

Cheshire West & Chester Council

Local Plan



Annual Monitoring Report 2014

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Cheshire West
and Chester

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1 Introduction

1.1 This Annual Monitoring Report (AMR) covers the period 1 April 2013 to 31 March 2014 and is published to comply with the requirements of Section 35 of The Planning and Compulsory Purchase Act 2004 (as amended by s113 of the Localism Act 2011) which requires Local Planning Authorities (LPA) to produce a report containing information in relation to:

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

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

- Policy implementation
- Delivery of net additional dwellings and additional (gross) affordable dwellings
- Details of Neighbourhood Development Plans being prepared
- Details of how the LPA is fulfilling its duty to co-operate

1.3 Annual monitoring provides a check on the performance of policy and the current circumstances of the borough. It provides an opportunity to ensure planning policies can adapt to changing priorities and circumstances.

National planning policy

1.4 The National Planning Policy Framework (NPPF) was introduced in March 2012 providing a streamlined framework of planning policies. Achieving sustainable development is at the heart of the NPPF and the presumption in favour of sustainable development is seen as the 'golden thread running through both plan-making and decision-taking'⁽ⁱ⁾. All local plan policies should be based upon and reflect this presumption.

i Paragraph 14, National Planning Policy Framework, March 2012

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.⁽ⁱⁱ⁾

Cheshire West and Chester planning policy

1.5 Local plans provide the starting point for decision making. During the monitoring period the statutory development plan for the borough consisted of the following adopted plans:

- Cheshire Replacement Minerals Local Plan (1999)
- Cheshire Replacement Waste Local Plan (2007)
- Chester District Local Plan (2006)
- Ellesmere Port and Neston Local Plan (2002)
- Vale Royal Borough Local Plan (2006)

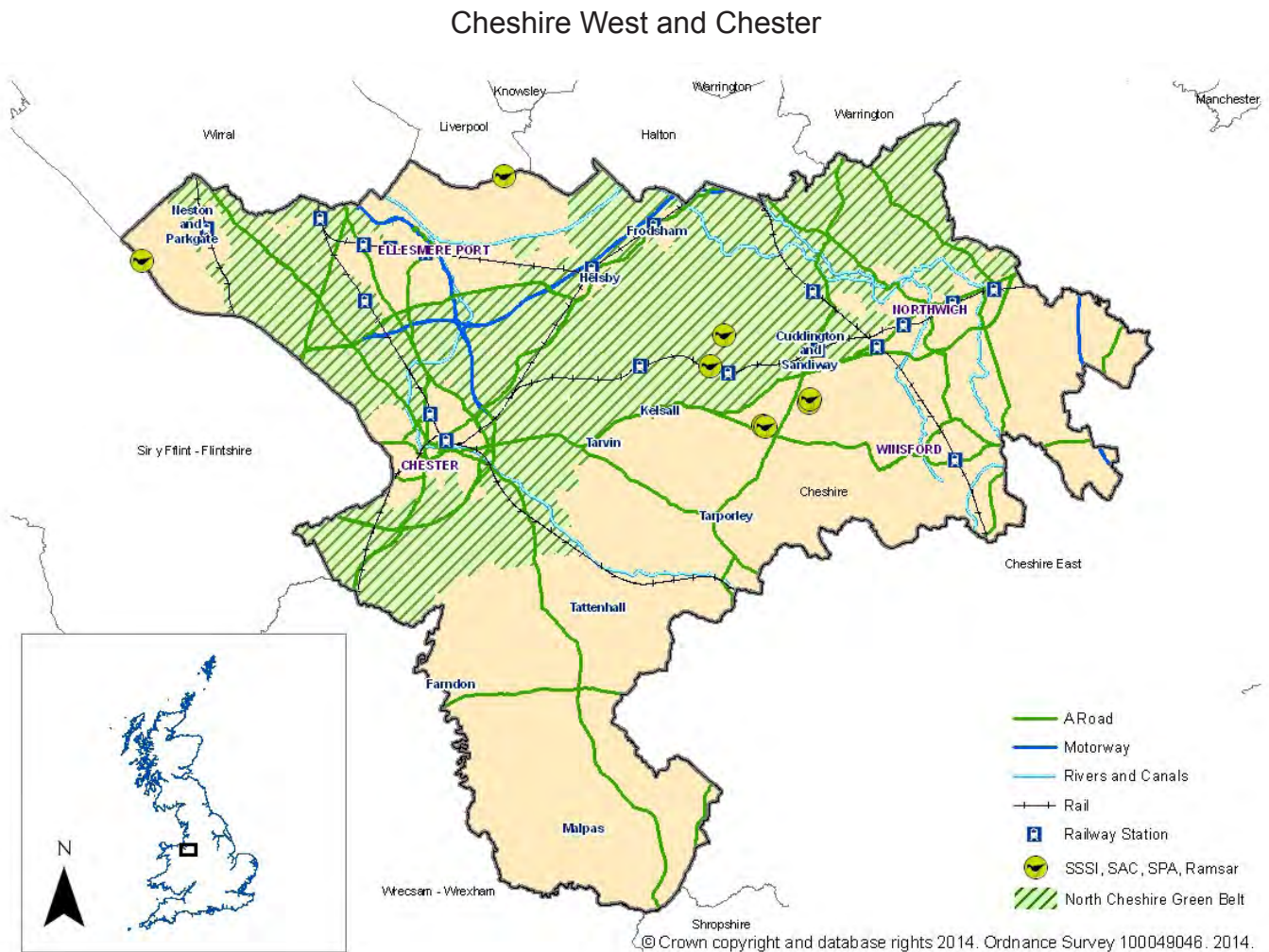
1.6 The policies within these documents, with the exception of policies HO1 of the Chester District Local Plan, H8 of the Ellesmere Port and Neston Local Plan and policies GS1 and H1 of the Vale Royal Borough Local Plan, have been saved until such time as they are replaced by policies within the Local Plan (Part One) Strategic Policies or Local Plan (Part Two) Land Allocations and Detailed Policies Plans.

Spatial portrait

1.7 Cheshire West and Chester Council is a unitary authority formed in 2009 through Local Government Reorganisation covering 916 square kilometres. The borough abuts the national boundary of Wales to the west, and to the north the more densely urbanised areas of Wirral, Halton, Liverpool and Warrington. The north western part of the borough has particularly strong links with north east Wales and Merseyside, which is reflected in cross-commuting patterns. To the east the borough borders Cheshire East and has particularly strong links with the town of Middlewich. There are also links to Warrington, Greater Manchester and Shropshire.

ii Paragraph 7, National Planning Policy Framework, March 2012

1.8 The area contains the key urban areas of Chester, Ellesmere Port, Northwich and Winsford with key settlements in the rural area including Frodsham, Helsby and Neston.



Population

1.9 In 2013 the population of Cheshire West and Chester was estimated to be 331,000⁽ⁱⁱⁱ⁾. This has increased from 329,608 in 2011^(iv). The population is forecast to continue to increase over the next twenty years. The largest forecast increase is for those aged 70-79. Numbers of people of working age are forecast to decrease as are numbers of young children.

iii Annual Mid-year Population Estimates, 2013, Office for National Statistics

iv Office for National Statistics population estimates 2011

Housing

1.10 The planned housing provision for the borough was set in the Regional Spatial Strategy which identified a total housing requirement of 23,700 new dwellings over the period 2003 - 2021. This figure is made up of the individual housing requirements for the three former district councils. The requirement will be replaced by the new housing requirement that as set out in the Local Plan (Part One) Strategic Policies upon its adoption.

1.11 The Council has prepared a Strategic Housing Market Assessment 2013 which provides an understanding of the housing needs of the borough alongside the Strategic Housing Land Availability Assessment. These assessments were used to help establish the new level of housing required over the Plan period, and to identify a realistic supply of developable land to meet this identified need.

Transport and accessibility

1.12 The borough benefits from good sub-regional and regional transport links which include:

- M6 to the east
- M56 to the north, linking Wales and Manchester
- M53 linking Chester and Ellesmere Port, to Wirral and Liverpool
- A55 linking Chester and North Wales
- Hourly train service from Chester to London
- Regular train services between Chester, Liverpool and Manchester and into North Wales and Shropshire
- Cross-Cheshire train services on the mid-Cheshire line connecting Chester, Northwich and Manchester

Employment and the economy

1.13 Cheshire West and Chester does not cover a single economic geography. The borough lies between the major urban centres of Liverpool and Manchester, the boundary of the spheres of influence of these economic centres runs through the area. Borough residents, on average, earn more by out-commuting to these urban centres. The borough's economic role is reflected in its membership of the Cheshire and Warrington Local Enterprise Partnership and the Mersey Dee Alliance.

1.14 The borough has high levels of economic activity, strong skills and a high proportion employed in managerial and professional employment. There are concentrated areas of deprivation in Ellesmere Port, Chester, Winsford and Northwich. Where there is unemployment, the age profile of those affected, the duration of unemployment and the level of vacancy rates compare favourably to national averages.

1.15 The borough has a diverse distribution of employment with Chester being a centre for service industries, in particular Chester Business Park which is a successful location for the financial sector. Ellesmere Port has a high level of automotive manufacturing and chemical industry whilst the towns of Northwich and Winsford provide service sector, manufacturing and industry employment.

Natural and built environment

1.16 Large parts of the borough are rural which includes the North Cheshire Green Belt across the northern part of the borough stretching from Chester in the west to Northwich in the east. Cheshire West and Chester is a borough of contrasting landscapes - wooded river valleys and sandstone hills, meres and mosses, estuaries and heaths, industrial wastelands and old parklands - all set within a matrix of intensively productive farmland and urban development. The diversity of landscape supports a fragile and vulnerable wealth of different types of habitats, some of which are of national and international importance. The built environment is characterised by a rich heritage with a large number of conservation areas and listed buildings.

Minerals

1.17 Cheshire West and Chester contains significant quantities of nationally significant mineral resources, specifically aggregate sand and gravel and salt. During the 2013-14 monitoring period there were six permitted aggregate minerals sites within the borough, all of which provide for varying qualities of sand and gravel. Sand and gravel sites in Cheshire West and Chester are major contributors of aggregate to the North West and wider markets. Salt is extracted underground either in the form of rock salt or brine in the eastern parts of the borough around Northwich and Winsford. The borough contains some of the most nationally significant resources of salt in the UK with approximately eighty-five percent of the nation's salt being sourced from the Cheshire Basin at the Winsford Rock Salt Mine and Holford Brinefields^(v). In addition, coal and clay can also be found but are not currently worked.

Waste

1.18 There are several existing significant operational waste management facilities in Cheshire West and Chester. These include the Gowy Landfill in Wimbolds Trafford, the Cleanaway high temperature incinerator in Ellesmere Port and the Minosus underground storage facility at the Winsford Rock Salt Mine. There are also several traditional waste management facilities such as household waste recycling centres, waste transfer stations, composting sites and landfill/landraise sites located across the borough.

1.19 Recycling levels for household waste have increased and the Council has been ranked 18th in the National League tables for recycling rates during 2014.

Altogether better, the Council Plan 2011-15

1.20 The Local Plan is a key Council document. It is the spatial expression of the borough's priorities and development needs going forward. It provides the planning framework to support the priorities identified in other Council plans and programmes including the Council's Corporate Plan (Altogether better, the Council Plan 2011- 2015), the Sustainable Community Strategy (SCS) as updated by 'Altogether better: An interim partnership plan, July 2012', and other Council Strategies covering regeneration, housing, climate change, environment and waste.

v Combined contribution from Cheshire West and Chester and Cheshire East sites

1.21 The first Sustainable Community Strategy (SCS) for Cheshire West and Chester was prepared in 2010 ('Together We Can Aim High, Sustainable Community Strategy 2010-2026') and was refreshed in July 2012 ('Altogether Better: An Interim Partnership Plan, July 2012'). The Interim Partnership Plan was prepared jointly by the Local Strategic Partnership (West Cheshire Together) and the Health and Wellbeing Board for Cheshire West and Chester. The document builds upon the first SCS and sets out how to make a real difference to the well-being of our communities over the period to 2017.

Local Development Scheme

1.22 -The current Local Development Scheme (LDS) was approved by the Council's Executive in August 2013. The LDS sets out the key documents that the Council propose to prepare as part of the statutory development plan for the borough. The documents to be prepared for Cheshire West and Chester, the timetable for production and current progress are as follows.

Document title and detail	Regulation 18 consultation	Publication of Local Plan (Regulation 19)	Submission (Regulation 22)	Examination hearings	Receipt of Inspector's report	Adoption
Local Plan (Part One) Strategic Policies - setting out the broad strategy for development in the borough and identifies strategic allocations for housing and employment.	2009	August 2013	December 2013	April 2014	July 2014	August 2014
	Issues and Option consultation 11 November 2009 to 13 January 2010	Published 6 September to 1 November 2013	Submitted 23 December 2013	Held 17 June to 4 July 2014	Received December 2014	Pending (January 2015)
Local Plan (Part Two) Land Allocations and Detailed Policies Plan - providing further allocations for housing, employment and other land uses where necessary; and further detailed thematic policies.	Autumn 2013 - Summer 2014	December 2014	April 2015	August 2015	November 2015	January 2016
	Issues consultation 1 May to 19 June 2014	Progress is delayed due to delays in the Local Plan (Part One) - timetable and Local Development Scheme will be reviewed				

1.23 The Local Plan (Part One) Strategic Policies Plan, upon its adoption will lead to the removal of a number of saved policies contained in existing adopted Local Plans as set out in 1 'Introduction'. It is important to note that other existing saved policies in the currently adopted Local Plans will continue

to be saved, where they are consistent with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), until they are replaced by policies in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.

1.24 It is no longer a requirement for details of proposed Supplementary Planning Documents (SPDs) to be set out in the LDS. The need for the production of SPDs will be monitored to ensure efficient project management, bearing in mind the focus on completing the Local Plan (Part One) Strategic Policies, and taking forward the Local Plan (Part Two) Land Allocations and Detailed Policies Plan in a timely manner.

Local Plan (Part One) Strategic Policies

1.25 The Local Plan (Part One) Strategic Policies and its supporting documents were submitted to the Secretary of State on 23 December 2013 for independent examination. A period of hearings took place between 17 June to 4 July 2014. The Inspector (Mr Kevin Ward BA Hons RTPI) wrote to the Council on 14 July stating that he was satisfied that the Council had complied with the duty to co-operate and, whilst the submitted Plan was not sound, it could be made sound through main modifications. The Inspector's 'Schedule of Main Modifications' was published for a six week period of consultation on 8 September 2014 ending on 17 October 2014. The Inspector wrote to the Council on 15 December setting out his final report. A meeting of the full Council is scheduled for 29 January in order to formally adopt the Plan.

Local Plan (Part Two) Land Allocations and Detailed Policies

1.26 An initial consultation on issues and an additional call for sites was undertaken from 1 May to 19 June 2014. A report of comments received was taken to the Council's Local Development Framework Panel on 15 September 2014. Representations to this consultation will be taken into account in formulating draft policies which will be the subject of a Publication Draft consultation. The timetable for this consultation and the LDS will be reviewed.

Neighbourhood planning

1.27 There are a number of emerging Neighbourhood Development Plans in the borough. The Tattenhall and District Neighbourhood Development Plan and Winsford Neighbourhood Plan were made by the Council's Executive on 4 June 2014 and 19 November 2014 respectively. Further detail of emerging Neighbourhood Development Plans is contained in Chapter 'Neighbourhood Development Plans'.

1.28 There will be a close relationship between Neighbourhood Development Plans and the Local Plan. Neighbourhood Development Plans must be in general conformity with the strategic policies in the Local Plan (Part One) Strategic Policies Plan. There must also be a complementary fit between proposals in Neighbourhood Development Plans and the Local Plan (Part Two) Land Allocations and Detailed Policies Plan where the policies are of a strategic nature.

1.29 Most Neighbourhood Development Plan policies will be able to be monitored using existing indicators used to monitor the Local Plan. If a Neighbourhood Development Plan requires a Strategic Environmental Assessment (SEA) because it is considered to have significant effects, these significant effects will also need to be monitored. The SEA report will need to set out how monitoring will be undertaken in these cases.

1.30 Neighbourhood plan groups should consider monitoring during preparation of their plans and policies. Monitoring of the success of policies and the plan as a whole will be helpful when plans are reviewed. Neighbourhood plan groups may also wish to consider impacts that may require local level monitoring to ensure that the policies are effective.

1.31 The Council has worked with partners to provide a neighbourhood planning website and toolkit using best practice from the authority area and elsewhere. This can be found via the Council's website www.cheshirewestandchester.gov.uk.

Duty to co-operate

1.32 The Town and Country Planning (Local Planning) (England) Regulations 2012 require monitoring reports to include details of duty to co-operate actions and outcomes. Cheshire West and Chester have co-operated with neighbouring authorities and prescribed bodies throughout the preparation of the Local Plan (Part One) Strategic Policies. This has been achieved through regular officer-level meetings, consultation at key stages of the plan preparation, membership of joint working groups and involvement in the preparation of joint documents. Potential strategic, cross-boundary issues have been identified at an early stage in the process and have been resolved where possible. Detail of the actions taken during the monitoring period in relation to the duty to co-operate is set out in Chapter 'Duty to co-operate'.

2 Monitoring framework

2.1 The current monitoring framework for the borough includes monitoring mechanisms put in place by the former district authorities to monitor the currently adopted Local Plans. These monitoring indicators will be used until such time as the Local Plan (Part One) Strategic Policies Plan is adopted. There will be a transition period where both existing indicators and the new monitoring framework are reported to ensure monitoring covers all extant policies. As the Local Plan (Part Two) Land Allocations and Detailed Policies Plan progresses the monitoring framework will need to be reviewed to ensure it will effectively monitor new policies and allocations.

Business development services and town centres

2.2 Business development services and town centre monitoring provides an overview of employment land supply and development and town centre health. The indicators within this section provide a check on the effectiveness of employment and retail policies and the impact of wider national planning reform on economic development in the borough.

Indicators in this section

Core indicators	
BD1	Total amount of completed additional employment floorspace by type (gross and net) (m ²)
BD2	Total amount of employment floorspace completed on previously developed land, by type (m ²)
BD3	Amount of employment land available by type (ha)
BD4	(i) Amount of completed floorspace (gross and net) for town centre uses in town centres (m ²) (ii) Amount of completed floorspace (gross and net) for town centre uses in the local authority area (m ²)
Contextual indicators	
1C	Unemployment rates in the borough
2C	Total employment
3C	Average earnings
Local indicators	
BD1 (L)	Change in percentage vacancy rates on primary and secondary shopping streets and town centres
BD2 (L)	Re-use of rural buildings for employment

Core indicators

2.3 Employment floorspace by type is defined by Use Classes Order (as amended) as uses B1 Business, B2 General Industry and B8 Storage or Distribution. It should be noted that both gross and net figures are not available for all development completed within the monitoring period.

BD1: Total amount of completed additional employment floorspace by type (gross and net) (m²)

Year		B1(a)	B1(b)	B1(c)	B2	B8	Mixed B uses	Total
2009-10	Gross	18,848.81	625	0	119.6	24,386	2,046	46,025.41
	Net	18,848.81	625	0	119.6	24,386	2,046	46,025.41
2010-11	Gross	1,387.35	0	1377	3,520.2	3734	252	10,270.55
	Net	1,387.35	0	1125	3,396.2	3734	252	9,894.55
2011-12	Gross	3,871	0	0	4,222	1,988	37,659	47,740
	Net	3,871	0	0	4,222	1,988	37,659	47,740
2012-13	Gross	5590.9	0	30	797.1	3681.6	323	10422.6
	Net	5590.9	0	30	797.1	3681.6	323	10422.6
2013-14	Gross	687	0	2900	800	1432	0	5019
	Net	687	0	2900	800	1432	0	5019

2.4 For the monitoring period 2013-14, the completions data only relates to large sites that are greater than 0.25ha or 500m². There has been 5,019m² of employment floorspace completed on large sites during the monitoring period. The majority of new employment floorspace was for 2,900m² of light industrial use at the Milton Brook complex in Barrow. Other large schemes included the provision of warehousing and distribution space at Urenco, Capenhurst (632m²) and Browning Way (Woodford Park) Winsford (800m²).

BD2: Total amount of employment floorspace completed on previously developed land (PDL), by type (m²)

Year		B1(a)	B1(b)	B1(c)	B2	B8	Mixed B uses	Total
2009-10	Gross	15,119.81	625	0	119.6	24,386	2,046	42,296.41
	% on PDL	80	100	0	100	100	100	91
2010-11	Gross	921.4	0	1377	3295	1790	252	7635.4
	% on PDL	66.4	0	100	93.6	47.9	100	74.3
2011-12	Gross	3,811	0	0	4,222	420	37,659	46,112
	% on PDL	98	0	0	100	21	100	97
2012-13	Gross	5580.9	0	0	797.1	2674.6	70	9122.6
	% on PDL	99	0	0	100	73	22	88
2013-14	Gross	687	0	2900	0	632	0	4219
	% on PDL	100	0	0	0	44	0	31

2.5 During the monitoring period, 31 per cent of the completed employment floorspace was on previously developed land.

BD3: Amount of employment land available by type (ha)⁽¹⁾

Year	B1(a)	B1(b)	B1(c)	B2	B8	Mixed B uses	Other	Total
2009-10	72.73	0	6.08	153.54	5.89	219.38	-	457.62
2010-11	67.1	0	5.66	146.03	0.51	211.97	-	431.27
2011-12	55.86	0	4.76	0.95	1.08	218.39	144.67	425.69
2012-13	57.6	0	6.89	0.95	24.9	197.05	144.75	432.15
2013-14	65.21	0	9.33	31.19	28.11	256.91	91.17	481.92

2.6 The borough has a headline employment land supply of 481.92ha. The majority of land is suitable for a mix of employment uses. It is widely distributed across the borough, to provide for a range of site sizes and types to meet different investment needs. The majority of sites that make up the employment land supply are undeveloped extant district Local Plan allocations. A significant amount of the land supply is located at Ince Marshes. This site has an extant planning permission for a Resource Recovery Park and Energy from Waste Facility (51ha of developable land) and adjacent land is reserved for specialist uses (40.17ha).

2.7 The headline employment land supply is a gross figure and includes sites that have a planning commitment for alternative uses. Therefore the realistic employment land supply for the borough is considerably lower at 309ha. The headline supply has increased from previous years as new 'windfall' sites (either for new employment development, or loss of existing employment land to other uses) have been included within the overall headline supply (including large sites of 16ha at the former Bridgewater Paper Mill and 9.8ha at Urenco, Capenhurst).

Government planning reforms

2.8 Government reforms to the planning system through the National Planning Policy Framework and the Localism Act 2011 introduced changes to permitted development rights, aimed at proactively supporting economic growth. These allow for certain changes of use from office premises to residential for a 3 year period. The reforms also introduce flexibility for changes of use between office, industrial and warehousing use and allow for the conversion of rural buildings (minus 500m²) to alternative uses, excluding residential. Consequently, these reforms are likely to have an effect on the availability of employment premises in the borough.

BD4 (i): Amount of completed floorspace (gross and net) for town centre uses in town centres (m²)

Year		A1	A2	B1(a)	D2	Sub-total	A3	A4	A5	Total
2011-12	Gross	56	81	30	0	167	199.31	0	0	366.3
	Net	-270.56	81	30	-257.8	-417.36	143.31	-257.8	0	-531.85
2012-13	Gross	4,670.4	0	0	0	4,670.4	246	0	102.8	5,019.2
	Net	4,183.2	-210	0	0	3,973.2	246	0	102.8	4,322
2013-14	Gross	114	121.47	0	0	34.47	69	0	0	304.47
	Net	-211.17	-163.53	0	0	-305.7	69	0	0	-236.7

2.9 A1 retail development in town centres has seen a small net fall in floorspace over the monitoring period, primarily due to a number of small applications for change of use to other town centre uses. No large town centre schemes have been completed during the monitoring period in town centres.

2.10 The A2 financial and professional services and A3 restaurants and cafés use development in town centre areas is predominantly comprised of A1 shops units previously stated that have been converted to other uses, with the loss of a single larger A2 use. There were no completed developments for A4 drinking establishments, A5 hot food takeaways, B1a town centre office use, or D2 assembly and leisure during the monitoring period.

BD4 (ii) Amount of completed floorspace (gross and net) for town centre uses in the local authority area (m²)

Year		A1	A2	B1(a)	D2	Sub-total	A3	A4	A5	Total
2011-12	Gross	7,943	579.9	3,871	847.6	13,241.5	1,148.3	310	100.5	14,800.4
	Net	6,626.1	554	3,871	169.8	11,220.9	1,061.8	-445.4	100.5	11,937.8
2012-13	Gross	24,294.8	131.4	5,590.9	834	30,851.1	727	1,172.3	247.8	32,998.2
	Net	22,521.3	-78.6	5,280.6	834	28,557.3	552.5	738.3	247.8	30,095.8
2013-14	Gross	3,745.5	571.6	0	750.4	27,659.9	1,772	1,869.9	80	8,789.4
	Net	237.4	286.6	0	544.4	23,225.3	1,772	1,869.9	35	4,745.3

2.11 Over the 2011-2014 monitoring periods there has been over 29,000m² (net) of A1 retail floorspace developed across the borough. The majority of this development has taken place outside of the borough's town centres with only 12 per cent over the same period being developed within town centres. There has also been an increase in vacancy rates in the four largest town centres of Chester, Ellesmere Port,

Northwich and Winsford (see indicator BD1 (L): Change in percentage vacancy rates on primary and secondary shopping streets and town centres below).

2.12 A2 and A5 uses have both seen a small net increase from the previous monitoring period. Single developments for these uses are unlikely to come forward due to the nature of their development type and therefore developments are small in size. There have been a number of A2 use developments, predominantly conversions from A1 use, offset by a single larger A2 loss.

2.13 A3 use floorspace is predominantly comprised of two medium sized developments on the edge of Chester city centre, and A4 use of two medium sized developments, one out of town. It should be noted that one of these developments is a shared A3 and A4 use.

2.14 D2 assembly and leisure use completions have been relatively consistent across the monitoring periods. D2 floorspace tends to come forward as a small number of medium sized developments, and this monitoring period has seen a continuation of this trend. Only those D2 developments that could be feasibly located within a town centre are included in this analysis. D2 uses that could not be accommodated in a town centre, and are therefore not included, are predominantly those of an outdoor sports or recreation nature such as riding schools, golf courses, and fishing lakes.

Contextual indicators

1C: Unemployment rates in the borough

Area	Percentage unemployment rate ⁽¹⁾
Cheshire West and Chester	5.7
North West	7.9
Great Britain	7.2
Number of borough residents unemployed	
Cheshire West and Chester	9,600

1. Office for National Statistics annual population survey - Percentage of economically active population 2013-14

2.15 The unemployment rate for the borough has fallen from 6.2 per cent between July 2012 and June 2013 and continues to be lower than the regional and national averages.

2C: Total employment

2.16 Previous annual monitoring reports have included information on employment distribution by type, based on data from the Office for National Statistics annual business inquiry (ABI), the Business Register and Employment Survey (BRES) has now replaced ABI data. The table below provides provisional total employees in the borough for 2013 based on data from the BRES.

Area	Total employees 2013 ⁽¹⁾
Cheshire West and Chester	148,500
North West	3,095,200

1. Business Register and Employment Survey (BRES) 2013 provisional release, September 2014

2.17 The total number of employees in the borough and in the North West has increased since the previous monitoring period from 147,300 in Cheshire West and Chester and 2,961,900 in the North West^(vi).

3C: Average earnings

2.18 Wage rates from the Office for National Statistics are based on gross weekly pay for full time equivalent workers (FTE).

	Cheshire West and Chester	North West	Great Britain
Earnings by residence (FTE workers)	£525.9	£483.2	£518.1
Earnings by workplace (FTE workers)	£478.9	£480.5	£517.8

2.19 The resident based earnings for the borough are higher than the regional and national averages and remain unchanged from those reported during the previous monitoring period. There are, however, likely to be spatial variations within the borough.

2.20 An analysis of workplace based earnings indicates that Cheshire West and Chester has the lowest levels when compared to the regional and national averages. This suggests that many residents out-commute from the borough to higher paid employment. Again there is spatial variation within the borough, with the Ellesmere Port area having the highest workplace earnings.

Local indicators

BD1 (L): Change in percentage vacancy rates on primary and secondary shopping streets and town centres

2.21 Data for this indicator illustrates the percentage of units that are vacant on primary and secondary shopping streets and in town centres. The areas that are included in the monitoring of this local indicator are as follows:

- primary and secondary shopping streets in Chester as defined in the Chester District Local Plan
- primary shopping areas of Ellesmere Port town centre, and Neston town centre as defined in the Ellesmere Port and Neston Borough Local Plan
- town centres of Northwich, Winsford and Frodsham as defined in the Vale Royal Borough Local Plan

Location	2011	2012	2013	2014
Chester primary and secondary shopping streets	10.85%	12.15%	13.17%	14.18%
Northwich primary shopping area	17.02%	18.44%	21.58%	23.31%
Winsford town centre	15.84%	15.84%	19%	26.8%
Ellesmere Port town centre	14.37%	17.8%	16.57%	17.2%
Frodsham town centre	2.63%	2.63%	3.95%	2.63%
Neston town centre ⁽¹⁾	-	-	10.97%	10.34%

1. Data only available from 2013 monitoring period onwards

2.22 Vacancy rates have increased in most towns across the borough, with the exception of Frodsham and Neston. Increases are indicative of the more general pattern of retail development across England which are not unique to the borough.

BD2 (L): Re-use of rural buildings for employment

2.23 The re-use of rural buildings for business use (B1, B2, B8 use classes) is monitored to assess the effectiveness of policies within the Chester District Local Plan and the Supplementary Planning Document (SPD) 'Re-use of Rural Buildings'. These policies give preference to the conversion of rural buildings for business use, prior to tourism or residential development. During the monitoring period approximately 2,900m² of employment land was developed through the conversion of rural buildings at Milton Brook, Barrow. This information relates to the former Chester district area only.

Issues and actions

Policy monitoring

2.24 Policies in the Local Plan (Part One) are accompanied by a suite of monitoring indicators that will form the basis of future monitoring reports. These indicators have been derived from the policies themselves alongside the requirements of the Sustainability Appraisal (SA). Additional contextual or significant effects indicators may also be identified and included in future monitoring reports.

2.25 The Council will continue to review emerging Neighbourhood Development Plans and identify any policies and/or proposals relating to business development and centres in local communities.

2.26 Planning applications and subsequent permissions will continue to be monitored and recorded on a regular basis. In addition the following actions will be taken:

- Continue to monitor the employment land supply in the borough on an annual basis.
- Monitor the loss of employment land to alternative uses, particularly in relation to government reforms to permitted development rights, considering the implications this could have on the overall employment land supply and take up of development in the borough.
- Monitor the implementation of major regeneration schemes and key employment sites, particularly in relation to job creation and potential contribution to GVA where appropriate.
- In line with Planning Practice Guidance, the Council will review evidence in the Employment Land Study Update 2013 and subsequent employment monitoring. This will inform the preparation of a joint Housing and Economic Land Availability Assessment for the borough which will provide evidence for the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.

Housing

2.27 Housing monitoring provides an overview of the provision of current and future housing land supply, affordable housing and Gypsy and Traveller and Travelling Show Persons accommodation.

Indicators in this section

Core indicators	
H1	Planned housing period and provision
H2	(a) Net additional dwellings in previous years (b) Net additional dwellings for the reporting year (c) Net additional dwellings in future years
H3	Gross number of new dwellings completed on previously developed land (PDL)
H4	Net additional Gypsy and Traveller pitches delivered
H5	Gross number of affordable housing completions
Contextual indicators	
4C	Housing stock in the borough
5C	Housing tenure in the borough
6C	Average house price in the borough
7C	Household size / composition
8C	Number of vacant and unfit dwellings in the borough
9C	Number of Gypsy and Traveller pitches currently provided in the borough
Local indicators	
H7 (L)	Housing completions by type and number of bedrooms
H8 (L)	Loss of dwellings

Core indicators

H1: Planned housing period and provision

	Start of Plan period	End of Plan period	Total housing required	Source of Plan target
Cheshire West and Chester	2003	2021	23,700	Regional Spatial Strategy (RSS)

H2 (a): Net additional dwellings in previous years

2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
1,038	1,118	1,336	799	707	723	733	654	803	673	970

2.28 For the period April 2012 to March 2014 housing monitoring was completed bi annually in order to inform specific work being carried out at this time. Monitoring of housing permissions, completions and five year supply is required on an annual basis and as such future monitoring will meet these requirements. Table 5.10 below provides a breakdown of housing completions for the period 2012 to 2014.

Housing completions 2012-14

Period	Gross	Loss/Demo	Net
1 April - 30 September 2012	254	5	249
1 October 2012 - 31 March 2013	444	20	424
1 April - 30 September 2013	490	49	441
1 October 2013 - 31 March 2014	542	13	529

H2 (b): Net additional dwellings for the reporting year

Year	Net Dwellings
1 April 2013 - 31 March 2014	970

2.29 During this monitoring period the housing monitor recorded a total of 970 net housing completions in the borough, this consisted of 1,032 completions (gross) and 62 losses. Losses are recorded where developments include demolitions, change of use or conversions.

H2 (c): Net additional dwellings in future years

2.30 The Council's housing trajectory will be identified in the Local Plan (Part One) Strategic Policies Plan and updated in subsequent housing land supply reports as applicable. This indicator cannot be completed for this report as the requirement set out above is based on Regional Spatial Strategy (RSS) figures which will not form the basis of a future trajectory, or housing land position calculation.

Five year land supply

2.31 The National Planning Policy Framework (NPPF) places a requirement on the Local Planning Authority to identify and maintain a rolling five year supply of deliverable housing sites.

2.32 The five year supply calculation, as calculated against the RSS is now out of date and does not form part of this report. Once adopted, the Local Plan (Part One) will provide the base requirement against which housing land supply and five year housing land requirement will be calculated. Future iterations of this report will provide a commentary on the housing land supply position as applicable.

H3: Gross number of new dwellings completed on previously developed land (PDL)

	Gross dwellings	% on PDL
2008-09	634	84%
2009-10	785	94%
2010-11	602	88%
2011-12	646	75%
2012-13	572	81%
2013-14	774	75%

2.33 The level of housing completions on previously developed land (brownfield) was 75 percent for the 2013-14 monitoring period. This is a slight decrease when compared with the previous year, and is the same as the level recorded in 2011-12. For the purposes of housing monitoring, land previously identified as garden land is currently recorded as greenfield. Sites categorised as 'mix' are included in the gross completions for PDL (a total of 94 new dwellings in this monitoring period).

H4: Net additional Gypsy and Traveller pitches delivered

	Permanent	Transit	Total
2008-09	5	0	5
2009-10	0	0	0
2010-11	0	0	0
2011-12	0	0	0
2012-13	2	0	2
2013-14	0	0	0

H5: Gross number of affordable housing completions

	Total
2008-09	228
2009-10	283
2010-11	323
2011-12	382
2012-13	170
2013-14	159

2.34 The affordable housing delivery rate has fallen well short of the need that has been identified in existing housing needs surveys across the borough. For this monitoring period the level of provision has been 159 affordable dwellings. This year has seen a decrease in affordable housing completions, however there is a significant supply of extant housing permissions that will deliver affordable dwellings in future years.

Contextual indicators

4C: Housing stock in the borough

House Type ⁽¹⁾	Percentage
Detached	27.2
Semi-detached	31.2
Terraced	16.9
Bungalow	12.6
Flat / Maisonette	11.1
Other	1.0

1. Source: Cheshire West and Chester Strategic Housing Market Assessment 2013 (2013 Household Survey)

5C: Housing tenure in the borough

Tenure ⁽¹⁾	Percentage (2013 Household Survey)	Percentage (2001 Census Figures)
Owner occupied	70.7	74.4
Social/affordable rented	15.4	17.1
Private rented	13.7	8.7

1. Source: Cheshire West and Chester Strategic Housing Market Assessment (2013 Household Survey)

6C: Average house price in the borough^(vii)

2.35 As at March 2014 the average house price in the borough was £151,953, an increase of 2.7 per cent from £147,909 as at March 2013. This rise is in line with the 2.4 per cent increase for the North West where average house prices increased from £106,299 in March 2013 to £108,814 as at 31 March 2014. The average house price for England and Wales has increased by 5.8 per cent from £159,825 as at 31 March 2013 to £169,134 as at 31 March 2014.

7C: Household size / composition

Household description ⁽¹⁾	Percentage of total households
Single 65+	13.2%
Single minus 65	16.4%
Couple (both aged 65+)	9.5%
Couple no children	19.1%
Couple with child(ren)	19.5%
Couple with non-Dependent child(ren)	7.0%
Lone Parent	6.4%
Lone Parent with non-dependent child(ren)	3.4%
Other household (65+)	0.3%
Other household	5.2%

1. Cheshire West and Chester Strategic Housing Market Assessment (ONS 2011 Census)

8C: Number of vacant and unfit dwellings in the borough

2.36 At 1 April 2013 the Housing Strategy Statistical Appendix (HSSA) reported a total of 4,803 vacant properties. A total of 2,133 of these dwellings have been vacant for 6 months or longer.

Year	Total	Vacant for more than 6 months
2008-09	3,567	1,674
2009-10	4,571	2,303
2010-11	4,777	2,642
2011-12	4,835	2,127
2012-13	4,803	2,133
2013-14	4,327	2,246

2.37 The Housing Health and Safety Rating System (HHSRS) is a risk based evaluation tool used by local authorities to identify and protect household occupants against potential risks and hazards to health and safety from any deficiencies identified in dwellings. It was introduced under the Housing Act 2004 and came into effect on 6 April 2006. The HHSRS applies to residential properties in England and replaces the Fitness Standard as an element of the Decent Homes Standard. The HHSRS assesses

29 categories of housing hazard, each hazard has a weighting which will help determine whether the property is rated as having Category 1 (serious) or Category 2 (other) hazard(s). If a local authority discovers serious Category 1 hazards in a home, then it has a duty to take the most appropriate action and the property is deemed as failing the minimum standard required by law.

	Number of dwellings with Category 1 hazards
Cheshire West and Chester	9,313

2.38 The private sector stock condition survey found 9,313 private sector dwellings (excluding Registered Provider's properties) had Category 1 hazards and therefore failed the minimum standard required by law. The rate of Category 1 hazard failure in Cheshire West and Chester at 7.5 per cent is significantly below the national average of 16.4 per cent.

9C: Number of Gypsy and Traveller pitches currently provided in the borough

2.39 There are currently 65 permanent residential Gypsy and Traveller pitches on seven sites with planning permission in the borough.

Location	Number of pitches
Maryburgh Caravan Park, Goway, Hapsford	25
Grassy Lane (A5117) Elton	5
Country Meadow Fields, Bridge Trafford	3
Travellers Rest, Winsford	16
The Old Pumping Station, Frodsham	13
Land at Old Hall Lane, Elton	1
Land off Davenham Bypass / London Road	2

2.40 Additionally, within the monitoring period the following permissions for permanent pitches were under construction:

- Land off Barlow Drive, Winsford (18 pitches)
- Municipal Depot, Rossfield Road, Ellesmere Port (12 pitches)

2.41 There are currently 25 pitches on eight sites that have been granted temporary planning permission.

Location	Number of pitches
The Paddocks, Dunham-on-the-Hill	1
Whitegate Stables, Mickle Trafford	7
Green Acres, Childer Thornton	3
Green Meadows Chalet Park, Alvanley	4
Little Meadow Park, Elton	4
Prevan Place, Elton	2
Land adjacent to Hillcrest, Dunham-on-the-Hill	3
Bradley Lane, Frodsham	1

Local indicators

H7 (L): Housing completions by type and number of bedrooms for new dwellings (gross)

	House / bungalow				Flat / apartment			
	1 bed	2 bed	3 bed	4+ bed	1 bed	2 bed	3 bed	4+ bed
2013-14	1	125	388	355	50	88	4	0

2.42 Table 5.16 above details the house types of both market and affordable dwellings that have been completed within the monitoring period. Historical data on house type completions can be found in previous published AMRs. The total gross completions above do not include completed gypsy and traveller pitches or self contained student accommodation.

H8 (L): Loss of dwellings

2.43 During the monitoring period a total of 62 losses were recorded for the year ending 31 March 2014. This included the loss of 34 units at Blacon Parade (Chester) as part of a regeneration scheme which will provide a total net gain of 28 new dwellings. Loss of dwellings for the purpose of this indicator include loss to other uses such as change of use to offices, and the conversion and demolition of existing dwellings.

Issues and actions

Policy monitoring

2.44 Policies in the Local Plan (Part One) are accompanied by a suite of monitoring indicators that will form the basis of future monitoring reports. These indicators have been derived from the policies themselves alongside the requirements of the Sustainability Appraisal (SA). Additional contextual or significant effects indicators may also be identified and included in future monitoring reports.

2.45 The Local Plan (Part One) Strategic Policies will set a housing requirement for the period 2010 - 2030. This will be used to calculate the housing land requirement and five year housing land supply position in future monitoring reports.

2.46 In line with the requirements of Policy Practice Guidance, the Council will prepare a joint Housing and Economic Land Availability Assessment for the borough which will provide evidence for the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.

Environmental quality

2.47 Environmental quality monitoring provides an overview of the quality and quantity of land with environmental and other designations within the borough. The indicators within this section provide a check on the effectiveness of policies in protecting the borough's natural assets and environmental quality.

Indicators in this section

Core indicators	
E1	Planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
E2	Change in areas of biodiversity importance
E3	Renewable energy generation by installed capacity and type
Contextual Indicators	
10C	Nature conservation designations
11C	Designated Green Belt in the borough
12C	Flood risk zones in the borough
13C	Air quality management areas (AQMAs)
14C	Heritage assets
Local Indicators	
E4 (L)	Number of Green Flag awarded open spaces in the borough
E5 (L)	Number of sites removed from the list of contaminated sites held by Environmental Health, as a result of planning application approvals, which require the remediation of land
E6 (L)	Number of villages/parishes with adopted village design statements/landscape character assessments.
E7 (L)	Number of conservation in the borough with an up to date character appraisal
E8 (L)	Area of woodland created in the borough

Core indicators

E1: Planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

Planning reference	Address / location	Nature of proposed development	Reason for EA objection / comments	LA planning decision
13/00764 /FUL	Mostyn House School, The Parade, Parkgate, Neston, Cheshire	Conversion and change of use of Mostyn House School and Jarah Cottage to 48 residential units including partial demolition and erection of 44 residential houses to former playing fields with associated works including provision of 177 car parking spaces	Unsatisfactory FRA submitted	Application withdrawn - re-submitted and permitted 13/02293/FUL
13/01713/FUL	Land to west of Cosgrove Business Park, Daisy Bank Lane, Anderton with Marbury, Northwich, Cheshire	Construction of 13 light industrial units	Unsatisfactory FRA submitted	Application permitted
13/03145/OUT	Land off Green Lane, Marlston Cum Lache, Chester, Cheshire	Outline application for erection of 27 dwellings	Unsatisfactory FRA submitted	Application refused
13/04534/OUT	Balderton Saw Mills, Welsh Road, Dodleston, Chester, Cheshire	Redevelopment of site for residential development of up to 25 dwellings	Unsatisfactory FRA submitted	Application permitted
13/04907/FUL	Eaton Stud Farm, Belgrave Avenue, Eccleston, Chester, Cheshire	Construction of car parking area and alterations to fencing adjacent to stables	Unsatisfactory FRA submitted	Application permitted
13/01247/FUL	Green Lane Farm, Green Lane,	Two storey dwelling adjoining existing	PPS25 - Request for FRA	Application refused

Planning reference	Address / location	Nature of proposed development	Reason for EA objection / comments	LA planning decision
	Marlston Cum Lache, Chester, Cheshire	(demolition of single storey extension to existing property)		
13/02118/FUL	Brook Farm Residential Special School, Brook Road, Tarporley, Cheshire	90 residential dwellings and outline planning permission for up to 10 affordable dwellings and outdoor sports and recreation facilities with all matters reserved	Surface water - unsatisfactory FRA	Application permitted
13/03442/OUT	Land Adjacent To The Hollies, Chapel Lane, Kingsley, Frodsham, Cheshire	Proposed development of No4 dormer bungalows	Unsatisfactory FRA submitted	Application withdrawn

2.48 No applications received objections or comments from the Environment Agency on the grounds of drainage issues during the monitoring period. Four planning permissions were granted contrary to the advice of the Environment Agency on flood risk grounds, two applications were withdrawn and two were refused.

E2: Change in areas of biodiversity importance

2.49 It has not been possible to monitor this indicator for this monitoring period. Future monitoring will be carried out in line with the monitoring framework set out in the Local Plan (Part One) Strategic Policies Plan.

E3: Renewable energy generation by installed capacity and type

2.50 It has not been possible to monitor this indicator for this monitoring period. However, installed capacity data for the 2011 monitoring period and energy consumption data for the 2009 monitoring period is included below.

Technology	Installed capacity (MW) 2011 ⁽¹⁾	Percentage of borough's energy consumption 2009
Wind (Commercial-scale)	0	0.00
Landfill gas	6.21	0.22
Biogas sewage	0.46	0.02
Hydro	0	0.00
Solar PV	1.5	0.01
Wind (Small-scale)	0.017	0.00
Total	8.2	0.24

1. RESTATS and Ofgem FIT Register 2011

Contextual indicators - natural environment

10C: Nature conservation designations

2.51 The landscape of Cheshire West and Chester represents a wide and varied number of habitats and has many designations of international, national, regional and local importance ranging from Ramsar sites and Sites of Special Scientific Interest (SSSI), to Areas of Nature Conservation Value (ANCV) and Strategic Wildlife Areas (SWA). The Policies Map for the adopted Local Plans of the former authorities of Chester, Ellesmere Port and Neston and Vale Royal illustrate the location of each of these designations, and are available to view on the interactive map on the [Council's website](#).

Feature / designation	Details ⁽¹⁾
Sites of Special Scientific Interest (SSSIs) wholly or partially within the borough	28 sites (5,119 ha)
Local Wildlife Sites	443 sites (5,400 ha)
Areas of Nature Conservation Value (ANCV) and Strategic Wildlife Areas (SWA)	39 ANCVs 4 SWAs
Nature 2000 sites (SPA, SAC and Ramsar)	Mersey Estuary - Ramsar, SPA The Dee Estuary - Ramsar, SPA and SAC Midland Meres and Mosses - Phase 1 Ramsar Midland Meres and Mosses - Phase 2 Ramsar River Dee and Bala Lake - SAC Oak Mere - SAC West Midland Mosses - SAC

1. Source: Natural England, Cheshire West and Chester Conservation

11C: Designated Green Belt in the borough

2.52 The designated area of Green Belt in the borough covers approximately 39,230 hectares, equating to forty-two per cent of the borough. The North Cheshire Green Belt stretches from south of the Chester urban area to Ellesmere Port in the north, and reaches eastwards across the borough towards the border with Cheshire East north of Northwich.

12C: Flood risk zones in the borough

2.53 In the Ellesmere Port area, small isolated areas are subject to flood risk from drainage, infrastructure and minor watercourses such as Rivacre Brook. The Stanlow industrial area is at risk of tidal flooding, although risk of direct flooding from the River Mersey is significantly reduced due to the presence of the Manchester Ship Canal. The Ince Marshes area is also considered to be at high risk of flooding as it was originally marshland that would flood naturally and is currently managed by canalised drains. Some properties within Frodsham are considered to be under threat of flooding from the River Weaver, however it is mainly agricultural land at risk of flooding in this area.

2.54 In Northwich the most significant flood risk is caused by the catchments of the rivers Weaver, Dane and Peover Eye converging. The main flood risk is to properties to the south of the town centre and in Winnington, an industrial area to the north east of Northwich. Some sites within the Northwich Vision regeneration project are at risk of flooding and work has been undertaken to understand the nature of this risk through an area flood risk assessment and mitigation study for Northwich. A scheme to improve the level of flood protection to the town centre has been approved. The scheme includes the construction of flood walls, a flood embankment, flood gates and demountable defences.

2.55 Winsford has been identified as an area that is at risk of flooding. Work is ongoing to look at the flood risk in Winsford's proposed development areas and provide a guide to possible mitigation and design methods to address any risk of flooding through the Winsford area flood risk assessment.

2.56 The tidal and fluvial River Dee puts parts of Chester at risk of flooding. The main area of flood risk can be found in parts of Chester city and the Sealand Basin area, but the village of Farndon is also at risk of flooding from the fluvial River Dee.

2.57 In addition to the strategic and area flood risk assessments which have been prepared, the Council has also completed a water cycle strategy to ensure that additional demands for water and wastewater services are fully taken into account when additional growth is proposed.

2.58 The Floods and Water Management Act 2010 creates a more comprehensive risk based regime for managing the risks of floods and coastal erosion and will embrace all sources of flooding. The Act gives the Environment Agency a strategic overview role and creates a new duty for local authorities to lead on flood risk management. The Act promotes the increased use of sustainable urban drainage systems (SUDS) and will end the automatic right to connect to the sewers for surface water drainage. The Council has been designated a Lead Local Flood Authority under the Flood and Water Management Act 2010. The Council now has a number of duties, with the principal aim of managing flood risk from local sources including surface water, groundwater, ordinary watercourses (smaller rivers, streams and ditches) and canals.

2.59 The Preliminary Flood Risk Assessment (PFRA) November 2011 gives an overview of the flood risk from local sources. It forms the basis and the way forward in developing the Council's Local Flood Risk Management Strategy.

13C: Air quality management areas (AQMAs)

2.60 Under the Environment Act 1995 the Council is obliged to review and assess local air quality in terms of the impacts of seven key pollutants against health based objectives. Where any of these objectives is exceeded there is a requirement to carry out a detailed assessment, progress report and subsequently an AQMA may be designated.

2.61 As at 1 March 2014 the following AQMAs have been designated in the borough:

- A5032 (Whitby Road - Station Road) Ellesmere Port - designated in May 2005
- Tarvin Road / Christleton Road area, Chester - originally designated in February 2008 and extended in August 2011

2.62 The 2014 Detailed Assessment for the Fluin Lane area in Frodsham recommends the creation of a further AQMA.

2.63 The source of the problem in all cases is nitrogen dioxide (NO₂) from road traffic. An Air Quality Action Plan is in place for the AQMA within Ellesmere Port and is in the process of being produced for the Chester area AQMA. Details of all the assessments can be found on the [Council's website](#).

Contextual indicators - built environment

14C: Heritage assets

2.64 The heritage assets held within the borough are detailed below. There has been no loss of heritage assets during the monitoring period. There has been an additional Grade II Listed Building and three additional locally listed buildings.

Heritage asset	Number
Listed buildings	2,501
Grade I	86
Grade II*	177
Grade II	2,238
Classified at risk	14
Conservation areas	96
Locally listed buildings	1,313
Ellesmere Port and Neston	78

Heritage asset	Number
Vale Royal	1,235
Registered battlefields	1
Registered parks and gardens of special historic interest	7
Grade I	0
Grade II*	2
Grade II	5
Areas of archaeological importance	1
Scheduled monuments	116
Scheduled monuments classified as at risk	23
Areas of archaeological potential	11
Sites of archaeological/historic importance	9,883

Local indicators

E4 (L): Number of Green Flag awarded open spaces in the borough

2.65 Cheshire West and Chester Council has been awarded eight Green Flags for its parks and countryside sites. The flag is a national award for public spaces and parks. To achieve this the space must meet strict criteria including being welcoming, safe and well maintained, have a management plan in place and work with the community for the park's development. Each site is independently judged and has to be re-submitted every year to ensure standards are maintained. The awarded sites for the monitoring period are:

- Caldy Nature Park
- Castle Park
- Helsby Quarry Local Nature Reserve
- Northwich Woodlands
- Stanney Fields Park
- Tarvin Community Woodland (Green Flag Community Award)
- Westminster Park
- Whitby Park

E5 (L): Number of sites removed from the list of contaminated sites held by Environmental Health, as a result of planning application approvals, which require the remediation of land

2.66 Discussions have taken place with the Council's environmental health officers in order to review this indicator. However, it has not been possible to collect the relevant data for the monitoring period. This indicator will be reviewed as part of the monitoring framework set out in the Local Plan (Part One) Strategic Policies.

E6 (L): Number of villages/parishes with adopted village design statements/landscape character assessments.

2.67 The parishes and villages listed below have an adopted village design statement or landscape character assessment:

- Hartford Village Design Statement
- Kelsall Parish Landscape and Design Statement
- Mickle Trafford Village Design Statement
- Tarporley Village Design Statement
- Tattenhall Village Design Statement
- Tarvin Village Design Statement
- Weaverham Village Design Statement
- Whitegate and Marton Village Design Statement
- Alvanley Village Design Statement
- Moulton Village Design Statement
- Frodsham Town Design Statement
- Threapwood Village Design Statement
- Little Leigh Village Design Statement

E7 (L): Number of conservation areas in the borough with an up to date character appraisal

2.68 Of the 96 conservation areas in the borough, a total of 19 have an up to date conservation area appraisal^(viii).

E8 (L): Area of woodland created in Cheshire West and Chester

2.69 The Mersey Forest have reported that 3.34ha of new woodland planting took place within the borough during the 2012-13 monitoring period. Data for the 2013-14 monitoring period is currently unavailable.

viii Appraisals completed within the last five years

Issues and actions

Policy monitoring

2.70 Policies in the emerging Local Plan (Part One) are accompanied by a suite of monitoring indicators that will form the basis of future monitoring reports. The Council will continue to monitor the presence and quality of environmental assets in the borough. Additional contextual or significant effects indicators may also be identified and included in future monitoring reports.

Transport and accessibility

2.71 Transport and accessibility are essential for the delivery of sustainable development in the borough. Monitoring provides an overview of access to and use of transport in the borough.

Indicators in this section

Contextual Indicators	
15C	Car ownership in the borough
16C	Mode of transport used by residents of the borough to travel to work
17C	Workplace of residents of the borough

Contextual indicators

15C: Car ownership in the borough

Vehicle ownership 2011 ⁽¹⁾	Number of households 2011	Percentage of total households 2011
No car / van	26,297	18.6 per cent
One car / van	58,893	41.6 per cent
Two cars / vans	43,561	30.8 per cent
Three cars / vans	9,580	6.8 per cent
Four + cars / vans	3,111	2.2 per cent

1. Office for National Statistics, Car or Van Availability, 2011 (QS416EW)

2.72 Car ownership in the borough has increased from 2001. The number of households with no car or van has reduced by 2.5 per cent from 26,969 in 2001 to 26,297 in 2011. The largest increase is the number of households with four or more vehicles where there has been an increase of 47.4 per cent from 2,110 in 2001 to 3,111 in 2011.

16C: Mode of transport used by employed residents of the borough to travel to work

Mode of transport ⁽¹⁾	Percentage Cheshire West and Chester	Percentage North West
Work mainly at or from home	6%	4.5%
Underground, metro, light rail or tram	0.2%	0.6%
Train	2%	2.8%
Bus, minibus or coach	3.5%	8.3%
Taxi	0.5%	0.8%
Motorcycle, scooter or moped	0.6%	0.6%
Driving a car or van	68%	62.6%
Passenger in a car or van	5.6%	6.1%
Bicycle	2.7%	2.2%
On foot	10%	10.9%
Other	0.6%	0.6%

1. Office for National Statistics, Method of travel to work, 2011 (QS701EW)

2.73 The modes of transport used by borough residents to travel to work reflect those of the North West in general. This would suggest that access to a range of transport modes is in line with that of the region as a whole. The use of cars or vans may be a reflection of the rural character of the borough.

17C: Workplace of residents of the borough

Location of workplace	Percentage of residents
Within the borough	64.4%
Cheshire East	7.4%
Halton	2.8%
Warrington	2.9%
Wirral	4.3%
Other	18.2%

2.74 Data for this indicator was not collected in the 2011 census. However, the commuting rate for the borough has been calculated using the 2011 number of employed residents and the Business Register and Employment Survey (BRES) number of people working in the borough. The table below provides the 2011 Cheshire West and Chester commuting rate.

	Number of employed residents	Number of people working in the borough	Commuting rate
Cheshire West and Chester	153,700	151,700	1.01

Issues and actions

Policy monitoring

2.75 Transport and accessibility policies in the Local Plan (Part One) are accompanied by a suite of monitoring indicators that will form the basis of future monitoring reports. These indicators have been derived from the policies themselves alongside the requirements of the Sustainability Appraisal (SA). The Council will continue to monitor the delivery of sustainable transport and improved accessibility in future monitoring reports. Additional contextual or significant effects indicators may also be identified and included in future monitoring reports.

Minerals

2.76 Minerals monitoring provides an overview of the supply and available resource of aggregate minerals in the borough. Extensive minerals monitoring is included within the Council's Local Aggregate Assessment.

Indicators in this section

M1	Production (sales) of land-won aggregates
M2	Production of secondary and recycled aggregates
M3	Permitted aggregate reserves and landbank

M1: Production (sales) of land-won aggregates (million tonnes)

Sales	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Sand and gravel ⁽¹⁾	0.66	0.95	0.86	0.91	0.70	0.55	0.54	0.66	0.56	0.42

1. Data for the years 2004 - 2009 are estimates based on data from the former Cheshire County Council area

2.77 Sales of aggregate sand and gravel have been steadily declining since 2007, except for a small increase in 2011. This pattern of declining sales has continued during 2013 when total sales fell by 25 per cent from 0.56mt in 2012 to 0.42mt, the lowest recorded figure for more than ten years. This is a reflection of the wider sales pattern in the north west and is due to the continued reduced rate of construction.

M2: Production of secondary and recycled aggregate

2.78 Data for construction, demolition and excavation waste recycling is by its nature difficult to compile. The majority of material is reprocessed at source and therefore this does not offer the opportunity for data collection. There are no identified resources of secondary aggregate within the borough. The Council will continue to work collaboratively with neighbouring authorities, operators and the Environment Agency in working towards an effective monitoring regime for this resource.

M3: Permitted aggregate reserves and landbank

	Landbank as at 31.12.2012	Reserves as at 31.12.2013 (mt)	Annual apportionment 2005-2020 (mt)	Landbank as at 31.12.2013
Sand and gravel	11.6 years	9.3mt	0.80mt	11.63 years

2.79 The total aggregate landbank for sand and gravel has remained unchanged during 2013 at 11.63 years. This is a reflection of the relatively low sales figure for the same period.

2.80 This Annual Monitoring Report should be read alongside the most up to date Local Aggregate Assessment and North West AWP Report.

Issues and actions

Policy monitoring

2.81 Minerals policies in the Local Plan (Part One) are accompanied by a suite of monitoring indicators that will form the basis of future monitoring reports. These indicators have been derived from the policies themselves alongside the requirements of the Sustainability Appraisal (SA). The Council's Local Aggregate Assessment also forms part of the monitoring regime for aggregate production and should be read alongside future monitoring reports. Additional contextual or significant effects indicators may also be identified and included in future monitoring reports.

2.82 The sand and gravel aggregate landbank will continue to be monitored to ensure it does not fall below the minimum seven year requirement set out in the National Planning Policy Framework. The Council will also continue to seek ways to improve monitoring arrangements for secondary and recycled material in the borough.

Waste

2.83 Waste monitoring provides an overview of the arisings and management of waste in the borough. Monitoring currently focuses on municipal solid waste (MSW) and commercial and industrial (C&I) waste streams. More detailed monitoring and assessment is contained within the Waste Need Assessment which is updated on an annual basis.

Indicators in this section

W1	Capacity/change on stock of new waste management facilities
W2	Amount of municipal waste arisings and management by type
W3	Percentage change in municipal solid waste (MSW) arisings
W4	Kilogrammes of waste collected per head of population
W5	Amount of commercial and industrial waste arising and management by type
W6	Amount of construction, demolition and excavation waste arising and management

W1: Capacity/change on stock of new waste management facilities during the monitoring period

Facility type	Total permitted capacity	Max annual capacity
Inert landfill	0	0
Non-hazardous landfill	0	0
Hazardous landfill	0	0
Energy from waste incineration	0	0
Other incineration	0	0
Landfill gas generation plant	0	0
Pryolysis / gasification	0	0
Metal recycling site	0	0
Transfer station	0	0
Material recovery / recycling facility	N/A	275,000 tpa ⁽¹⁾
Household civic amenity site	0	0
Open windrow composting	0	0
In-vessel composting	0	0
Mechanical, biological and/or thermal treatment	0	0
Sewerage treatment works	0	0
Other treatment	0	0
CD&E recycling facility	0	0
Storage of waste	0	0
Other waste management	0	0
Other development	0	0
Total	N/A	275,000 tpa

1. Includes 150,000 tpa as part of outline application already granted permission (variation of site layout)

W2: Amount of municipal waste arisings and management by type

	Landfill	Incineration with Energy from Waste	Incineration without Energy from Waste	Recycled (excluding reuse)	Composted	Other	Total waste arisings
Amount of MSW arising 2013-14 ⁽¹⁾	66,931	386	0	44,954	44,749	11,149 ⁽²⁾	168,172 tonnes
	40%	0.2%	-	27%	27%	7%	

1. WasteDataFlow 2014
2. Reused materials

2.84 The target of forty per cent waste recycling/composting, as expressed in the Cheshire Replacement Waste Local Plan (CRWLP), has continued to be exceeded by Cheshire West and Chester. The data for 2013-14 indicates a slight fall in recycling and/or composting, decreasing from 56 per cent in 2012-13 to 53 per cent. The Council was also ranked 18th in the National League tables for recycling during 2013-14.

W3: Percentage change in municipal solid waste (MSW) arisings

	2012-13	2013-14
Total MSW arising (tonnes)	162,583 tonnes	168,172 tonnes
% +/- from previous year	-8.2%	+3.3%

2.85 The Cheshire Replacement Waste Local Plan set a monitoring target of achieving less than three percent annual growth in MSW arisings. This target has not been met, with MSW arisings increasing by 3.3 per cent during 2013-14 compared to a fall of 8.2 per cent during the period 2012-13.

W4: Kilogrammes of waste collected per head of population

2.86 In line with the rise in overall MSW arisings, the amount of waste collected per head of population has also increased by 3.5 per cent from 490kg per head of population during 2012-13 to 508kg.

W5: Amount of commercial and industrial waste arising and management by type

	2009 tonnes	2009 percentage
Composting	21,000	6.1%
Incineration with energy recovery	11,000	3.1%
Incineration without energy recovery		
Land recovery	-	-
Recycling	196,000	56.8%
Transfer station	-	-
Treatment plant	13,000	3.7%
Waste water treatment	-	-
Landfill	99,000	28.7%
Total	345,000	100%

2.87 The most recent data available for the arisings of commercial and industrial waste remains to be the 'Cheshire East and Cheshire West and Chester Council's Waste Needs Assessment'. The assessment, carried out in 2010 by Urban Mines, found that a total of 345,000 tonnes of commercial and industrial waste arose within Cheshire West and Chester during 2009. Of this, 56.8 percent was recycled, 6.1 percent composted, 3.1 percent incinerated, 3.7 percent treated and 28.7 percent residual waste was sent to landfill.

W6: Amount of construction, demolition and excavation waste arising and management

Recycled aggregate / soil	Beneficial re-use on landfill	Exempt activities	Disposal by landfill	Total
593,326	86,285	260,481	431,608	1,374,700
43.4%	6.3%	18.9%	31.4%	100%

2.88 The most up to date data available for construction, demolition and excavation (CD&E) waste arising was gathered by Smiths Gore on behalf of the North West Technical Advisory Body (RTAB) in 2007. The survey identified the volume and management of CD&E waste arisings in 2006, the findings of which are detailed in the report 'Study to fill the evidence gaps for construction, demolition and excavation waste streams in the North West region of England Policy monitoring and Future Actions'.

Issues and actions

Policy monitoring

2.89 Waste policies in the Local Plan (Part One) are accompanied by a suite of monitoring indicators that will form the basis of future monitoring reports. These indicators have been derived from the policies themselves alongside the requirements of the Sustainability Appraisal (SA). The Council will continue to monitor waste arisings and management through both the monitoring reports and the Council's Waste Need Assessment which will be updated on annual basis. Additional contextual or significant effects indicators may also be identified and included in future monitoring reports. The Council will also seek ways to collect data relating to the arising and management of construction, demolition and excavation waste streams.

Alternative energy supplies

2.90 The current monitoring framework does not contain specific indicators relating to alternative energy supplies in the borough. The following section provides the baseline for future monitoring reports and sets out the current position in relation to unconventional hydrocarbon exploration and production in the borough.

2.91 There are six Petroleum Exploration Development Licences (PEDL) across the borough which have been issued by the Department for Energy and Climate Change for the exploration, appraisal or production of hydrocarbons (including coalbed methane and shale gas). Within these PEDL licence areas there are currently seven permitted exploratory borehole sites (two of which have permission for the development phase for the extraction of coalbed methane).

Table 2.1 Current coalbed methane sites within Cheshire West and Chester

Site name	Permission number	Phase permitted ⁽¹⁾	2013-14 status
Lesters Lane, Kinnerton	10/11458/MIN	Exploratory borehole drilling	Borehole drilled and site restored. No resource found. No further development to take place.
Salters Lane, Picton	10/10339/MIN	Exploratory borehole drilling	No borehole activity taken place, extension of time granted 9 September 2013 under 13/02999/EXT
Land at Kingsmarsh, Farndon	10/10145/MIN	Exploratory borehole drilling	Borehole drilled and site currently being restored. Results of drilling pending.
Duttons Lane, Upton	10/11167/MIN	Exploratory borehole drilling	No development taken place, extension of time granted 28 May 2013 under 13/01123/EXT
Ince Marshes, Ince	09/02568/MIN	Exploration, appraisal and production	Exploration phase completed, no further development has taken place.
Land off North Road, Ellesmere Port	09/02169/MIN	Exploration, appraisal and production	No borehole activity has taken place.
Beech Farm, Caldecott	09/10278/CPO	Exploratory borehole drilling	Borehole drilled and site restored. No further development proposed.

1. Refers to the three phases of hydrocarbon extraction: exploration, appraisal, and production

Issues and actions

Policy monitoring

2.92 Alternative energy policies in the Local Plan (Part One) are accompanied by a suite of monitoring indicators that will form the basis of future monitoring reports. These indicators have been derived from the policies themselves alongside the requirements of the Sustainability Appraisal (SA).

Neighbourhood Development Plans

2.93 The Localism Act 2011 introduced new rights and powers for local communities to come together to shape new development through the preparation of a Neighbourhood Development Plan. Once 'made' these plans will be used in the decision making process for planning applications. The following

chapter provides detail of Neighbourhood Development Plans being developed in Cheshire West and Chester.

'Made' Neighbourhood Development Plans	
Tattenhall and District Neighbourhood Plan	'Made' on 4 June 2014
Winsford Neighbourhood Plan	'Made' on 19 November 2014
Neighbourhood Development Plans at submission stage	
Malpas and Overton Neighbourhood Plan	Publicity stage ran from 3 October to 17 November 2014
Neighbourhood area applications	
Upton-by-Chester and District	Consultation period ran from 16 October to 27 November 2014
Designated neighbourhood areas	
Ashton Hayes and Horton-cum-Peel	Designated on 6 June 2013
Barrow	Designated on 11 September 2013
Broxton	Designated on 13 June 2013
Davenham	Designated on 8 May 2013
Farndon	Designated on 11 September 2013
Hartford	Designated on 6 March 2013
Helsby	Designated on 31 July 2013
Huxley and Foulk Stapleford	Designated on 7 October 2013
Kelsall, Upper Kelsall and Willington Corner	Designated on 26 November 2013
Moulton	Designated on 6 March 2013
Neston	Designated on 6 March 2013
Norley	Designated on 7 March 2013
No Mans Heath	Designated on 6 June 2013
Tarporley	Designated on 27 March 2014
Tiverton, Tilston Fearnall and Beeston	Designated on 13 June 2013

2

Monitoring framework

Whitegate and Marton	Designated on 17 April 2013
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Duty to co-operate

2.94 Section 33A of the Planning and Compulsory Purchase Act 2004, as inserted by section 110 of the Localism Act 2011, introduced the duty to co-operate in relation to the planning of sustainable development. The Council is required to co-operate with other local planning authorities and bodies, prescribed in Regulation 4(1) of the Town and Country Planning (Local Planning) (England) Regulations 2012, to maximise the effectiveness of the preparation of the Local Plan and supporting activities relating to strategic matters.

2.95 A summary of the actions taken in relation to the duty to co-operate and the preparation of the Local Plan (Part One) Strategic Policies is outlined below. A more detailed report is set out in 'Duty to Co-operate Statement December 2013'. Duty to co-operate work is ongoing through the preparation of the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.

Local Authority / Body	Identified strategic matters	Actions taken
Cheshire East Council	<ul style="list-style-type: none"> • Housing • Economy • Green Belt • Strategy for development around Middlewich • Gypsy and Traveller accommodation • Minerals • Waste 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p> <p>Regular meetings attended covering all strategic matters with additional meetings dealing with the strategy for development around Middlewich, minerals and waste matters.</p> <p>Joint working on the development of the Gypsy and Traveller Accommodation Assessment.</p>
Wirral Borough Council	<ul style="list-style-type: none"> • Housing • Economy • Gypsy and Traveller accommodation • Minerals • Waste • Transport • Water supply / quality 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p> <p>Regular meetings attended covering all identified strategic matters.</p> <p>Joint working through working groups.</p>
Halton Borough Council	<ul style="list-style-type: none"> • Housing • Economy • Gypsy and Traveller accommodation • Green Belt • Transport 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p> <p>Regular meetings attended covering all identified strategic matters.</p> <p>Joint working through working groups.</p>

Local Authority / Body	Identified strategic matters	Actions taken
	<ul style="list-style-type: none"> ● Habitats Regulation issues 	
Warrington Borough Council	<ul style="list-style-type: none"> ● Housing ● Economy ● Gypsy and Traveller accommodation ● Green Belt ● Minerals ● Waste 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p> <p>Regular meetings attended covering all strategic matters with additional meetings dealing with the minerals and waste matters.</p> <p>Joint working on the development of the Gypsy and Traveller Accommodation Assessment.</p>
Shropshire Council	<ul style="list-style-type: none"> ● Housing ● Minerals ● Waste ● Transport 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p> <p>Meetings attended covering identified strategic matters with additional meeting dealing with minerals and waste matters.</p>
Flintshire County Council	<ul style="list-style-type: none"> ● Housing ● Economy ● Green Belt ● Transport ● Flooding and water quality 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p> <p>Meetings attended covering identified strategic matters.</p>
Wrexham County Borough Council	<ul style="list-style-type: none"> ● Housing ● Economy ● Transport ● Flooding and water quality 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p> <p>Meetings attended covering identified strategic matters.</p>
Merseyside Environmental Advisory Service	<ul style="list-style-type: none"> ● Minerals ● Waste ● Habitats Regulation issues 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p> <p>Regular meetings held as part of the North West Waste Network and North West Aggregate Working Party.</p>

Local Authority / Body	Identified strategic matters	Actions taken
		Direct correspondence relating to Habitats Regulation Assessment Screening Reports.
Greater Manchester Minerals and Waste Planning Unit	<ul style="list-style-type: none"> • Minerals • Waste 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p> <p>Regular meetings held as part of the North West Waste Network and North West Aggregate Working Party.</p>
Lancashire County Council	<ul style="list-style-type: none"> • Minerals • Waste 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p> <p>Regular meetings held as part of the North West Waste Network and North West Aggregate Working Party.</p>
Cumbria County Council	<ul style="list-style-type: none"> • Minerals • Waste 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p> <p>Regular meetings held as part of the North West Waste Network and North West Aggregate Working Party.</p>
North Wales Minerals and Waste Shared Service	<ul style="list-style-type: none"> • Minerals • Waste 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p> <p>Meetings held as part of the North Wales Regional Aggregate Working Party and North West Aggregate Working Party.</p>
Norfolk County Council	<ul style="list-style-type: none"> • Minerals 	Direct correspondence regarding the provision of aggregate minerals and continued rail head availability.
Staffordshire County Council	<ul style="list-style-type: none"> • Minerals • Waste 	Direct correspondence issued relating to cross border flows of minerals and waste.

Local Authority / Body	Identified strategic matters	Actions taken
Environment Agency	<ul style="list-style-type: none"> Flood risk and water quality 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p> <p>Meetings attended covering identified strategic matters.</p>
English Heritage	<ul style="list-style-type: none"> Heritage assets Historic environment 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p> <p>Meetings attended covering identified strategic matters.</p>
Natural England	<ul style="list-style-type: none"> Biodiversity and geodiversity Conservation Green Infrastructure 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p> <p>Direct correspondence covering identified strategic matters.</p>
Civil Aviation Authority	<ul style="list-style-type: none"> Transport infrastructure 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p>
Homes and Communities Agency	<ul style="list-style-type: none"> Housing 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p> <p>Joint working has also been undertaken in relation to relevant documents e.g. Local Investment Plan for Warrington and Chester, the Weaver Valley Partnership, Strategic Housing Framework.</p>
Health bodies	<ul style="list-style-type: none"> Health and wellbeing including healthcare provision and services 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p>
Office of Rail Regulation	<ul style="list-style-type: none"> Transport infrastructure 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p>
Highways Agency	<ul style="list-style-type: none"> Transport infrastructure 	<p>Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.</p>

Local Authority / Body	Identified strategic matters	Actions taken
		Direct correspondence covering identified strategic matters.
Merseytravel (Integrated transport authority)	<ul style="list-style-type: none"> • Transport infrastructure 	Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.
TAITH (Integrated transport authority)	<ul style="list-style-type: none"> • Transport infrastructure 	Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.
Marine Management Organisation	<ul style="list-style-type: none"> • No issues identified 	Consulted on relevant stages of preparation of the Local Plan (Part One) Strategic Policies.
Natural Resources Wales	<ul style="list-style-type: none"> • Biodiversity • Geological conservation • Green infrastructure 	Consulted on relevant stages of preparation of the Local Plan (Part One) Strategic Policies.
Local Nature Partnership	<ul style="list-style-type: none"> • Biodiversity • Geological conservation • Green infrastructure 	Consulted on all stages of preparation of the Local Plan (Part One) Strategic Policies.
Cheshire and Warrington Local Enterprise Partnership	<ul style="list-style-type: none"> • Housing • Economy • Transport infrastructure 	Consulted on relevant stages of preparation of the Local Plan (Part One) Strategic Policies.

A Glossary of terms

Affordable housing – Includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should: meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

Aggregate - Sand, gravel, crushed rock and other bulk materials used in the construction industry for purposes such as the making of concrete, mortar, asphalt or for roadstone, drainage or bulk filling materials

Allocated land/sites - Land which is defined in the development plan as being acceptable in principle for development for a particular purpose and which is not already in use for that purpose.

Annual Monitoring Report (AMR) - Assesses the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.

Apportionment -A specified amount of aggregates to be produced annually on a sub-regional basis.

Appropriate assessment - Undertaken as part of a habitats regulations assessment to establish the impacts a Local Development Document will have on a range of European designated sites.

Area of search - A technique used to identify areas of land which are considered to contain mineral resources and which are generally free from major mappable constraints

Biodiversity - A measure of the number and range of species and their relative abundance in a community.

Brownfield land - See previously developed land.

Coalbed methane (CBM) -Natural gases produced during coal formation which are either adsorbed onto the coal or dispersed into pore spaces around the coal seam. Can be extracted and used as energy source.

Community facilities - Facilities providing for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community.

Conservation areas -Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas are designated by local planning authorities under the Town and Country Planning Acts.

Contaminated land - Land that is polluted by noxious or toxic substances.

Derelict land - Land so damaged by industrial or other development that it is incapable of beneficial use without treatment.

Development brief - Document providing detailed information to guide developers on the type of development, design and layout constraints and other requirements for a particular, usually substantial, site.

Garden land - Land that is in use as a domestic garden and is classified as within the curtilage of an existing dwelling. Garden land (for the purposes of monitoring) falls under greenfield land.

Green Belt - Area of land, largely rural in character, which is adjacent to the main urban areas and which is protected from development by restrictions on building.

Greenfield - Land on which no development has previously taken place unless the previous development was for agriculture or forestry purpose or, the remains of any structure or activity have blended into the landscape.

Housing land supply - The number of additional dwellings becoming available, either under construction or on land with planning permissions, or allocated within a local plan.

Index of multiple deprivation (IMD) - Key source of evidence of deprivation at lower super output area level across England. It measures disadvantage and consists of 7 domains, income, employment, health deprivation and disability, education, skills and training, barriers to housing and services, crime and living environment.

Issues and options - Report produced during the early production stage of the preparation of development plan documents and which may be issued for consultation. The Cheshire West and Chester Core Strategy Issues and Options Report was consulted on during the period November 2009 - January 2010

Listed building - A building included in a list compiled by the Secretary of State for National Heritage as being of special architectural or historic interest.

Local Development Document (LDD) -The collective term for development plan documents, Supplementary Planning Documents and the Statement of Community Involvement.

Local Development Scheme (LDS) - A public document setting out the Council's programme for the production of its Local Development Documents.

Local Plan - A plan setting the statutory planning framework for the area.

Local Planning Authority - The body responsible for carrying out the statutory planning functions.

Local Strategic Partnership (LSP) - Set up under legislation in 2000, LSPs operate across an authority area and are an overarching community partnership to help deliver change. Often led by the local council, their membership should be representative of the local community. A draft, interim Sustainable Community Strategy has been prepared for Cheshire West and Chester and a new Sustainable Community Strategy is anticipated to be completed in 2009.

Lower super output area (LSOA) - Based on population characteristics rather than administrative boundaries and form the smallest basic units for understanding local information. Middle super output areas are made up of several lower super output areas.

Middle super output area (MSOA) - Based on population characteristics rather than administrative boundaries and form the mid-level basic units for understanding local information. Middle super output areas are made up of several lower super output areas.

Minerals safeguarding area (MSA) - Areas where proven mineral resources exist identified to alert against potential sterilisation.

National Planning Policy Framework (NPPF) - Sets out the government's policies for Local Plans and planning decisions.

North West of England Plan Regional Spatial Strategy to 2021 (RSS) - A document prepared by the North West Regional Assembly on behalf of the Secretary of State which sets a spatial development framework for the region. It was adopted in September 2008 and forms part of the development plan.

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

Previously Developed Land (PDL) – Land which is or has been occupied by a permanent (non-agricultural) structure and associated infrastructure, including the area of land attached to a structure as well as the structure itself (e.g. residential property and garden). It excludes land and buildings used for agricultural purposes, forest and woodland and urban open space such as parks, allotments and recreation grounds. Also known as brownfield land.

Primary aggregates/minerals - Minerals that are extracted or won from where they naturally occur.

Strategic Housing Land Availability Assessment (SHLAA) - An assessment of the housing land supply and potential within a local authority area with the intention of demonstrating that sufficient housing supply exists/likely to exist over different time bands.

Strategic Housing Market Assessment (SHMA) - An assessment of a housing market produced by authorities or partnership authorities.

Supplementary Planning Document (SPD) - Guidance notes produced by the local authority, which give advice on particular aspects of policies in development plan documents. They can provide a guide for developers. They do not form part of the development plan and are not subject to independent examination.

Sustainability Appraisal (SA) - A means of appraising the social, environmental and economic effects that policies and plans may have in the long term. Sustainability appraisals are required for each development plan document and must fully incorporate the requirements of the Strategic Environmental Assessment Directive.

Windfall - Land that has not been specifically identified (for development) as available in existing adopted Local Plans, development briefs or SHLAA, and which have come forward through the development management process.

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 a copy in a different format, in another language or require a BSL interpreter, please email us at **equalities@cheshirewestandchester.gov.uk**

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

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

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

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

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

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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