-3.91	DOES NOT MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/00766/FUL	The Paddock Lees Lane Little Neston Neston CH64 7TH	DWELLING	4	176.5	115	61.5	34.84	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/02175/FUL	Land At Stone Place Chester	HOUSE 1	3	198.5	102	96.5	48.61	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/02212/FUL	Meadowbank Whitchurch Road Rowton Chester CH3 6AF	REPLACEMENT DWELLING	5	265.5	128	137.5	51.79	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/02554/FUL	Heathcote 26 Heath Lane Great Boughton Chester CH3 5SX	SEMI-DETACHED DWELLING	4	127.2	115	12.2	9.59	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/02554/FUL	Heathcote 26 Heath Lane Great Boughton Chester CH3 5SX	SEMI-DETACHED DWELLING	4	127.2	115	12.2	9.59	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Number of bedrooms	GIA m2	GIA Standard m2	GIA Difference against standard m2	GIA % against Standard	DOES IT MEET STANDARD	TENURE TYPE	ACCOMMODATION TYPE
22/02715/FUL	The Old Surgery Sheath Street Northwich CW9 5BH	Unit 1	1	49	50	-1	-2.04	DOES NOT MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/02715/FUL	The Old Surgery Sheath Street Northwich CW9 5BH	Unit 2	2	58.5	70	-11.5	-19.66	DOES NOT MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/02715/FUL	The Old Surgery Sheath Street Northwich CW9 5BH	Unit 3	2	58.5	70	-11.5	-19.66	DOES NOT MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 1	4	154	115	39	25.32	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 2	4	154	115	39	25.32	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 3	4	154	115	39	25.32	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 4	4	154	115	39	25.32	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/03072/FUL	Well House Farm Duddon Common Lane Duddon Chester Cheshire CW6 0HG	REPLACEMENT DWELLING	6	599.5	132	467.5	77.98	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/03293/FUL	Tree Tops Whaddon Drive Chester CH4 7ND	REPLACEMENT DWELLING	5	249.5	128	121.5	48.70	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/03311/FUL	57 Senna Lane Comberbach	REPLACEMENT DWELLING	4	263.6	124	139.6	52.96	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Number of bedrooms	GIA m2	GIA Standard m2	GIA Difference against standard m2	GIA % against Standard	DOES IT MEET STANDARD	TENURE TYPE	ACCOMMODATION TYPE
	Northwich CW9 6BQ									
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Blenheim	5	210.5	128	82.5	39.19	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Hampstead	5	197.39	128	69.39	35.15	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Highgrove	5	215.85	128	87.85	40.70	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Richmond	4	215.85	124	91.85	42.55	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Sandringham	5	262.5	128	134.5	51.24	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Tavy	2	77.3	70	7.3	9.44	DOES MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Tamar	1	54	50	4	7.41	DOES MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 1 - Bungalow (affordable)	2	70	70	0	0.00	DOES MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 2 - Semi (affordable)	2	70.04	79	-8.96	-12.79	DOES NOT MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 3 - Semi (affordable)	2	70.04	79	-8.96	-12.79	DOES NOT MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Number of bedrooms	GIA m2	GIA Standard m2	GIA Difference against standard m2	GIA % against Standard	DOES IT MEET STANDARD	TENURE TYPE	ACCOMMODATION TYPE
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 4 - Semi (affordable)	2	69.85	79	-9.15	-13.10	DOES NOT MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 5 - Semi (affordable)	3	86.81	93	-6.19	-7.13	DOES NOT MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04701/FUL	6 Woodlands Road Chester Cheshire CH4 8LB	REPLACEMENT DWELLING	4	261	124	137	52.49	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporley CW6 9UR	A	3	116	93	23	19.83	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporley CW6 9UR	B	3	116	93	23	19.83	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporley CW6 9UR	C	4	156	124	32	20.51	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporley CW6 9UR	D	4	156	124	32	20.51	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporley CW6 9UR	E	2	98	79	19	19.39	DOES MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporley CW6 9UR	F	1	62.2	58	4.2	6.75	DOES MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW
23/01245/FUL	25 Howey Lane Frodsham	DWELLING	3	144	102	42	29.17	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/01344/FUL	Land Adjacent To Greenways 13 Graingers Road Davenham Northwich CW9 8EJ	Semi	3	104	102	2	1.92	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Acer	3	74	93	-19	-25.68	DOES NOT MEET STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Number of bedrooms	GIA m2	GIA Standard m2	GIA Difference against standard m2	GIA % against Standard	DOES IT MEET STANDARD	TENURE TYPE	ACCOMMODATION TYPE
23/01459/FUL	Land To The West of Lynchet Road Malpas	Bronze Beech	4	89	106	-17	-19.10	DOES NOT MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	White Poplar	3	155	102	53	34.19	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Chestnut	4	159	124	35	22.01	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Damson	4	179	124	55	30.73	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Hawthorn	4	145.5	124	21.5	14.78	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Holly	4	167.5	124	43.5	25.97	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Laurel	4	142	124	18	12.68	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/01764/FUL	Four Trees Station Lane Barrow Chester CH3 7JW	REPLACEMENT DWELLING	4	618	124	494	79.94	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 1	4	253.45	124	129.45	51.08	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 2	4	253.59	124	129.59	51.10	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 3 (REPLACEMENT DWELLING)	4	200.94	124	76.94	38.29	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/03015/FUL	Land At Whitfield Court Winsford	Apartment (1 bed) x4	1	40.6	50	-9.4	-23.15	DOES NOT MEET STANDARD	MARKET	APARTMENT

Planning Application	Address	House Type/Name	Number of bedrooms	GIA m2	GIA Standard m2	GIA Difference against standard m2	GIA % against Standard	DOES IT MEET STANDARD	TENURE TYPE	ACCOMMODATION TYPE
23/03625/FUL	Land To The South of Foxwood Caldy Valley Road Great Boughton Chester	DWELLING	4	209.5	124	85.5	40.81	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
23/03897/FUL	Land At Navigation Road Northwich Cheshire CW8 1BE	4 x Terrace dwellings (all identical)	3	86.54	93	-6.46	-7.46	DOES NOT MEET STANDARD	MARKET	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	A1 1	1	51	50	1	1.96	DOES MEET STANDARD	AFFORDABLE	APARTMENT
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	A1 2	1	53	50	3	5.66	DOES MEET STANDARD	AFFORDABLE	APARTMENT
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	B1	2	82	79	3	3.66	DOES MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	C1	3	95	93	2	2.11	DOES MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	D1	4	119	124	-5	-4.20	DOES NOT MEET STANDARD	AFFORDABLE	HOUSE/BUNGALOW
24/00905/FUL	Land At Longster Close Helsby Frodsham	DWELLING	3	106.5	93	13.5	12.68	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Number of bedrooms	GIA m2	GIA Standard m2	GIA Difference against standard m2	GIA % against Standard	DOES IT MEET STANDARD	TENURE TYPE	ACCOMMODATION TYPE
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 1	5	220	128	92	41.82	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 2	5	227	128	99	43.61	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW
24/03315/FUL	Land Adjacent 1 Proffits Lane Helsby Frodsham	DWELLING	2	132	79	53	40.15	DOES MEET STANDARD	MARKET	HOUSE/BUNGALOW

Annex 2 – bedroom width

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type A	Double 1	4.57	2.75	1.82	39.82	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type A	Double 2	4.54	2.55	1.99	43.83	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type A	Single 1	3.51	2.15	1.36	38.75	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type B	Double 1	4.37	2.75	1.62	37.07	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type B	Double 2	4.54	2.55	1.99	43.83	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type B	Single 1	3.5	2.15	1.35	38.57	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type C	Double 1	3.93	2.75	1.18	30.03	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type C	Single 1	4.16	2.15	2.01	48.32	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type D (Apartment) GF	Double 1	5.3	2.75	2.55	48.11	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type D (Apartment) FF	Double 1	5.3	2.75	2.55	48.11	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
20/03356/FUL	Land Rear of Woodford Lane Winsford Cheshire	4 x semi detached dwellings (all identical)	Double 1	2.75	2.75	0	0.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/03356/FUL	Land Rear of Woodford Lane Winsford Cheshire	4 x semi detached dwellings (all identical)	Double 2	2.66	2.55	0.11	4.14	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/03356/FUL	Land Rear of Woodford Lane Winsford Cheshire	4 x semi detached dwellings (all identical)	Single 1	1.8	2.15	-0.35	-19.44	DOES NOT MEET WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/03425/FUL	Land At Longster Close Helsby Frodsham	HOUSE 1	Double 1	3.59	2.75	0.84	23.40	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/03425/FUL	Land At Longster Close Helsby Frodsham	HOUSE 1	Double 2	3.37	2.55	0.82	24.33	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/03425/FUL	Land At Longster Close Helsby Frodsham	HOUSE 1	Single 1	2.3	2.15	0.15	6.52	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE A (x 2)	Double 1	3.1	2.75	0.35	11.29	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE A (x 2)	Double 2	3.2	2.55	0.65	20.31	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE A (x 2)	Double 3	2.62	2.55	0.07	2.67	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE A (x 2)	Double 4	2.96	2.55	0.41	13.85	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING -HOUSE TYPE B (x 1)	Double 1	2.93	2.75	0.18	6.14	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING -HOUSE TYPE B (x 1)	Double 2	3.44	2.55	0.89	25.87	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING -HOUSE TYPE B (x 1)	Double 3	3.19	2.55	0.64	20.06	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING -HOUSE TYPE B (x 1)	Double 4	3.06	2.55	0.51	16.67	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE C (x1)	Double 1	3.41	2.75	0.66	19.35	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE C (x1)	Double 2	3.31	2.55	0.76	22.96	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE C (x1)	Double 3	2.56	2.55	0.01	0.39	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE C (x1)	Double 4	2.28	2.55	-0.27	-11.84	DOES NOT MEET WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE D (x1)	Double 1	4.06	2.75	1.31	32.27	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE D (x1)	Double 2	3.05	2.55	0.5	16.39	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE D (x1)	Double 3	3.07	2.55	0.52	16.94	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE D (x1)	Double 4	2.65	2.55	0.1	3.77	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	SEMI DETACHED DWELLING - HOUSE TYPE E (x1)	Double 1	2.21	2.75	-0.54	-24.43	DOES NOT MEET WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	SEMI DETACHED DWELLING - HOUSE TYPE E (x1)	Double 2	2.36	2.55	-0.19	-8.05	DOES NOT MEET WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	SEMI DETACHED DWELLING - HOUSE TYPE E (x1)	Single 1	2.19	2.15	0.04	1.83	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	SEMI DETACHED DWELLING - HOUSE TYPE E1 (x1)	Double 1	3.34	2.75	0.59	17.66	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	SEMI DETACHED DWELLING - HOUSE TYPE E1 (x1)	Double 2	2.87	2.55	0.32	11.15	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	SEMI DETACHED DWELLING - HOUSE TYPE E1 (x1)	Single 1	2.15	2.15	0	0.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
20/04481/FUL	Holywell Holywell Lane Clutton Chester Cheshire CH3 9ET	HOUSE 1	Double 1	4.51	2.75	1.76	39.02	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04481/FUL	Holywell Holywell Lane Clutton Chester Cheshire CH3 9ET	HOUSE 1	Double 2	4.45	2.55	1.9	42.70	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04481/FUL	Holywell Holywell Lane Clutton Chester Cheshire CH3 9ET	HOUSE 1	Double 3	3.61	2.55	1.06	29.36	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04481/FUL	Holywell Holywell Lane Clutton Chester Cheshire CH3 9ET	HOUSE 1	Double 4	3.74	2.55	1.19	31.82	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04518/FUL	Oathills Lea Oathills Close Tarporey CW6 0DF	APARTMENT 1 BED GF	Double 1	3	2.75	0.25	8.33	MEETS WIDTH STANDARD	MARKET	APARTMENT
20/04518/FUL	Oathills Lea Oathills Close Tarporey CW6 0DF	APARTMENT 1 BED FF	Double 1	3.2	2.75	0.45	14.06	MEETS WIDTH STANDARD	MARKET	APARTMENT
20/04518/FUL	Oathills Lea Oathills Close Tarporey CW6 0DF	APARTMENT 2 BED GF	Double 1	2.8	2.75	0.05	1.79	MEETS WIDTH STANDARD	MARKET	APARTMENT

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
20/04518/FUL	Oathills Lea Oathills Close Tarporely CW6 0DF	APARTMENT 2 BED GF	Single 1	2.2	2.15	0.05	2.27	MEETS WIDTH STANDARD	MARKET	APARTMENT
20/04518/FUL	Oathills Lea Oathills Close Tarporely CW6 0DF	APARTMENT 2 BED FF	Double 1	2.8	2.75	0.05	1.79	MEETS WIDTH STANDARD	MARKET	APARTMENT
20/04518/FUL	Oathills Lea Oathills Close Tarporely CW6 0DF	APARTMENT 2 BED FF	Single 1	2.5	2.15	0.35	14.00	MEETS WIDTH STANDARD	MARKET	APARTMENT
20/04727/FUL	Gooseberry Hollow Barn Whitegate Road Winsford CW7 2PX	REPLACEMENT DWELLING	Double 1	4.11	2.75	1.36	33.09	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04727/FUL	Gooseberry Hollow Barn Whitegate Road Winsford CW7 2PX	REPLACEMENT DWELLING	Double 2	4.11	2.55	1.56	37.96	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04727/FUL	Gooseberry Hollow Barn Whitegate Road Winsford CW7 2PX	REPLACEMENT DWELLING	Double 3	3.58	2.55	1.03	28.77	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04727/FUL	Gooseberry Hollow Barn Whitegate Road Winsford CW7 2PX	REPLACEMENT DWELLING	Double 4	4.17	2.55	1.62	38.85	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL1 - 3 BED	Double 1	2.96	2.75	0.21	7.09	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL1 - 3 BED	Double 2	3.4	2.55	0.85	25.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL1 - 3 BED	Double 3	3	2.55	0.45	15.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL2 - 4 BED	Double 1	3.13	2.75	0.38	12.14	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL2 - 4 BED	Double 2	2.99	2.55	0.44	14.72	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL2 - 4 BED	Double 3	3.21	2.55	0.66	20.56	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL2 - 4 BED	Double 4	2.66	2.55	0.11	4.14	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL3 - 4 BED	Double 1	2.78	2.75	0.03	1.08	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL3 - 4 BED	Double 2	2.66	2.55	0.11	4.14	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL3 - 4 BED	Double 3	2.34	2.55	-0.21	-8.97	DOES NOT MEET WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL3 - 4 BED	Double 4	2.38	2.55	-0.17	-7.14	DOES NOT MEET WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL4 - 3 BED	Double 1	2.94	2.75	0.19	6.46	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL4 - 3 BED	Double 2	2.84	2.55	0.29	10.21	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL4 - 3 BED	Single 1	2.34	2.15	0.19	8.12	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL5 - 4 BED	Double 1	3.25	2.75	0.5	15.38	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL5 - 4 BED	Double 2	3.45	2.55	0.9	26.09	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL5 - 4 BED	Double 3	3.13	2.55	0.58	18.53	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL5 - 4 BED	Double 4	3.9	2.55	1.35	34.62	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL6 - 3 BED	Double 1	3.71	2.75	0.96	25.88	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL6 - 3 BED	Double 2	3.14	2.55	0.59	18.79	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL6 - 3 BED	Single 1	2.15	2.15	0	0.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL7 - 4 BED	Double 1	3.61	2.75	0.86	23.82	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL7 - 4 BED	Double 2	3.26	2.55	0.71	21.78	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL7 - 4 BED	Double 3	2.99	2.55	0.44	14.72	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL7 - 4 BED	Double 4	2.95	2.55	0.4	13.56	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL8 - 3 BED	Double 1	3.56	2.75	0.81	22.75	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL8 - 3 BED	Double 2	2.75	2.55	0.2	7.27	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL8 - 3 BED	Double 3	2.67	2.55	0.12	4.49	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	1B AFF	Double 1	2.75	2.75	0	0.00	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	3B AFF	Double 1	2.54	2.75	-0.21	-8.27	DOES NOT MEET WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	3B AFF	Double 2	2.55	2.55	0	0.00	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	3B AFF	Single 1	2.2	2.15	0.05	2.27	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
20/04878/FUL	Sandy Acre 97 Whitchurch Road Christleton Chester Cheshire CH3 5QD	97A	Double 1	4.4	2.75	1.65	37.50	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04878/FUL	Sandy Acre 97 Whitchurch Road Christleton Chester Cheshire CH3 5QD	97A	Double 2	3.7	2.55	1.15	31.08	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
20/04878/FUL	Sandy Acre 97 Whitchurch Road Christleton Chester Cheshire CH3 5QD	97A	Double 3	4.8	2.55	2.25	46.88	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/00670/FUL	92 Hoole Road Chester Cheshire CH2 3NT	REPLACEMENT DWELLING	Double 1	3.4	2.75	0.65	19.12	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
21/00670/FUL	92 Hoole Road Chester Cheshire CH2 3NT	REPLACEMENT DWELLING	Double 2	3	2.55	0.45	15.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/00670/FUL	92 Hoole Road Chester Cheshire CH2 3NT	REPLACEMENT DWELLING	Double 3	4.5	2.55	1.95	43.33	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/00670/FUL	92 Hoole Road Chester Cheshire CH2 3NT	REPLACEMENT DWELLING	Double 4	3	2.55	0.45	15.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/00670/FUL	92 Hoole Road Chester Cheshire CH2 3NT	REPLACEMENT DWELLING	Double 5	7.64	2.55	5.09	66.62	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/00670/FUL	92 Hoole Road Chester Cheshire CH2 3NT	REPLACEMENT DWELLING	Playroom/Bed 6	7.63	2.15	5.48	71.82	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (1 Bed) (x4)	Double 1	3.9	2.75	1.15	29.49	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (1 Bed) (x4)	Double 1	3.2	2.75	0.45	14.06	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (1 Bed) (x5)	Double 1	3.4	2.75	0.65	19.12	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (2 bed) (x3)	Double 1	3.2	2.75	0.45	14.06	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (2 bed) (x3)	Single 1	2.15	2.15	0	0.00	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (2 bed) (x3)	Double 1	3.2	2.75	0.45	14.06	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (2 bed) (x3)	Single 1	2.26	2.15	0.11	4.87	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/01177/FUL	Land At Newton House Weaverham Road Cuddington Northwich	New Build	Double 1	7.6	2.75	4.85	63.82	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/01177/FUL	Land At Newton House Weaverham Road Cuddington Northwich	New Build	Double 2	3.6	2.55	1.05	29.17	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/01177/FUL	Land At Newton House Weaverham Road Cuddington Northwich	New Build	Double 3	5.4	2.55	2.85	52.78	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/01177/FUL	Land At Newton House Weaverham Road Cuddington Northwich	New Build	Double 4	5.4	2.55	2.85	52.78	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	2 BED 4 PERSON (Mews and Semi)	Double 1	3.26	2.75	0.51	15.64	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	2 BED 4 PERSON (Mews and Semi)	Double 2	2.75	2.55	0.2	7.27	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	2 BED 3 PERSON	Double 1	3.55	2.75	0.8	22.54	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	2 BED 3 PERSON	Single 1	2.62	2.15	0.47	17.94	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	4 BED 6 PERSON	Double 1	3.06	2.75	0.31	10.13	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	4 BED 6 PERSON	Double 2	3.34	2.55	0.79	23.65	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	4 BED 6 PERSON	Single 1	2.39	2.15	0.24	10.04	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	4 BED 6 PERSON	Single 2	2.43	2.15	0.28	11.52	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 2 BED (61.3)	Double 1	3.24	2.75	0.49	15.12	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 2 BED (61.3)	Single 1	2.42	2.15	0.27	11.16	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 2 BED (61)	Double 1	3.28	2.75	0.53	16.16	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 2 BED (61)	Single 1	2.42	2.15	0.27	11.16	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 1 BED (53)	Double 1	3.8	2.75	1.05	27.63	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 1 BED (53)	Single 1	2.6	2.15	0.45	17.31	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 1 BED (50.1)	Double 1	3.25	2.75	0.5	15.38	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 1 BED (50)	Double 1	3.28	2.75	0.53	16.16	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 1 BED (50.5)	Double 1	3.24	2.75	0.49	15.12	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 1 BED (50.3)	Double 1	2.96	2.75	0.21	7.09	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	WALK UP APARTMENT FF - (56)	Double 1	3.34	2.75	0.59	17.66	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	WALK UP APARTMENT GF-(50)	Double 1	3.28	2.75	0.53	16.16	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/01244/FUL	Land At The Junction of Walker Road and Whitby Drive Winnington CW8 4UD	1B2P APPT1	Double 1	4.43	2.75	1.68	37.92	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/01244/FUL	Land At The Junction of Walker Road and Whitby Drive Winnington CW8 4UD	1B2P APPT2	Double 1	4.43	2.75	1.68	37.92	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/01244/FUL	Land At The Junction of Walker Road and Whitby Drive Winnington CW8 4UD	1B2P APPT3	Double 1	4.43	2.75	1.68	37.92	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/01244/FUL	Land At The Junction of Walker Road and Whitby Drive Winnington CW8 4UD	1B2P APPT4	Double 1	4.41	2.75	1.66	37.64	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/01244/FUL	Land At The Junction of Walker Road and Whitby Drive Winnington CW8 4UD	1B2P APPT5	Double 1	4.6	2.75	1.85	40.22	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/01860/FUL	Roebuck Apartments Albion Road Northwich	Apartment (2 bed) x9	Double 1	3.49	2.75	0.74	21.20	MEETS WIDTH STANDARD	MARKET	APARTMENT
21/01860/FUL	Roebuck Apartments Albion Road Northwich	Apartment (2 bed) x9	Single 1	2.47	2.15	0.32	12.96	MEETS WIDTH STANDARD	MARKET	APARTMENT

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
21/02871/FUL	Parkway House Mill Lane Little Budworth Tarporely Cheshire CW6 9DB	REPLACEMENT DWELLING	Double 1	3.91	2.75	1.16	29.67	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/02871/FUL	Parkway House Mill Lane Little Budworth Tarporely Cheshire CW6 9DB	REPLACEMENT DWELLING	Double 2	3.54	2.55	0.99	27.97	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/02871/FUL	Parkway House Mill Lane Little Budworth Tarporely Cheshire CW6 9DB	REPLACEMENT DWELLING	Double 3	3.87	2.55	1.32	34.11	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/03371/FUL	1 Upton Lane Upton Chester Cheshire CH2 1EB	HOUSE 1	Double 1	3.53	2.75	0.78	22.10	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/03371/FUL	1 Upton Lane Upton Chester Cheshire CH2 1EB	HOUSE 1	Double 2	3.53	2.55	0.98	27.76	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/03371/FUL	1 Upton Lane Upton Chester Cheshire CH2 1EB	HOUSE 1	Double 3	2.9	2.55	0.35	12.07	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/03371/FUL	1 Upton Lane Upton Chester Cheshire CH2 1EB	HOUSE 1	Double 4	3.11	2.55	0.56	18.01	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
21/03371/FUL	1 Upton Lane Upton Chester Cheshire CH2 1EB	HOUSE 2	Double 1	3.53	2.75	0.78	22.10	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/03371/FUL	1 Upton Lane Upton Chester Cheshire CH2 1EB	HOUSE 2	Double 2	3.53	2.55	0.98	27.76	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/03371/FUL	1 Upton Lane Upton Chester Cheshire CH2 1EB	HOUSE 2	Double 3	2.88	2.55	0.33	11.46	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/03371/FUL	1 Upton Lane Upton Chester Cheshire CH2 1EB	HOUSE 2	Double 4	3.11	2.55	0.56	18.01	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/03450/FUL	Land At 8 Elm Road Willaston Neston	DWELLING	Double 1	3.36	2.75	0.61	18.15	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/03450/FUL	Land At 8 Elm Road Willaston Neston	DWELLING	Double 2	3.36	2.55	0.81	24.11	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/03450/FUL	Land At 8 Elm Road Willaston Neston	DWELLING	Single 1	2.22	2.15	0.07	3.15	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/03524/FUL	Land Rear 437 Chester Road Hartford Northwich	DWELLING	Double 1	4.38	2.75	1.63	37.21	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/03524/FUL	Land Rear 437 Chester Road Hartford Northwich	DWELLING	Double 2	4.36	2.55	1.81	41.51	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
21/03524/FUL	Land Rear 437 Chester Road Hartford Northwich	DWELLING	Double 3	3.11	2.55	0.56	18.01	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/03524/FUL	Land Rear 437 Chester Road Hartford Northwich	DWELLING	Double 4	3.97	2.55	1.42	35.77	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/03524/FUL	Land Rear 437 Chester Road Hartford Northwich	DWELLING	Double 5	2.98	2.55	0.43	14.43	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/03584/FUL	46 Oakfield Road Chester Cheshire CH1 5AQ	2 x semi detached (identical)	Double 1	3.05	2.75	0.3	9.84	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/03584/FUL	46 Oakfield Road Chester Cheshire CH1 5AQ	2 x semi detached (identical)	Double 2	4.15	2.55	1.6	38.55	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/03584/FUL	46 Oakfield Road Chester Cheshire CH1 5AQ	2 x semi detached (identical)	Double 3	2.55	2.55	0	0.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/03584/FUL	46 Oakfield Road Chester Cheshire CH1 5AQ	2 x semi detached (identical)	Single 1	2.48	2.15	0.33	13.31	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/04542/FUL	7 The Spinney Parkgate Neston CH64 6RX	REPLACEMENT DWELLING	Double 1	4.11	2.75	1.36	33.09	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/04542/FUL	7 The Spinney Parkgate Neston CH64 6RX	REPLACEMENT DWELLING	Double 2	3.26	2.55	0.71	21.78	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
21/04542/FUL	7 The Spinney Parkgate Neston CH64 6RX	REPLACEMENT DWELLING	Double 3	3.39	2.55	0.84	24.78	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/04542/FUL	7 The Spinney Parkgate Neston CH64 6RX	REPLACEMENT DWELLING	Double 4	3.45	2.55	0.9	26.09	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/04554/FUL	174A Sealand Road Chester CH1 4LH	REPLACEMENT DWELLING	Double 1	3.17	2.75	0.42	13.25	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/04554/FUL	174A Sealand Road Chester CH1 4LH	REPLACEMENT DWELLING	Double 2	3.14	2.55	0.59	18.79	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/04554/FUL	174A Sealand Road Chester CH1 4LH	REPLACEMENT DWELLING	Double 3	2.8	2.55	0.25	8.93	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/04554/FUL	174A Sealand Road Chester CH1 4LH	REPLACEMENT DWELLING	Single 1	2.53	2.15	0.38	15.02	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
21/04951/FUL	Land Adjacent The Drift Moor Lane Rowton Chester Cheshire CH3 7QW	Apartment (1 bed) x 2	Double 1	3.34	2.75	0.59	17.66	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
21/04951/FUL	Land Adjacent The Drift Moor Lane Rowton Chester Cheshire CH3 7QW	Apartment (1 bed) x 2	Double 1	3.51	2.75	0.76	21.65	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
22/00344/FUL	Land At Dyar Terrace Northwich	DWELLINGS (10)	Double 1	4.05	2.75	1.3	32.10	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/00344/FUL	Land At Dyar Terrace Northwich	DWELLINGS (10)	Double 2	3.4	2.55	0.85	25.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
22/00344/FUL	Land At Dyar Terrace Northwich	DWELLINGS (10)	Double 3	3.35	2.55	0.8	23.88	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/00344/FUL	Land At Dyar Terrace Northwich	DWELLINGS (10)	Single 1	2.23	2.15	0.08	3.59	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/00684/FUL	34 Rivacre Brow Ellesmere Port Cheshire CH66 1LF	DWELLING	Double 1	3.52	2.75	0.77	21.88	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/00684/FUL	34 Rivacre Brow Ellesmere Port Cheshire CH66 1LF	DWELLING	Double 2	3.26	2.55	0.71	21.78	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/00684/FUL	34 Rivacre Brow Ellesmere Port Cheshire CH66 1LF	DWELLING	Single 1	2.33	2.15	0.18	7.73	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/00766/FUL	The Paddock Lees Lane Little Neston Neston CH64 7TH	DWELLING	Double 1	3.99	2.75	1.24	31.08	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/00766/FUL	The Paddock Lees Lane Little Neston Neston CH64 7TH	DWELLING	Double 2	3.06	2.55	0.51	16.67	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/00766/FUL	The Paddock Lees Lane Little Neston Neston CH64 7TH	DWELLING	Double 3	3.02	2.55	0.47	15.56	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/00766/FUL	The Paddock Lees Lane Little Neston Neston CH64 7TH	DWELLING	Single 1	3.01	2.15	0.86	28.57	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02175/FUL	Land At Stone Place	HOUSE 1	Double 1	3.17	2.75	0.42	13.25	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
	Chester									
22/02175/FUL	Land At Stone Place Chester	HOUSE 1	Double 2	2.74	2.55	0.19	6.93	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02175/FUL	Land At Stone Place Chester	HOUSE 1	Double 3	2.74	2.55	0.19	6.93	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02212/FUL	Meadowbank Whitchurch Road Rowton Chester CH3 6AF	REPLACEMENT DWELLING	Double 1	4.65	2.75	1.9	40.86	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02212/FUL	Meadowbank Whitchurch Road Rowton Chester CH3 6AF	REPLACEMENT DWELLING	Double 2	3.76	2.55	1.21	32.18	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02212/FUL	Meadowbank Whitchurch Road Rowton Chester CH3 6AF	REPLACEMENT DWELLING	Double 3	3.36	2.55	0.81	24.11	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02212/FUL	Meadowbank Whitchurch Road Rowton Chester CH3 6AF	REPLACEMENT DWELLING	Double 4	3.36	2.55	0.81	24.11	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02212/FUL	Meadowbank Whitchurch Road Rowton Chester CH3 6AF	REPLACEMENT DWELLING	Double 5	2.74	2.55	0.19	6.93	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02554/FUL	Heathcote 26 Heath Lane Great Boughton Chester CH3 5SX	SEMI-DETACHED DWELLING	Double 1	2.87	2.75	0.12	4.18	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
22/02554/FUL	Heathcote 26 Heath Lane Great Boughton Chester CH3 5SX	SEMI-DETACHED DWELLING	Double 2	2.41	2.55	-0.14	-5.81	DOES NOT MEET WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02554/FUL	Heathcote 26 Heath Lane Great Boughton Chester CH3 5SX	SEMI-DETACHED DWELLING	Double 3	2.87	2.55	0.32	11.15	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02554/FUL	Heathcote 26 Heath Lane Great Boughton Chester CH3 5SX	SEMI-DETACHED DWELLING	Single 1/Office	2.15	2.15	0	0.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02554/FUL	Heathcote 26 Heath Lane Great Boughton Chester CH3 5SX	SEMI-DETACHED DWELLING	Double 1	2.87	2.75	0.12	4.18	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02554/FUL	Heathcote 26 Heath Lane Great Boughton Chester CH3 5SX	SEMI-DETACHED DWELLING	Double 2	2.41	2.55	-0.14	-5.81	DOES NOT MEET WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02554/FUL	Heathcote 26 Heath Lane Great Boughton Chester CH3 5SX	SEMI-DETACHED DWELLING	Double 3	2.87	2.55	0.32	11.15	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02554/FUL	Heathcote 26 Heath Lane Great Boughton Chester CH3 5SX	SEMI-DETACHED DWELLING	Single 1/Office	2.04	2.15	-0.11	-5.39	DOES NOT MEET WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02715/FUL	The Old Surgery Sheath Street Northwich CW9 5BH	Unit 1	Double 1	2.8	2.75	0.05	1.79	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
22/02715/FUL	The Old Surgery Sheath Street Northwich CW9 5BH	Unit 2	Double 1	2.8	2.75	0.05	1.79	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02715/FUL	The Old Surgery Sheath Street Northwich CW9 5BH	Unit 2	Double 2	2.4	2.55	-0.15	-6.25	DOES NOT MEET WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02715/FUL	The Old Surgery Sheath Street Northwich CW9 5BH	Unit 3	Double 1	2.8	2.75	0.05	1.79	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02715/FUL	The Old Surgery Sheath Street Northwich CW9 5BH	Unit 3	Double 2	2.55	2.55	0	0.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 1	Double 1	3.09	2.75	0.34	11.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 1	Double 2	2.59	2.55	0.04	1.54	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 1	Double 3	2.79	2.55	0.24	8.60	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 1	Single 1	2.54	2.15	0.39	15.35	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 2	Double 1	3.09	2.75	0.34	11.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 2	Double 2	2.59	2.55	0.04	1.54	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 2	Double 3	2.79	2.55	0.24	8.60	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 2	Single 1	2.54	2.15	0.39	15.35	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 3	Double 1	3.09	2.75	0.34	11.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 3	Double 2	2.59	2.55	0.04	1.54	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 3	Double 3	2.79	2.55	0.24	8.60	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 3	Single 1	2.54	2.15	0.39	15.35	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 4	Double 1	3.09	2.75	0.34	11.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 4	Double 2	2.59	2.55	0.04	1.54	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 4	Double 3	2.79	2.55	0.24	8.60	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 4	Single 1	2.54	2.15	0.39	15.35	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03072/FUL	Well House Farm Duddon Common Lane Duddon Chester Cheshire CW6 0HG	REPLACEMENT DWELLING	Double 1	5.43	2.75	2.68	49.36	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03072/FUL	Well House Farm Duddon Common Lane Duddon Chester Cheshire CW6 0HG	REPLACEMENT DWELLING	Double 2	3.8	2.55	1.25	32.89	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03072/FUL	Well House Farm Duddon Common Lane Duddon Chester Cheshire CW6 0HG	REPLACEMENT DWELLING	Double 3	3.8	2.55	1.25	32.89	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03072/FUL	Well House Farm Duddon Common Lane Duddon Chester Cheshire CW6 0HG	REPLACEMENT DWELLING	Double 4	3.32	2.55	0.77	23.19	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
22/03072/FUL	Well House Farm Duddon Common Lane Duddon Chester Cheshire CW6 0HG	REPLACEMENT DWELLING	Double 5	2.96	2.55	0.41	13.85	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03072/FUL	Well House Farm Duddon Common Lane Duddon Chester Cheshire CW6 0HG	REPLACEMENT DWELLING	Double 6	2.86	2.55	0.31	10.84	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03293/FUL	Tree Tops Whaddon Drive Chester CH4 7ND	REPLACEMENT DWELLING	Double 1	4.05	2.75	1.3	32.10	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03293/FUL	Tree Tops Whaddon Drive Chester CH4 7ND	REPLACEMENT DWELLING	Double 2	3.61	2.55	1.06	29.36	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03293/FUL	Tree Tops Whaddon Drive Chester CH4 7ND	REPLACEMENT DWELLING	Double 3	3.95	2.55	1.4	35.44	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03293/FUL	Tree Tops Whaddon Drive Chester CH4 7ND	REPLACEMENT DWELLING	Double 4	2.73	2.55	0.18	6.59	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03293/FUL	Tree Tops Whaddon Drive Chester CH4 7ND	REPLACEMENT DWELLING	Single 1	2.54	2.15	0.39	15.35	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03311/FUL	57 Senna Lane Comberbach Northwich CW9 6BQ	REPLACEMENT DWELLING	Double 1	3.78	2.75	1.03	27.25	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
22/03311/FUL	57 Senna Lane Comberbach Northwich CW9 6BQ	REPLACEMENT DWELLING	Double 2	3.64	2.55	1.09	29.95	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03311/FUL	57 Senna Lane Comberbach Northwich CW9 6BQ	REPLACEMENT DWELLING	Double 3	3.55	2.55	1	28.17	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03311/FUL	57 Senna Lane Comberbach Northwich CW9 6BQ	REPLACEMENT DWELLING	Double 4	2.76	2.55	0.21	7.61	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Blenheim	Double 1	3.8	2.75	1.05	27.63	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Blenheim	Double 2	2.8	2.55	0.25	8.93	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Blenheim	Double 3	2.6	2.55	0.05	1.92	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Blenheim	Double 4	3.2	2.55	0.65	20.31	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Blenheim	Double 5	3.7	2.55	1.15	31.08	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Hampstead	Double 1	4.1	2.75	1.35	32.93	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Hampstead	Double 2	3	2.55	0.45	15.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Hampstead	Double 3	3.2	2.55	0.65	20.31	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Hampstead	Double 4	2.9	2.55	0.35	12.07	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road,	Hampstead	Double 5	2.4	2.55	-0.15	-6.25	DOES NOT MEET WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
	Chester									
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Highgrove	Double 1	4.4	2.75	1.65	37.50	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Highgrove	Double 2	3.5	2.55	0.95	27.14	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Highgrove	Double 3	3	2.55	0.45	15.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Highgrove	Double 4	3.5	2.55	0.95	27.14	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Highgrove	Double 5	3	2.55	0.45	15.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Richmond	Double 1	3.8	2.75	1.05	27.63	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Richmond	Double 2	3.4	2.55	0.85	25.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Richmond	Double 3	2.8	2.55	0.25	8.93	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Richmond	Double 4	3.4	2.55	0.85	25.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Sandringham	Double 1	3.8	2.75	1.05	27.63	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Sandringham	Double 2	4.2	2.55	1.65	39.29	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Sandringham	Double 3	3.4	2.55	0.85	25.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Sandringham	Double 4	3	2.55	0.45	15.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Sandringham	Double 5	3	2.55	0.45	15.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Tavy	Double 1	2.4	2.75	-0.35	-14.58	DOES NOT MEET WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Tavy	Double 2	1.8	2.55	-0.75	-41.67	DOES NOT MEET WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Tamar	Double 1	3.2	2.75	0.45	14.06	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 1 - Bungalow (affordable)	Double 1	3.17	2.75	0.42	13.25	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 1 - Bungalow (affordable)	Double 2	2.85	2.55	0.3	10.53	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 2 - Semi (affordable)	Double 1	3.15	2.75	0.4	12.70	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 2 - Semi (affordable)	Double 2	2.55	2.55	0	0.00	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 3 - Semi (affordable)	Double 1	3.15	2.75	0.4	12.70	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 3 - Semi (affordable)	Double 2	2.55	2.55	0	0.00	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 4 - Semi (affordable)	Double 1	3.17	2.75	0.42	13.25	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 4 - Semi (affordable)	Double 2	2.37	2.55	-0.18	-7.59	DOES NOT MEET WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 5 - Semi (affordable)	Double 1	3.21	2.75	0.46	14.33	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 5 - Semi (affordable)	Double 2	3.08	2.55	0.53	17.21	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 5 - Semi (affordable)	Single 1	2.35	2.15	0.2	8.51	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04701/FUL	6 Woodlands Road Chester Cheshire CH4 8LB	REPLACEMENT DWELLING	Double 1	4.48	2.75	1.73	38.62	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/04701/FUL	6 Woodlands Road Chester Cheshire CH4 8LB	REPLACEMENT DWELLING	Double 2	4.68	2.55	2.13	45.51	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
22/04701/FUL	6 Woodlands Road Chester Cheshire CH4 8LB	REPLACEMENT DWELLING	Double 3	4.35	2.55	1.8	41.38	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
22/04701/FUL	6 Woodlands Road Chester Cheshire CH4 8LB	REPLACEMENT DWELLING	Study/Bedroom 4	3.59	2.15	1.44	40.11	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	A	Double 1	3.1	2.75	0.35	11.29	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	A	Double 2	3.3	2.55	0.75	22.73	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	A	Single 1	2.8	2.15	0.65	23.21	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	B	Double 1	3.1	2.75	0.35	11.29	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	B	Double 2	3.3	2.55	0.75	22.73	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	B	Single 1	2.8	2.15	0.65	23.21	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	C	Double 1	3	2.75	0.25	8.33	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	C	Double 2	3.1	2.55	0.55	17.74	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
23/00075/FUL	10 Birch Heath Road Tarpurley CW6 9UR	C	Double 3	3.5	2.55	0.95	27.14	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarpurley CW6 9UR	C	Double 4	3	2.55	0.45	15.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarpurley CW6 9UR	D	Double 1	2.8	2.75	0.05	1.79	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarpurley CW6 9UR	D	Double 2	3	2.55	0.45	15.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarpurley CW6 9UR	D	Double 3	3.3	2.55	0.75	22.73	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarpurley CW6 9UR	D	Double 4	2.8	2.55	0.25	8.93	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarpurley CW6 9UR	E	Double 1	2.8	2.75	0.05	1.79	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarpurley CW6 9UR	E	Double 2	2.8	2.55	0.25	8.93	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarpurley CW6 9UR	F	Double 1	3.2	2.75	0.45	14.06	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
23/01245/FUL	25 Howey Lane Frodsham	DWELLING	Double 1	3.27	2.75	0.52	15.90	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01245/FUL	25 Howey Lane Frodsham	DWELLING	Double 2	3.44	2.55	0.89	25.87	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01245/FUL	25 Howey Lane Frodsham	DWELLING	Double 3	3.47	2.55	0.92	26.51	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
23/01344/FUL	Land Adjacent To Greenways 13 Graingers Road Davenham Northwich CW9 8EJ	Semi	Double 1	3.31	2.75	0.56	16.92	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01344/FUL	Land Adjacent To Greenways 13 Graingers Road Davenham Northwich CW9 8EJ	Semi	Double 2	2.43	2.55	-0.12	-4.94	DOES NOT MEET WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01344/FUL	Land Adjacent To Greenways 13 Graingers Road Davenham Northwich CW9 8EJ	Semi	Double 3	2.44	2.55	-0.11	-4.51	DOES NOT MEET WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Acer	Double 1	4.49	2.75	1.74	38.75	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Acer	Double 2	3.28	2.55	0.73	22.26	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Acer	Single 1	2.66	2.15	0.51	19.17	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Bronze Beech	Double 1	2.8	2.75	0.05	1.79	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Bronze Beech	Double 2	2.8	2.55	0.25	8.93	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Bronze Beech	Single 1	1.9	2.15	-0.25	-13.16	DOES NOT MEET WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Bronze Beech	Single 2	1.9	2.15	-0.25	-13.16	DOES NOT MEET WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
23/01459/FUL	Land To The West of Lynchet Road Malpas	White Poplar	Double 1	3.3	2.75	0.55	16.67	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	White Poplar	Double 2	3.1	2.55	0.55	17.74	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	White Poplar	Double 3	3.4	2.55	0.85	25.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Chestnut	Double 1	3.8	2.75	1.05	27.63	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Chestnut	Double 2	3.7	2.55	1.15	31.08	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Chestnut	Double 3	2.6	2.55	0.05	1.92	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Chestnut	Double 4	3.35	2.55	0.8	23.88	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Damson	Double 1	3.3	2.75	0.55	16.67	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Damson	Double 2	3.1	2.55	0.55	17.74	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Damson	Double 3	3.1	2.55	0.55	17.74	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Damson	Double 4	3.3	2.55	0.75	22.73	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Hawthorn	Double 1	3.8	2.75	1.05	27.63	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Hawthorn	Double 2	3.8	2.55	1.25	32.89	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
23/01459/FUL	Land To The West of Lynchet Road Malpas	Hawthorn	Double 3	2.55	2.55	0	0.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Hawthorn	Double 4	2.9	2.55	0.35	12.07	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Holly	Double 1	3.2	2.75	0.45	14.06	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Holly	Double 2	2.8	2.55	0.25	8.93	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Holly	Double 3	3.5	2.55	0.95	27.14	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Holly	Double 4	3.5	2.55	0.95	27.14	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Laurel	Double 1	3.8	2.75	1.05	27.63	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Laurel	Double 2	3	2.55	0.45	15.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Laurel	Double 3	3	2.55	0.45	15.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Laurel	Double 4	2.7	2.55	0.15	5.56	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01764/FUL	Four Trees Station Lane Barrow Chester CH3 7JW	REPLACEMENT DWELLING	Double 1	6.44	2.75	3.69	57.30	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
23/01764/FUL	Four Trees Station Lane Barrow Chester CH3 7JW	REPLACEMENT DWELLING	Double 2	4.35	2.55	1.8	41.38	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01764/FUL	Four Trees Station Lane Barrow Chester CH3 7JW	REPLACEMENT DWELLING	Double 3	4.61	2.55	2.06	44.69	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/01764/FUL	Four Trees Station Lane Barrow Chester CH3 7JW	REPLACEMENT DWELLING	Double 4	4.33	2.55	1.78	41.11	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 1	Double 1	4.12	2.75	1.37	33.25	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 1	Double 2	3.2	2.55	0.65	20.31	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 1	Double 3	2.87	2.55	0.32	11.15	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 1	Double 4	2.99	2.55	0.44	14.72	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 2	Double 1	4.27	2.75	1.52	35.60	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 2	Double 2	3.74	2.55	1.19	31.82	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 2	Double 3	3.24	2.55	0.69	21.30	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 2	Double 4	4	2.55	1.45	36.25	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 3 (REPLACEMENT DWELLING)	Double 1	3.69	2.75	0.94	25.47	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 3 (REPLACEMENT DWELLING)	Double 2	3.29	2.55	0.74	22.49	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 3 (REPLACEMENT DWELLING)	Double 3	2.91	2.55	0.36	12.37	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 3 (REPLACEMENT DWELLING)	Double 4	2.99	2.55	0.44	14.72	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/03015/FUL	Land At Whitfield Court Winsford	Apartment (1 bed) x4	Double 1	3.03	2.75	0.28	9.24	MEETS WIDTH STANDARD	MARKET	APARTMENT
23/03625/FUL	Land To The South of Foxwood Caldy Valley Road Great Boughton Chester	DWELLING	Double 1	5.04	2.75	2.29	45.44	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/03625/FUL	Land To The South of Foxwood Caldy Valley Road Great Boughton Chester	DWELLING	Double 2	3.48	2.55	0.93	26.72	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/03625/FUL	Land To The South of Foxwood Caldy Valley Road Great Boughton Chester	DWELLING	Double 3	2.77	2.55	0.22	7.94	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/03625/FUL	Land To The South of Foxwood Caldy Valley Road Great Boughton Chester	DWELLING	Double 4	3.4	2.55	0.85	25.00	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/03897/FUL	Land At Navigation Road Northwich Cheshire CW8 1BE	4 x Terrace dwellings (all identical)	Double 1	3.04	2.75	0.29	9.54	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
23/03897/FUL	Land At Navigation Road Northwich Cheshire CW8 1BE	4 x Terrace dwellings (all identical)	Double 2	2.38	2.55	-0.17	-7.14	DOES NOT MEET WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
23/03897/FUL	Land At Navigation Road Northwich Cheshire CW8 1BE	4 x Terrace dwellings (all identical)	Single 1	1.97	2.15	-0.18	-9.14	DOES NOT MEET WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	A1 1	Double 1	2.75	2.75	0	0.00	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	2	Double 1	2.75	2.75	0	0.00	MEETS WIDTH STANDARD	AFFORDABLE	APARTMENT
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	B1	Double 1	3	2.75	0.25	8.33	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	B1	Double 2	3	2.55	0.45	15.00	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	C1	Double 1	2.75	2.75	0	0.00	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	C1	Double 2	2.7	2.55	0.15	5.56	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	C1	Single 1	2.7	2.15	0.55	20.37	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	D1	Double 1	2.75	2.75	0	0.00	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	D1	Double 2	2.7	2.55	0.15	5.56	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	D1	Double 3	2.7	2.55	0.15	5.56	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	D1	Single 1	2.7	2.55	0.15	5.56	MEETS WIDTH STANDARD	AFFORDABLE	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
24/00905/FUL	Land At Longster Close Helsby Frodsham	DWELLING	Double 1	3.61	2.75	0.86	23.82	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
24/00905/FUL	Land At Longster Close Helsby Frodsham	DWELLING	Double 2	3.36	2.75	0.61	18.15	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
24/00905/FUL	Land At Longster Close Helsby Frodsham	DWELLING	Single 1	2.27	2.15	0.12	5.29	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 1	Double 1	3.2	2.75	0.45	14.06	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 1	Double 2	3.2	2.55	0.65	20.31	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 1	Double 3	3.3	2.55	0.75	22.73	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 1	Double 4	3.1	2.55	0.55	17.74	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 1	Single 1	3.1	2.15	0.95	30.65	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom Width	Standard	Bedroom width Difference against standard	BedRoom % against Standard	Width Meets width standard	TENURE TYPE	Accommodation type
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 2	Double 1	3.2	2.75	0.45	14.06	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 2	Double 2	3.2	2.55	0.65	20.31	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 2	Double 3	3.3	2.55	0.75	22.73	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 2	Double 4	3.1	2.55	0.55	17.74	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 2	Single 1	3.1	2.15	0.95	30.65	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
24/03315/FUL	Land Adjacent 1 Proffits Lane Helsby Frodsham	DWELLING	Double 1	4.45	2.75	1.7	38.20	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW
24/03315/FUL	Land Adjacent 1 Proffits Lane Helsby Frodsham	DWELLING	Double 2	4.17	2.55	1.62	38.85	MEETS WIDTH STANDARD	MARKET	HOUSE/BUNGALOW

Annex 3 – bedroom GIA

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type A	Double 1	11.77	11.5	0.27	2.29	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type A	Double 2	10.48	11.5	-1.02	-9.73	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type A	Single 1	7.17	7.5	-0.33	-4.60	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type B	Double 1	11.31	11.5	-0.19	-1.68	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type B	Double 2	10.55	11.5	-0.95	-9.00	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type B	Single 1	7.18	7.5	-0.32	-4.46	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type C	Double 1	14.95	11.5	3.45	23.08	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type C	Single 1	8.4	7.5	0.9	10.71	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type D (Apartment) GF	Double 1	12.78	11.5	1.28	10.02	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
19/02804/FUL	Land At Hartford High School Hartford Northwich	Type D (Apartment) FF	Double 1	12.78	11.5	1.28	10.02	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
20/03356/FUL	Land Rear of Woodford Lane Winsford Cheshire	4 x semi detached dwellings (all identical)	Double 1	8.74	11.5	-2.76	-31.58	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/03356/FUL	Land Rear of Woodford Lane Winsford Cheshire	4 x semi detached dwellings (all identical)	Double 2	8.66	11.5	-2.84	-32.79	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/03356/FUL	Land Rear of Woodford Lane Winsford Cheshire	4 x semi detached dwellings (all identical)	Single 1	6.02	7.5	-1.48	-24.58	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/03425/FUL	Land At Longster Close Helsby Frodsham	HOUSE 1	Double 1	13.52	11.5	2.02	14.94	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/03425/FUL	Land At Longster Close Helsby Frodsham	HOUSE 1	Double 2	11.76	11.5	0.26	2.21	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
20/03425/FUL	Land At Longster Close Helsby Frodsham	HOUSE 1	Single 1	7.95	7.5	0.45	5.66	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE A (x 2)	Double 1	14.47	11.5	2.97	20.53	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE A (x 2)	Double 2	10.75	11.5	-0.75	-6.98	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE A (x 2)	Double 3	11.07	11.5	-0.43	-3.88	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE A (x 2)	Double 4	8.29	11.5	-3.21	-38.72	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING -HOUSE TYPE B (x 1)	Double 1	14.57	11.5	3.07	21.07	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING -HOUSE TYPE B (x 1)	Double 2	12.1	11.5	0.6	4.96	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING -HOUSE TYPE B (x 1)	Double 3	10.62	11.5	-0.88	-8.29	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE B (x 1)	Double 4	11.5	11.5	0	0.00	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE C (x1)	Double 1	15.5	11.5	4	25.81	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE C (x1)	Double 2	12.94	11.5	1.44	11.13	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE C (x1)	Double 3	8.34	11.5	-3.16	-37.89	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE C (x1)	Double 4	10.09	11.5	-1.41	-13.97	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE D (x1)	Double 1	17.95	11.5	6.45	35.93	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE D (x1)	Double 2	11.5	11.5	0	0.00	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE D (x1)	Double 3	11.83	11.5	0.33	2.79	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	DWELLING - HOUSE TYPE D (x1)	Double 4	11.08	11.5	-0.42	-3.79	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	SEMI DETACHED DWELLING - HOUSE TYPE E (x1)	Double 1	8.3	11.5	-3.2	-38.55	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	SEMI DETACHED DWELLING - HOUSE TYPE E (x1)	Double 2	8.48	11.5	-3.02	-35.61	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	SEMI DETACHED DWELLING - HOUSE TYPE E (x1)	Single 1	6.2	7.5	-1.3	-20.97	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	SEMI DETACHED DWELLING - HOUSE TYPE E1 (x1)	Double 1	10.68	11.5	-0.82	-7.68	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	SEMI DETACHED DWELLING - HOUSE TYPE E1 (x1)	Double 2	9.02	11.5	-2.48	-27.49	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04032/FUL	Land Adjacent 79 School Lane Hartford Northwich Cheshire	SEMI DETACHED DWELLING - HOUSE TYPE E1 (x1)	Single 1	7.37	7.5	-0.13	-1.76	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
20/04481/FUL	Holywell Holywell Lane Clutton Chester Cheshire CH3 9ET	HOUSE 1	Double 1	20.71	11.5	9.21	44.47	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04481/FUL	Holywell Holywell Lane Clutton Chester Cheshire CH3 9ET	HOUSE 1	Double 2	25.77	11.5	14.27	55.37	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04481/FUL	Holywell Holywell Lane Clutton Chester Cheshire CH3 9ET	HOUSE 1	Double 3	16.69	11.5	5.19	31.10	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04481/FUL	Holywell Holywell Lane Clutton Chester Cheshire CH3 9ET	HOUSE 1	Double 4	15.96	11.5	4.46	27.94	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04518/FUL	Oathills Lea Oathills Close Tarporey CW6 0DF	APARTMENT 1 BED GF	Double 1	13.71	11.5	2.21	16.12	MEETS GIA STANDARD	MARKET	APARTMENT
20/04518/FUL	Oathills Lea Oathills Close Tarporey CW6 0DF	APARTMENT 1 BED FF	Double 1	15.86	11.5	4.36	27.49	MEETS GIA STANDARD	MARKET	APARTMENT
20/04518/FUL	Oathills Lea Oathills Close Tarporey CW6 0DF	APARTMENT 2 BED GF	Double 1	12.95	11.5	1.45	11.20	MEETS GIA STANDARD	MARKET	APARTMENT
20/04518/FUL	Oathills Lea Oathills Close Tarporey CW6 0DF	APARTMENT 2 BED GF	Single 1	7.5	7.5	0	0.00	MEETS GIA STANDARD	MARKET	APARTMENT

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
20/04518/FUL	Oathills Lea Oathills Close Tarporley CW6 0DF	APARTMENT 2 BED FF	Double 1	14.47	11.5	2.97	20.53	MEETS GIA STANDARD	MARKET	APARTMENT
20/04518/FUL	Oathills Lea Oathills Close Tarporley CW6 0DF	APARTMENT 2 BED FF	Single 1	8.09	7.5	0.59	7.29	MEETS GIA STANDARD	MARKET	APARTMENT
20/04727/FUL	Gooseberry Hollow Barn Whitegate Road Winsford CW7 2PX	REPLACEMENT DWELLING	Double 1	17.07	11.5	5.57	32.63	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04727/FUL	Gooseberry Hollow Barn Whitegate Road Winsford CW7 2PX	REPLACEMENT DWELLING	Double 2	17.15	11.5	5.65	32.94	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04727/FUL	Gooseberry Hollow Barn Whitegate Road Winsford CW7 2PX	REPLACEMENT DWELLING	Double 3	15.78	11.5	4.28	27.12	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04727/FUL	Gooseberry Hollow Barn Whitegate Road Winsford CW7 2PX	REPLACEMENT DWELLING	Double 4	21.05	11.5	9.55	45.37	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL1 - 3 BED	Double 1	12.01	11.5	0.51	4.25	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL1 - 3 BED	Double 2	15.78	11.5	4.28	27.12	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL1 - 3 BED	Double 3	13.76	11.5	2.26	16.42	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL2 - 4 BED	Double 1	12.77	11.5	1.27	9.95	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL2 - 4 BED	Double 2	13.9	11.5	2.4	17.27	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL2 - 4 BED	Double 3	12.21	11.5	0.71	5.81	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL2 - 4 BED	Double 4	8.63	11.5	-2.87	-33.26	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL3 - 4 BED	Double 1	13.62	11.5	2.12	15.57	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL3 - 4 BED	Double 2	12.76	11.5	1.26	9.87	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL3 - 4 BED	Double 3	13.69	11.5	2.19	16.00	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL3 - 4 BED	Double 4	11.5	11.5	0	0.00	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL4 - 3 BED	Double 1	10.68	11.5	-0.82	-7.68	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL4 - 3 BED	Double 2	8.3	11.5	-3.2	-38.55	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL4 - 3 BED	Single 1	5.98	7.5	-1.52	-25.42	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL5 - 4 BED	Double 1	14.44	11.5	2.94	20.36	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL5 - 4 BED	Double 2	12.84	11.5	1.34	10.44	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL5 - 4 BED	Double 3	13.16	11.5	1.66	12.61	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL5 - 4 BED	Double 4	11.05	11.5	-0.45	-4.07	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL6 - 3 BED	Double 1	17.92	11.5	6.42	35.83	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL6 - 3 BED	Double 2	14.86	11.5	3.36	22.61	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL6 - 3 BED	Single 1	6.4	7.5	-1.1	-17.19	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL7 - 4 BED	Double 1	14.08	11.5	2.58	18.32	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL7 - 4 BED	Double 2	11.82	11.5	0.32	2.71	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL7 - 4 BED	Double 3	14.17	11.5	2.67	18.84	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL7 - 4 BED	Double 4	11.53	11.5	0.03	0.26	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL8 - 3 BED	Double 1	15.07	11.5	3.57	23.69	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL8 - 3 BED	Double 2	12.77	11.5	1.27	9.95	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	LL8 - 3 BED	Double 3	9.41	11.5	-2.09	-22.21	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	1B AFF	Double 1	8.92	11.5	-2.58	-28.92	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	3B AFF	Double 1	10.23	11.5	-1.27	-12.41	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	3B AFF	Double 2	9.93	11.5	-1.57	-15.81	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
20/04861/FUL	Land Between Lache Lane, Lower Field Road and Rowcliffe Avenue Chester	3B AFF	Single 1	6.2	7.5	-1.3	-20.97	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
20/04878/FUL	Sandy Acre 97 Whitchurch Road Christleton Chester Cheshire CH3 5QD	97A	Double 1	14.95	11.5	3.45	23.08	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04878/FUL	Sandy Acre 97 Whitchurch Road Christleton Chester Cheshire CH3 5QD	97A	Double 2	9.2	11.5	-2.3	-25.00	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
20/04878/FUL	Sandy Acre 97 Whitchurch Road Christleton Chester Cheshire CH3 5QD	97A	Double 3	12.4	11.5	0.9	7.26	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/00670/FUL	92 Hoole Road Chester Cheshire CH2 3NT	REPLACEMENT DWELLING	Double 1	23.14	11.5	11.64	50.30	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/00670/FUL	92 Hoole Road Chester Cheshire CH2 3NT	REPLACEMENT DWELLING	Double 2	17.45	11.5	5.95	34.10	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
21/00670/FUL	92 Hoole Road Chester Cheshire CH2 3NT	REPLACEMENT DWELLING	Double 3	16.13	11.5	4.63	28.70	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/00670/FUL	92 Hoole Road Chester Cheshire CH2 3NT	REPLACEMENT DWELLING	Double 4	11.57	11.5	0.07	0.61	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/00670/FUL	92 Hoole Road Chester Cheshire CH2 3NT	REPLACEMENT DWELLING	Double 5	27.78	11.5	16.28	58.60	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/00670/FUL	92 Hoole Road Chester Cheshire CH2 3NT	REPLACEMENT DWELLING	Playroom/Bed 6	18.82	7.5	11.32	60.15	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (1 Bed) (x4)	Double 1	15.44	11.5	3.94	25.52	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (1 Bed) (x4)	Double 1	14.6	11.5	3.1	21.23	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (1 Bed) (x5)	Double 1	15.64	11.5	4.14	26.47	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (2 bed) (x3)	Double 1	16.48	11.5	4.98	30.22	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (2 bed) (x3)	Single 1	8.4	7.5	0.9	10.71	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (2 bed) (x3)	Double 1	12.48	11.5	0.98	7.85	MEETS GIA STANDARD	AFFORDABLE	APARTMENT

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
21/00736/FUL	Station Hotel Station Road Ellesmere Port CH65 4BW	Apartment (2 bed) (x3)	Single 1	8.81	7.5	1.31	14.87	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/01177/FUL	Land At Newton House Weaverham Road Cuddington Northwich	New Build	Double 1	23.59	11.5	12.09	51.25	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/01177/FUL	Land At Newton House Weaverham Road Cuddington Northwich	New Build	Double 2	14.57	11.5	3.07	21.07	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/01177/FUL	Land At Newton House Weaverham Road Cuddington Northwich	New Build	Double 3	17	11.5	5.5	32.35	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/01177/FUL	Land At Newton House Weaverham Road Cuddington Northwich	New Build	Double 4	17	11.5	5.5	32.35	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	2 BED 4 PERSON (Mews and Semi)	Double 1	13.7	11.5	2.2	16.06	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	2 BED 4 PERSON (Mews and Semi)	Double 2	13.34	11.5	1.84	13.79	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	2 BED 3 PERSON	Double 1	14.23	11.5	2.73	19.18	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	2 BED 3 PERSON	Single 1	9.05	7.5	1.55	17.13	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	4 BED 6 PERSON	Double 1	13.01	11.5	1.51	11.61	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	4 BED 6 PERSON	Double 2	11.5	11.5	0	0.00	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	4 BED 6 PERSON	Single 1	6.49	7.5	-1.01	-15.56	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	4 BED 6 PERSON	Single 2	7.5	7.5	0	0.00	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 2 BED (61.3)	Double 1	13.5	11.5	2	14.81	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 2 BED (61.3)	Single 1	8.84	7.5	1.34	15.16	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 2 BED (61)	Double 1	12.72	11.5	1.22	9.59	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 2 BED (61)	Single 1	8.82	7.5	1.32	14.97	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 1 BED (53)	Double 1	14.2	11.5	2.7	19.01	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 1 BED (53)	Single 1	8.4	7.5	0.9	10.71	MEETS GIA STANDARD	AFFORDABLE	APARTMENT

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 1 BED (50.1)	Double 1	13.28	11.5	1.78	13.40	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 1 BED (50)	Double 1	13.09	11.5	1.59	12.15	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 1 BED (50.5)	Double 1	11.8	11.5	0.3	2.54	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	APARTMENT BLOCK - 1 BED (50.3)	Double 1	13.34	11.5	1.84	13.79	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	WALK UP APARTMENT FF - (56)	Double 1	13.5	11.5	2	14.81	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/01243/FUL	Land At Former Ellesmere Port Royal British Legion Stanney Lane Ellesmere Port CH65 9AF	WALK UP APARTMENT GF- (50)	Double 1	13.5	11.5	2	14.81	MEETS GIA STANDARD	AFFORDABLE	APARTMENT

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
21/01244/FUL	Land At The Junction of Walker Road and Whitby Drive Winnington CW8 4UD	1B2P APPT1	Double 1	12.43	11.5	0.93	7.48	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/01244/FUL	Land At The Junction of Walker Road and Whitby Drive Winnington CW8 4UD	1B2P APPT2	Double 1	13.12	11.5	1.62	12.35	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/01244/FUL	Land At The Junction of Walker Road and Whitby Drive Winnington CW8 4UD	1B2P APPT3	Double 1	13.5	11.5	2	14.81	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/01244/FUL	Land At The Junction of Walker Road and Whitby Drive Winnington CW8 4UD	1B2P APPT4	Double 1	13.21	11.5	1.71	12.94	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/01244/FUL	Land At The Junction of Walker Road and Whitby Drive Winnington CW8 4UD	1B2P APPT5	Double 1	12.65	11.5	1.15	9.09	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/01860/FUL	Roebuck Apartments Albion Road Northwich	Apartment (2 bed) x9	Double 1	13.22	11.5	1.72	13.01	MEETS GIA STANDARD	MARKET	APARTMENT
21/01860/FUL	Roebuck Apartments Albion Road Northwich	Apartment (2 bed) x9	Single 1	6.67	7.5	-0.83	-12.44	DOES NOT MEET GIA STANDARD	MARKET	APARTMENT

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
21/02871/FUL	Parkway House Mill Lane Little Budworth Tarporley Cheshire CW6 9DB	REPLACEMENT DWELLING	Double 1	27.36	11.5	15.86	57.97	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/02871/FUL	Parkway House Mill Lane Little Budworth Tarporley Cheshire CW6 9DB	REPLACEMENT DWELLING	Double 2	15.6	11.5	4.1	26.28	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/02871/FUL	Parkway House Mill Lane Little Budworth Tarporley Cheshire CW6 9DB	REPLACEMENT DWELLING	Double 3	15.56	11.5	4.06	26.09	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/03371/FUL	1 Upton Lane Upton Chester Cheshire CH2 1EB	HOUSE 1	Double 1	15.5	11.5	4	25.81	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/03371/FUL	1 Upton Lane Upton Chester Cheshire CH2 1EB	HOUSE 1	Double 2	14.92	11.5	3.42	22.92	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/03371/FUL	1 Upton Lane Upton Chester Cheshire CH2 1EB	HOUSE 1	Double 3	14.95	11.5	3.45	23.08	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/03371/FUL	1 Upton Lane Upton Chester Cheshire CH2 1EB	HOUSE 1	Double 4	10.41	11.5	-1.09	-10.47	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
21/03371/FUL	1 Upton Lane Upton Chester Cheshire CH2 1EB	HOUSE 2	Double 1	15.47	11.5	3.97	25.66	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/03371/FUL	1 Upton Lane Upton Chester Cheshire CH2 1EB	HOUSE 2	Double 2	14.86	11.5	3.36	22.61	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/03371/FUL	1 Upton Lane Upton Chester Cheshire CH2 1EB	HOUSE 2	Double 3	15.49	11.5	3.99	25.76	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/03371/FUL	1 Upton Lane Upton Chester Cheshire CH2 1EB	HOUSE 2	Double 4	11.81	11.5	0.31	2.62	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/03450/FUL	Land At 8 Elm Road Willaston Neston	DWELLING	Double 1	11.06	11.5	-0.44	-3.98	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/03450/FUL	Land At 8 Elm Road Willaston Neston	DWELLING	Double 2	11.04	11.5	-0.46	-4.17	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/03450/FUL	Land At 8 Elm Road Willaston Neston	DWELLING	Single 1	6.77	7.5	-0.73	-10.78	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/03524/FUL	Land Rear 437 Chester Road Hartford Northwich	DWELLING	Double 1	32.73	11.5	21.23	64.86	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/03524/FUL	Land Rear 437 Chester Road Hartford Northwich	DWELLING	Double 2	19.7	11.5	8.2	41.62	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
21/03524/FUL	Land Rear 437 Chester Road Hartford Northwich	DWELLING	Double 3	13.64	11.5	2.14	15.69	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/03524/FUL	Land Rear 437 Chester Road Hartford Northwich	DWELLING	Double 4	17.43	11.5	5.93	34.02	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/03524/FUL	Land Rear 437 Chester Road Hartford Northwich	DWELLING	Double 5	10.16	11.5	-1.34	-13.19	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/03584/FUL	46 Oakfield Road Chester Cheshire CH1 5AQ	2 x semi detached (identical)	Double 1	13.81	11.5	2.31	16.73	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/03584/FUL	46 Oakfield Road Chester Cheshire CH1 5AQ	2 x semi detached (identical)	Double 2	21.19	11.5	9.69	45.73	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/03584/FUL	46 Oakfield Road Chester Cheshire CH1 5AQ	2 x semi detached (identical)	Double 3	10.34	11.5	-1.16	-11.22	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/03584/FUL	46 Oakfield Road Chester Cheshire CH1 5AQ	2 x semi detached (identical)	Single 1	7.67	7.5	0.17	2.22	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/04542/FUL	7 The Spinney Parkgate Neston CH64 6RX	REPLACEMENT DWELLING	Double 1	28.57	11.5	17.07	59.75	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/04542/FUL	7 The Spinney Parkgate Neston CH64 6RX	REPLACEMENT DWELLING	Double 2	16.11	11.5	4.61	28.62	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/04542/FUL	7 The Spinney Parkgate Neston CH64 6RX	REPLACEMENT DWELLING	Double 3	13.85	11.5	2.35	16.97	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
21/04542/FUL	7 The Spinney Parkgate Neston CH64 6RX	REPLACEMENT DWELLING	Double 4	14.01	11.5	2.51	17.92	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/04554/FUL	174A Sealand Road Chester CH1 4LH	REPLACEMENT DWELLING	Double 1	11.5	11.5	0	0.00	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/04554/FUL	174A Sealand Road Chester CH1 4LH	REPLACEMENT DWELLING	Double 2	11.75	11.5	0.25	2.13	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/04554/FUL	174A Sealand Road Chester CH1 4LH	REPLACEMENT DWELLING	Double 3	9.85	11.5	-1.65	-16.75	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/04554/FUL	174A Sealand Road Chester CH1 4LH	REPLACEMENT DWELLING	Single 1	8.91	7.5	1.41	15.82	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
21/04951/FUL	Land Adjacent The Drift Moor Lane Rowton Chester Cheshire CH3 7QW	Apartment (1 bed) x 2	Double 1	14.33	11.5	2.83	19.75	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
21/04951/FUL	Land Adjacent The Drift Moor Lane Rowton Chester Cheshire CH3 7QW	Apartment (1 bed) x 2	Double 1	16.12	11.5	4.62	28.66	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
22/00344/FUL	Land At Dyar Terrace Northwich	DWELLINGS (10)	Double 1	18.04	11.5	6.54	36.25	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/00344/FUL	Land At Dyar Terrace Northwich	DWELLINGS (10)	Double 2	14.96	11.5	3.46	23.13	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/00344/FUL	Land At Dyar Terrace	DWELLINGS (10)	Double 3	11.56	11.5	0.06	0.52	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
	Northwich									
22/00344/FUL	Land At Dyar Terrace Northwich	DWELLINGS (10)	Single 1	9.66	7.5	2.16	22.36	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/00684/FUL	34 Rivacre Brow Ellesmere Port Cheshire CH66 1LF	DWELLING	Double 1	13.7	11.5	2.2	16.06	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/00684/FUL	34 Rivacre Brow Ellesmere Port Cheshire CH66 1LF	DWELLING	Double 2	12.85	11.5	1.35	10.51	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/00684/FUL	34 Rivacre Brow Ellesmere Port Cheshire CH66 1LF	DWELLING	Single 1	5.99	7.5	-1.51	-25.21	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/00766/FUL	The Paddock Lees Lane Little Neston Neston CH64 7TH	DWELLING	Double 1	19.9	11.5	8.4	42.21	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/00766/FUL	The Paddock Lees Lane Little Neston Neston CH64 7TH	DWELLING	Double 2	15.4	11.5	3.9	25.32	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/00766/FUL	The Paddock Lees Lane Little Neston Neston CH64 7TH	DWELLING	Double 3	17.73	11.5	6.23	35.14	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/00766/FUL	The Paddock Lees Lane Little Neston Neston CH64 7TH	DWELLING	Single 1	12.03	7.5	4.53	37.66	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02175/FUL	Land At Stone Place Chester	HOUSE 1	Double 1	13.38	11.5	1.88	14.05	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
22/02175/FUL	Land At Stone Place Chester	HOUSE 1	Double 2	11.95	11.5	0.45	3.77	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02175/FUL	Land At Stone Place Chester	HOUSE 1	Double 3	10.3	11.5	-1.2	-11.65	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02212/FUL	Meadowbank Whitchurch Road Rowton Chester CH3 6AF	REPLACEMENT DWELLING	Double 1	21.41	11.5	9.91	46.29	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02212/FUL	Meadowbank Whitchurch Road Rowton Chester CH3 6AF	REPLACEMENT DWELLING	Double 2	15.27	11.5	3.77	24.69	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02212/FUL	Meadowbank Whitchurch Road Rowton Chester CH3 6AF	REPLACEMENT DWELLING	Double 3	14.32	11.5	2.82	19.69	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02212/FUL	Meadowbank Whitchurch Road Rowton Chester CH3 6AF	REPLACEMENT DWELLING	Double 4	15.74	11.5	4.24	26.94	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02212/FUL	Meadowbank Whitchurch Road Rowton Chester CH3 6AF	REPLACEMENT DWELLING	Double 5	11.54	11.5	0.04	0.35	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02554/FUL	Heathcote 26 Heath Lane Great Boughton Chester CH3 5SX	SEMI-DETACHED DWELLING	Double 1	10.53	11.5	-0.97	-9.21	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
22/02554/FUL	Heathcote 26 Heath Lane Great Boughton Chester CH3 5SX	SEMI-DETACHED DWELLING	Double 2	8.87	11.5	-2.63	-29.65	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02554/FUL	Heathcote 26 Heath Lane Great Boughton Chester CH3 5SX	SEMI-DETACHED DWELLING	Double 3	10.66	11.5	-0.84	-7.88	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02554/FUL	Heathcote 26 Heath Lane Great Boughton Chester CH3 5SX	SEMI-DETACHED DWELLING	Single 1/Office	7.27	7.5	-0.23	-3.16	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02554/FUL	Heathcote 26 Heath Lane Great Boughton Chester CH3 5SX	SEMI-DETACHED DWELLING	Double 1	10.53	11.5	-0.97	-9.21	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02554/FUL	Heathcote 26 Heath Lane Great Boughton Chester CH3 5SX	SEMI-DETACHED DWELLING	Double 2	8.87	11.5	-2.63	-29.65	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02554/FUL	Heathcote 26 Heath Lane Great Boughton Chester CH3 5SX	SEMI-DETACHED DWELLING	Double 3	10.66	11.5	-0.84	-7.88	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02554/FUL	Heathcote 26 Heath Lane Great Boughton Chester CH3 5SX	SEMI-DETACHED DWELLING	Single 1/Office	7.27	7.5	-0.23	-3.16	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02715/FUL	The Old Surgery Sheath Street Northwich CW9 5BH	Unit 1	Double 1	12	11.5	0.5	4.17	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
22/02715/FUL	The Old Surgery Sheath Street Northwich CW9 5BH	Unit 2	Double 1	10.8	11.5	-0.7	-6.48	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02715/FUL	The Old Surgery Sheath Street Northwich CW9 5BH	Unit 2	Double 2	10.9	11.5	-0.6	-5.50	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02715/FUL	The Old Surgery Sheath Street Northwich CW9 5BH	Unit 3	Double 1	11	11.5	-0.5	-4.55	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02715/FUL	The Old Surgery Sheath Street Northwich CW9 5BH	Unit 3	Double 2	9.4	11.5	-2.1	-22.34	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 1	Double 1	16.86	11.5	5.36	31.79	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 1	Double 2	11	11.5	-0.5	-4.55	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 1	Double 3	10.24	11.5	-1.26	-12.30	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 1	Single 1	9.53	7.5	2.03	21.30	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 2	Double 1	16.86	11.5	5.36	31.79	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 2	Double 2	11	11.5	-0.5	-4.55	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 2	Double 3	10.24	11.5	-1.26	-12.30	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 2	Single 1	9.53	7.5	2.03	21.30	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 3	Double 1	16.86	11.5	5.36	31.79	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 3	Double 2	11	11.5	-0.5	-4.55	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 3	Double 3	10.24	11.5	-1.26	-12.30	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 3	Single 1	9.53	7.5	2.03	21.30	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 4	Double 1	16.86	11.5	5.36	31.79	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 4	Double 2	11	11.5	-0.5	-4.55	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 4	Double 3	10.24	11.5	-1.26	-12.30	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/02870/FUL	Land Adjacent To Saddlewood Farm Birkenhead Road Willaston Neston Cheshire	HOUSE 4	Single 1	9.53	7.5	2.03	21.30	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
22/03072/FUL	Well House Farm Duddon Common Lane Duddon Chester Cheshire CW6 0HG	REPLACEMENT DWELLING	Double 1	42.36	11.5	30.86	72.85	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03072/FUL	Well House Farm Duddon Common Lane Duddon Chester Cheshire CW6 0HG	REPLACEMENT DWELLING	Double 2	20.33	11.5	8.83	43.43	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03072/FUL	Well House Farm Duddon Common Lane Duddon Chester Cheshire CW6 0HG	REPLACEMENT DWELLING	Double 3	20.48	11.5	8.98	43.85	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03072/FUL	Well House Farm Duddon Common Lane Duddon Chester Cheshire CW6 0HG	REPLACEMENT DWELLING	Double 4	17.83	11.5	6.33	35.50	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03072/FUL	Well House Farm Duddon Common Lane Duddon Chester Cheshire CW6 0HG	REPLACEMENT DWELLING	Double 5	14.75	11.5	3.25	22.03	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
22/03072/FUL	Well House Farm Duddon Common Lane Duddon Chester Cheshire CW6 0HG	REPLACEMENT DWELLING	Double 6	12.83	11.5	1.33	10.37	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03293/FUL	Tree Tops Whaddon Drive Chester CH4 7ND	REPLACEMENT DWELLING	Double 1	20.06	11.5	8.56	42.67	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03293/FUL	Tree Tops Whaddon Drive Chester CH4 7ND	REPLACEMENT DWELLING	Double 2	15.87	11.5	4.37	27.54	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03293/FUL	Tree Tops Whaddon Drive Chester CH4 7ND	REPLACEMENT DWELLING	Double 3	13.27	11.5	1.77	13.34	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03293/FUL	Tree Tops Whaddon Drive Chester CH4 7ND	REPLACEMENT DWELLING	Double 4	11.87	11.5	0.37	3.12	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03293/FUL	Tree Tops Whaddon Drive Chester CH4 7ND	REPLACEMENT DWELLING	Single 1	8.66	7.5	1.16	13.39	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03311/FUL	57 Senna Lane Comberbach Northwich CW9 6BQ	REPLACEMENT DWELLING	Double 1	14.54	11.5	3.04	20.91	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03311/FUL	57 Senna Lane Comberbach Northwich CW9 6BQ	REPLACEMENT DWELLING	Double 2	11.76	11.5	0.26	2.21	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03311/FUL	57 Senna Lane Comberbach Northwich CW9 6BQ	REPLACEMENT DWELLING	Double 3	13.52	11.5	2.02	14.94	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
22/03311/FUL	57 Senna Lane Comberbach Northwich CW9 6BQ	REPLACEMENT DWELLING	Double 4	11.17	11.5	-0.33	-2.95	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Blenheim	Double 1	17.5	11.5	6	34.29	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Blenheim	Double 2	12.5	11.5	1	8.00	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Blenheim	Double 3	12.5	11.5	1	8.00	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Blenheim	Double 4	12.5	11.5	1	8.00	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Blenheim	Double 5	9.7	11.5	-1.8	-18.56	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Hampstead	Double 1	19	11.5	7.5	39.47	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Hampstead	Double 2	10.15	11.5	-1.35	-13.30	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Hampstead	Double 3	14.6	11.5	3.1	21.23	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Hampstead	Double 4	10	11.5	-1.5	-15.00	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Hampstead	Double 5	8	11.5	-3.5	-43.75	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Highgrove	Double 1	20.7	11.5	9.2	44.44	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Highgrove	Double 2	14.7	11.5	3.2	21.77	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Highgrove	Double 3	12.4	11.5	0.9	7.26	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Highgrove	Double 4	14.6	11.5	3.1	21.23	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Highgrove	Double 5	10.1	11.5	-1.4	-13.86	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Richmond	Double 1	17.8	11.5	6.3	35.39	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Richmond	Double 2	13	11.5	1.5	11.54	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Richmond	Double 3	10	11.5	-1.5	-15.00	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Richmond	Double 4	16.6	11.5	5.1	30.72	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Sandringham	Double 1	17.2	11.5	5.7	33.14	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Sandringham	Double 2	21.3	11.5	9.8	46.01	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Sandringham	Double 3	10.8	11.5	-0.7	-6.48	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Sandringham	Double 4	14.1	11.5	2.6	18.44	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Sandringham	Double 5	10.8	11.5	-0.7	-6.48	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Tavy	Double 1	15.8	11.5	4.3	27.22	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Tavy	Double 2	12	11.5	0.5	4.17	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/03736/FUL	Moat Farm, Wrexham Road, Chester	Tamar	Double 1	16.8	11.5	5.3	31.55	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 1 - Bungalow (affordable)	Double 1	11.6	11.5	0.1	0.86	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 1 - Bungalow (affordable)	Double 2	10.81	11.5	-0.69	-6.38	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 2 - Semi (affordable)	Double 1	14.31	11.5	2.81	19.64	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 2 - Semi (affordable)	Double 2	11.19	11.5	-0.31	-2.77	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 3 - Semi (affordable)	Double 1	14.31	11.5	2.81	19.64	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 3 - Semi (affordable)	Double 2	11.19	11.5	-0.31	-2.77	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 4 - Semi (affordable)	Double 1	14.21	11.5	2.71	19.07	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW

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22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 4 - Semi (affordable)	Double 2	10.47	11.5	-1.03	-9.84	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 5 - Semi (affordable)	Double 1	13.48	11.5	1.98	14.69	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 5 - Semi (affordable)	Double 2	10.6	11.5	-0.9	-8.49	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04073/FUL	Land To The West of The Cheshire Cat Whitchurch Road Christleton Cheshire	Plot 5 - Semi (affordable)	Single 1	6.24	7.5	-1.26	-20.19	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
22/04701/FUL	6 Woodlands Road Chester Cheshire CH4 8LB	REPLACEMENT DWELLING	Double 1	21.83	11.5	10.33	47.32	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/04701/FUL	6 Woodlands Road Chester Cheshire CH4 8LB	REPLACEMENT DWELLING	Double 2	25.62	11.5	14.12	55.11	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/04701/FUL	6 Woodlands Road Chester Cheshire CH4 8LB	REPLACEMENT DWELLING	Double 3	20.36	11.5	8.86	43.52	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
22/04701/FUL	6 Woodlands Road Chester Cheshire CH4 8LB	REPLACEMENT DWELLING	Study/Bedroom 4	16.64	7.5	9.14	54.93	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

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23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	A	Double 1	14	11.5	2.5	17.86	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	A	Double 2	12	11.5	0.5	4.17	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	A	Single 1	7	7.5	-0.5	-7.14	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	B	Double 1	14	11.5	2.5	17.86	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	B	Double 2	12	11.5	0.5	4.17	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	B	Single 1	7	7.5	-0.5	-7.14	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	C	Double 1	15	11.5	3.5	23.33	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	C	Double 2	13	11.5	1.5	11.54	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	C	Double 3	11	11.5	-0.5	-4.55	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	C	Double 4	12	11.5	0.5	4.17	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporey CW6 9UR	D	Double 1	15	11.5	3.5	23.33	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

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23/00075/FUL	10 Birch Heath Road Tarporley CW6 9UR	D	Double 2	13	11.5	1.5	11.54	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporley CW6 9UR	D	Double 3	11	11.5	-0.5	-4.55	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporley CW6 9UR	D	Double 4	12	11.5	0.5	4.17	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporley CW6 9UR	E	Double 1	12	11.5	0.5	4.17	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporley CW6 9UR	E	Double 2	11	11.5	-0.5	-4.55	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
23/00075/FUL	10 Birch Heath Road Tarporley CW6 9UR	F	Double 1	14.5	11.5	3	20.69	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
23/01245/FUL	25 Howey Lane Frodsham	DWELLING	Double 1	17.56	11.5	6.06	34.51	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01245/FUL	25 Howey Lane Frodsham	DWELLING	Double 2	13.78	11.5	2.28	16.55	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01245/FUL	25 Howey Lane Frodsham	DWELLING	Double 3	13.67	11.5	2.17	15.87	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01344/FUL	Land Adjacent To Greenways 13 Graingers Road Davenham Northwich CW9 8EJ	Semi	Double 1	15	11.5	3.5	23.33	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

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23/01344/FUL	Land Adjacent To Greenways 13 Graingers Road Davenham Northwich CW9 8EJ	Semi	Double 2	11.31	11.5	-0.19	-1.68	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01344/FUL	Land Adjacent To Greenways 13 Graingers Road Davenham Northwich CW9 8EJ	Semi	Double 3	8.73	11.5	-2.77	-31.73	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Acer	Double 1	11.08	11.5	-0.42	-3.79	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Acer	Double 2	8.12	11.5	-3.38	-41.63	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Acer	Single 1	6.04	7.5	-1.46	-24.17	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Bronze Beech	Double 1	9.75	11.5	-1.75	-17.95	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Bronze Beech	Double 2	8.08	11.5	-3.42	-42.33	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Bronze Beech	Single 1	4.87	7.5	-2.63	-54.00	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Bronze Beech	Single 2	4.63	7.5	-2.87	-61.99	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	White Poplar	Double 1	12.88	11.5	1.38	10.71	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	White Poplar	Double 2	14.71	11.5	3.21	21.82	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

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23/01459/FUL	Land To The West of Lynchet Road Malpas	White Poplar	Double 3	10.77	11.5	-0.73	-6.78	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Chestnut	Double 1	16.16	11.5	4.66	28.84	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Chestnut	Double 2	14.11	11.5	2.61	18.50	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Chestnut	Double 3	10.48	11.5	-1.02	-9.73	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Chestnut	Double 4	10.15	11.5	-1.35	-13.30	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Damson	Double 1	18.15	11.5	6.65	36.64	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Damson	Double 2	13.84	11.5	2.34	16.91	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Damson	Double 3	13.18	11.5	1.68	12.75	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Damson	Double 4	10.57	11.5	-0.93	-8.80	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Hawthorn	Double 1	15.59	11.5	4.09	26.23	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Hawthorn	Double 2	12.65	11.5	1.15	9.09	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Hawthorn	Double 3	9.22	11.5	-2.28	-24.73	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Hawthorn	Double 4	8.42	11.5	-3.08	-36.58	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW

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23/01459/FUL	Land To The West of Lynchet Road Malpas	Holly	Double 1	17.01	11.5	5.51	32.39	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Holly	Double 2	12.5	11.5	1	8.00	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Holly	Double 3	11.78	11.5	0.28	2.38	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Holly	Double 4	11.38	11.5	-0.12	-1.05	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Laurel	Double 1	15.6	11.5	4.1	26.28	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Laurel	Double 2	11.53	11.5	0.03	0.26	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Laurel	Double 3	9.71	11.5	-1.79	-18.43	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01459/FUL	Land To The West of Lynchet Road Malpas	Laurel	Double 4	9.07	11.5	-2.43	-26.79	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01764/FUL	Four Trees Station Lane Barrow Chester CH3 7JW	REPLACEMENT DWELLING	Double 1	27.37	11.5	15.87	57.98	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01764/FUL	Four Trees Station Lane Barrow Chester CH3 7JW	REPLACEMENT DWELLING	Double 2	26.9	11.5	15.4	57.25	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/01764/FUL	Four Trees Station Lane Barrow Chester CH3 7JW	REPLACEMENT DWELLING	Double 3	20.19	11.5	8.69	43.04	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
23/01764/FUL	Four Trees Station Lane Barrow Chester CH3 7JW	REPLACEMENT DWELLING	Double 4	26.82	11.5	15.32	57.12	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 1	Double 1	17.51	11.5	6.01	34.32	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 1	Double 2	12.24	11.5	0.74	6.05	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 1	Double 3	12.37	11.5	0.87	7.03	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 1	Double 4	12.09	11.5	0.59	4.88	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 2	Double 1	17.83	11.5	6.33	35.50	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 2	Double 2	15.17	11.5	3.67	24.19	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 2	Double 3	12.89	11.5	1.39	10.78	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 2	Double 4	12.9	11.5	1.4	10.85	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 3 (REPLACEMENT DWELLING)	Double 1	16.85	11.5	5.35	31.75	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 3 (REPLACEMENT DWELLING)	Double 2	13.3	11.5	1.8	13.53	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 3 (REPLACEMENT DWELLING)	Double 3	13.17	11.5	1.67	12.68	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/02201/FUL	Brooklyn 27 Church Street Kelsall Chester CW6 0QB	HOUSE 3 (REPLACEMENT DWELLING)	Double 4	11.98	11.5	0.48	4.01	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/03015/FUL	Land At Whitfield Court Winsford	Apartment (1 bed) x4	Double 1	10.44	11.5	-1.06	-10.15	DOES NOT MEET GIA STANDARD	MARKET	APARTMENT
23/03625/FUL	Land To The South of Foxwood Caldy Valley Road Great Boughton Chester	DWELLING	Double 1	27.67	11.5	16.17	58.44	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/03625/FUL	Land To The South of Foxwood Caldy Valley Road Great Boughton Chester	DWELLING	Double 2	14.74	11.5	3.24	21.98	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
23/03625/FUL	Land To The South of Foxwood Caldy Valley Road Great Boughton Chester	DWELLING	Double 3	11.5	11.5	0	0.00	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/03625/FUL	Land To The South of Foxwood Caldy Valley Road Great Boughton Chester	DWELLING	Double 4	12.61	11.5	1.11	8.80	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/03897/FUL	Land At Navigation Road Northwich Cheshire CW8 1BE	4 x Terrace dwellings (all identical)	Double 1	10.44	11.5	-1.06	-10.15	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/03897/FUL	Land At Navigation Road Northwich Cheshire CW8 1BE	4 x Terrace dwellings (all identical)	Double 2	10.44	11.5	-1.06	-10.15	DOES NOT MEET GIA STANDARD	MARKET	HOUSE/BUNGALOW
23/03897/FUL	Land At Navigation Road Northwich Cheshire CW8 1BE	4 x Terrace dwellings (all identical)	Single 1	8.47	7.5	0.97	11.45	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	A1 1	Double 1	11.5	11.5	0	0.00	MEETS GIA STANDARD	AFFORDABLE	APARTMENT
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	2	Double 1	11.5	11.5	0	0.00	MEETS GIA STANDARD	AFFORDABLE	APARTMENT

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	B1	Double 1	12.5	11.5	1	8.00	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	B1	Double 2	12	11.5	0.5	4.17	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	C1	Double 1	11.5	11.5	0	0.00	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	C1	Double 2	11	11.5	-0.5	-4.55	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	C1	Single 1	7.3	7.5	-0.2	-2.74	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	D1	Double 1	11.5	11.5	0	0.00	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	D1	Double 2	11.5	11.5	0	0.00	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	D1	Double 3	8	11.5	-3.5	-43.75	DOES NOT MEET GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
24/00024/FUL	Land At Corner of Clifton Drive And Fairfield Road Leftwich Northwich Cheshire	D1	Single 1	11.5	11.5	0	0.00	MEETS GIA STANDARD	AFFORDABLE	HOUSE/BUNGALOW
24/00905/FUL	Land At Longster Close Helsby Frodsham	DWELLING	Double 1	13.5	11.5	2	14.81	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
24/00905/FUL	Land At Longster Close Helsby Frodsham	DWELLING	Double 2	11.68	11.5	0.18	1.54	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
24/00905/FUL	Land At Longster Close Helsby Frodsham	DWELLING	Single 1	8	7.5	0.5	6.25	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 1	Double 1	19.9	11.5	8.4	42.21	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 1	Double 2	11.6	11.5	0.1	0.86	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 1	Double 3	12.6	11.5	1.1	8.73	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 1	Double 4	14.6	11.5	3.1	21.23	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 1	Single 1	8.7	7.5	1.2	13.79	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 2	Double 1	19.9	11.5	8.4	42.21	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 2	Double 2	11.6	11.5	0.1	0.86	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 2	Double 3	12.6	11.5	1.1	8.73	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 2	Double 4	14.6	11.5	3.1	21.23	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
24/01421/FUL	Mount Pleasant 73 Hartford Road Davenham Northwich CW9 8JE	HOUSE TYPE 2	Single 1	8.7	7.5	1.2	13.79	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Planning Application	Address	House Type/Name	Room Type (Single/Double) <i>Single 1, Single 2, Double 1 etc</i>	Bedroom GIA Floor space	Standard	Bedroom GIA Difference against standard	B-room GIA % against standard	Bedroom Meets GIA bedroom standard	TENURE TYPE	Accommodation type
24/03315/FUL	Land Adjacent 1 Proffits Lane Helsby Frodsham	DWELLING	Double 1	24.33	11.5	12.83	52.73	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW
24/03315/FUL	Land Adjacent 1 Proffits Lane Helsby Frodsham	DWELLING	Double 2	24.2	11.5	12.7	52.48	MEETS GIA STANDARD	MARKET	HOUSE/BUNGALOW

Annex 4 – Comparing NDSS M4(2) and M4(3) standards

Aspect	NDSS	M4(2) Accessible and Adaptable Dwellings	M4(3) Wheelchair User Dwellings
Primary purpose	Ensure all new homes meet a minimum level of internal space and usability	Ensure homes are usable by a wide range of occupiers and can be easily adapted over time	Ensure homes are suitable for permanent occupation by wheelchair users
Part of which system	National planning policy standard	Building Regulations optional requirement (secured through planning policy)	Building Regulations optional requirement (secured through planning policy)
Sets minimum internal floorspace (sqm)	Yes – minimum Gross Internal Area by dwelling size and occupancy	No – does not set minimum floorspace	No – does not set minimum floorspace
Sets minimum room sizes	Yes – minimum bedroom sizes and minimum ceiling heights	No fixed minimum room sizes (focus is on function and layout)	No fixed minimum room sizes, but functional requirements usually lead to larger rooms
Circulation space requirements	Limited – implicit only	Yes – wider corridors and doorways, clear approach and turning spaces	Yes – larger circulation and wheelchair turning spaces
Bathroom and WC requirements	Included within total GIA only	Accessible WC at entrance level and bathrooms capable of later adaptation	Fully wheelchair-accessible bathroom and WC layouts required
Kitchen and living space	Ensures sufficient overall area but limited layout control	Layouts must allow safe movement and future adaptation	Layouts must allow wheelchair manoeuvring and use
Storage requirements	Yes – minimum internal storage based on dwelling size	No specific storage minimums	No specific storage minimums
Typical policy application	Applies to all dwellings where adopted	Often required for a proportion or all dwellings	Usually required for a smaller proportion of dwellings
Effect on achieving NDSS	Establishes a baseline standard	Increases likelihood of NDSS compliance, but does not guarantee it	Strongly increases likelihood of NDSS compliance, but does not replace it
Can replace minimum space standards	Not applicable	No	No

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Accessing Cheshire West and Chester Council information and services

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

equalities@cheshirewestandchester.gov.uk

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

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

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

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

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

如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

Türkçe bilgi almak istiyorsanız, bize başvurabilirsiniz.

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

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Planning Department,
The Portal,
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CH65 0BA

By email only: neighbourhoodplanning@cheshirewestandchester.gov.uk &
[REDACTED]

6th July 2026

Dear [REDACTED],

**RE: Christleton and Littleton Neighbourhood Plan Reg 16 Consultation Response -
Bridgemere UK Limited**

Bridgemere UK Limited ('Bridgemere') welcomes the opportunity to provide further responses in relation to LGS1, the Qualifying Body's response to Bridgemere's representations and the Examiner's Question 16.

It is considered that our Regulation 16 representations remain accurate and reflect Bridgemere's position. Notwithstanding this, we have provided the following information to summarise that position.

There is no existing public access to the former playing fields, which are privately owned by Bridgemere. A previously refused planning application (Ref: 17/04127/FUL) proposed the retention of the two playing pitches on-site for private use by the University of Law. The area of land referred to as 'former playing fields' was not included within the application boundary for the permitted planning application (Ref: 21/03468/FUL) and the permission imposes no requirement or obligation to provide public access to that area of land.

For the benefit of the Examiner, the red edge plan at Figure 1 identifies the former playing fields using imagery from 2005, and photographs of the area of land as of 03 July 2026 form Appendix 1 to this letter. It is considered that these further justify Bridgemere's position that the proposed designation of LGS1 does not meet the criteria identified in NPPF paragraph 107.



Figure 1: Indicative location of former playing fields (imagery dated 2005)

The walled garden benefits from planning permission. In line with PPG 37-008 it is considered inappropriate to designate the land as local green space. There is no requirement under the existing permission to provide public access to this area of land, and Bridgemere does not consider that it meets the criteria set out in Paragraph 107 of the NPPF.

It is considered that the policy choices in the Neighbourhood Plan are therefore contrary to the NPPF, particularly in relation to paragraph 107. Policy LGS1 is not capable of being amended and should be deleted in its entirety.

Conclusion

Bridgemere considers that the Christleton & Littleton Neighbourhood Plan does not meet basic conditions as amended by the Levelling Up and Regeneration Act 2023, specifically basic conditions a) and d) - and it also seeks to frustrate the delivery of permitted development, including the delivery of housing. It is considered that the Neighbourhood Plan should not proceed to referendum on this basis.

Should the Examiner consider that a hearing is necessary, Bridgemere requests the opportunity to contribute to the examination process and provide oral representations.

Yours sincerely,



Josh Plant
Planning Manager

Appendix 1: Photos of land where former playing pitches were situated.











