

Cheshire West & Chester Council

# Local Plan

(**Part Two**) Land Allocations  
and Detailed Policies



**Review**

June 2024

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Cheshire West  
and Chester



# Cheshire West and Chester

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

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Report 17/06/24.	Gill Smith	Planning Policy Manager
Approval 24/06/24	Rob Charnley	Head of Planning and Place Making
Approval 24/06/24	Councillor Christine Warner	Cabinet Member for Homes, Planning and Safer Communities

## **1 What is the report about?**

- 1.1 Local Planning Authorities are required to complete a review of local plans within five years from adoption to ascertain whether they require updating. The Local Plan (Part Two) Land Allocations and Detailed Policies (LP2) was adopted on 19 July 2019 and this report outlines the findings of the 5-year review undertaken.

## **2 Report Details**

- 2.1 The Town and Country (Local Planning) (England) Regulations 2012 (Regulation 10A) require that the local planning authority must review a local plan 5 years from adoption. The purpose of a review is to determine whether policies in a local plan require updating or replacing through preparation of new plan or partial update of an existing plan. The National Planning Policy Framework (NPPF) states that a review should consider changing circumstances affecting the area, or any relevant changes in national policy. If a local planning authority decides that they do not need to update their policies, they must publish the reasons for this decision within 5 years of the adoption date of the plan. A local planning authority will not necessarily need to revise their entire plan in whole and may publish a list of which policies they will update and which policies they consider do not need updating.
- 2.2 Scope of Review - The purpose of the Local Plan (Part Two) is to provide more detail to the strategic policies in the LP1 and identify land allocations to meet development requirements outlined in the strategic plan. The Local Plan (Part One) Strategic Policies (LP1) was reviewed in 2020 and no policies were identified as requiring updating. The review determined that strategic development requirements were being met and the plan was operating successfully. Key to this conclusion was that the planned housing requirement of 1,100 dwellings a year was around double that under the Government's local housing need calculation. The Council was also comfortably exceeding Housing Delivery Test requirements, and both these metrics remain<sup>1</sup>. Appendix A provides a summary of the review and cross references to relevant LP2 policies.
- 2.3 Cabinet agreed in April 2022 to look to update the LP1 and potentially replace policies in LP2. It was acknowledged that through new or revised policies that various Council strategies, including the Climate Emergency Response Plan and Inclusive Economy Action Plan, would enable the Council's aspirations for growth and sustainable development to be fully reflected. Subsequently the

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<sup>1</sup> In line with paragraph 77 and footnote 42 of the NPPF if strategic policies have been reviewed and found not to require updating housing land supply will continue to be demonstrated against Local Plan requirements not local housing need.

Government announced major planning reforms through the Levelling Up and Regeneration Act 2023 (LURA). The aim of the reforms is to simplify and speed up plan making through having a single local plan focused on meeting development requirements, replacing generic local plan policies with National Development Management Policies (NDMP) and introducing borough wide design codes.

- 2.4 In January 2024 Cabinet agreed to commit to preparing a local plan under the new national system for plan-making established by the LURA and to supporting the development of a borough wide design code. The Council cannot formally commence work on a new local plan until secondary legislation has been published but has commenced informal engagement. The Government have also set out that with the introduction of a new system and NDMPs that the NPPF will be substantially rewritten.
- 2.5 Given that LP2 is a daughter document to LP1 and the Council has already stated it will prepare a new local plan, a proportionate review of the policies in LP2 against NPPF has been undertaken. The review of the LP2 has focused on key changes to NPPF from publication in 2012 to June 2019. Although the NPPF was amended before the LP2 was adopted, in line with transitional arrangements it was assessed for soundness against the NPPF 2012. Appendix B sets out the changes to NPPF and any implications for the LP2.
- 2.6 The review has highlighted some areas where policies may not fully reflect the NPPF (Appendix B) and / or where other changes, such as to the Use Classes Order and Environment Act 2021 potentially mean the policy will no longer be applied or not applied as originally intended (see policy by policy appraisal in Appendix C). It is acknowledged that in some case an update would be useful but given the context this would not need to be immediate. Due to reform of the plan making system and Government guidance that old style plans must have been submitted by 30 June 2025 the reality is that the Council can only feasibly at this point in time change policies through a new style plan. The review work combined with greater clarity on content of NDMPs will help to inform the next local plan for the borough.
- 2.7 **Use Class Changes** – The Use Classes Order Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020<sup>2</sup>. Through this the Government made significant changes to established use classes. Several uses that were previously in separate use classes are now part of the same use class. For instance, previous Use Classes A1, A2, A3, B1(a), B1(b), B1(c) and some specific D1 and D2 uses are now within a new Use Class E, which will denote ‘Commercial, Business and Service’ uses’ Furthermore, A4 and A5 uses are now considered sui generis and new classes F1 and F2 were introduced.

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<sup>2</sup> [Use Classes - Change of use - Planning Portal](#)

2.8 Where a change of use takes place between uses in the same class this does not constitute 'development' for the purposes of the Town and Country Planning Act 1990, and therefore planning permission is not required. The Local Plan does have policies that refer to the old use classes and these have been highlighted in the review summary table in Appendix C. If planning permission is no longer required, the development plan is no longer a relevant consideration. Where a use class has been changed the assumption is that the new use class would be applicable.

### **3 Summary**

3.1 The review has highlighted some areas where changes to national planning policy and controls at the national level mean some policies are not operating as intended (see Appendix B and C). These policies can be fully reassessed as part of the new plan making process. It is highly likely that when NDMPs are operational these will replace, or partially replace, policies in the Local Plan. In line with the Levelling Up and Regeneration Act the new Local Plan will not duplicate NDMPs. Detailed information on the timescale for preparing the new local plan will be published as soon as possible when Government has published secondary legislation and guidance.

### **List of appendices**

Appendix A – Review undertaken for Local Plan (Part One) Summary

Appendix B – Review of Local Plan (Part Two) against key changes to the National Planning Policy Framework from February 2019 onwards

Appendix C – Policy Review

### **Background Documents**

Local Plans - <https://www.cheshirewestandchester.gov.uk/your-council/policies-and-performance/council-plans-policies-and-strategies/planning-policy/local-plan>

**Appendix A – Review undertaken for Local Plan (Part One) Summary**

**Table 1: Summary of key changes to NPPF and assessment of conformity with the Local Plan**

New/ amended NPPF requirement	Assessment
<p>Outline which policies are ‘strategic’ (NPPF para 21)</p>	<p>The Local Plan (Part One) Strategic Policies provides the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030. As such, all of the policies within the Local Plan (Part One) are considered to be strategic. A number of the Local Plan (Part Two) policies are also considered to be strategic policies. The Council has undertaken an assessment process. Generally, policies have not been considered strategic if they provided detailed information to support a Local Plan (Part One) policy. A full list of the Local Plan strategic policies can be found in the Neighbourhood Planning Toolkit (see here: <a href="http://consult.cheshirewestandchester.gov.uk/file/5539202">http://consult.cheshirewestandchester.gov.uk/file/5539202</a>)</p>
<p>Contributions will not undermine plan deliverability (NPPF Para 60)</p>	<p>Local Plan (Part One) policy STRAT 11 sets out the overall approach to securing contributions from development. The Local Plan (Part One) was supported by an Infrastructure Delivery Plan that was tested as part of the examination process. The Council has subsequently adopted CIL which further tested the need for contributions and the overall viability of the approach. The individual policies in the Local Plan set out when contributions will be required from development, and were further tested at the Local Plan (Part Two) examination, which was supported by a Viability Study which demonstrated that the total amount of expected contributions would not undermine the deliverability of the Local Plan as a whole.</p>
<p>Local housing need to be calculated following a standard method (NPPF para 60)</p>	<p>The Local Plan (Part One) housing requirement pre-dates the local housing need (LHN) standard method, and was based on a strategy to meet objectively assessed housing needs for market and affordable housing that responded to market signals and economic growth aspirations. Whilst the Local Plan requirement of 1,100 dwellings per annum</p>

	<p>(which is well above that indicated by the standard method for calculating local housing need), the standard method identifies a minimum annual housing need figure but it does not necessarily produce a housing requirement figure. The Government recognises that local planning authorities can plan for additional housing, providing that the Local Plan (Part One) strategy is working well and housing land supply is being maintained, there is no need to revert to the LHN standard method figure.</p>
<p>At least 10% homes on major sites to be available for affordable home ownership (NPPF para 64)</p>	<p>Local Plan (Part One) policy SOC 1 and Local Plan (Part Two) policy DM23 seek the provision of affordable housing as part of new residential development. While the term “affordable homes ownership” was introduced in the NPPF 2019, both policies are sufficiently flexible in approach to tenure. SOC 1 states that the type and tenure of affordable housing will depend on site specific circumstances, and encourages new and innovative ways to provide affordable housing. Paragraph 7.3 makes reference to the NPPF definition of affordable housing, which includes “affordable homes ownership”. Policy DM 23 also includes references to discount for sale properties, which would include “affordable home ownership”.</p>
<p>At least 10% housing to be on small/ medium sites up to 1 ha (NPPF para 68)</p>	<p>Using the Annual Monitoring Report, the Council can set out the delivery of housing on small sites (by capacity rather than site area), and show future supply on small sites (extant commitments and small sites windfall allowance).</p>
<p>Have regard to Local Industrial Strategies (NPPF para 81)</p>	<p>Local Plan (Part One) policy ECON 1 sets a clear economic vision and strategy which promotes sustainable economic growth. The policy was developed following the Local Economic Assessment and contains criteria for reviewing employment allocations and releasing new sites, which includes supporting the growth and expansion of key sectors as identified in sub-regional and local economic growth strategies, and supporting the delivery of major regeneration programmes in Cheshire West and Chester. The Council is working with the Cheshire and Warrington Local Enterprise Partnership to develop a Local Industrial Strategy (LIS). Work is currently ongoing and a final LIS has not yet been</p>



	published.
Address locational requirements of different sectors (NPPF para 82)	Local Plan (Part One) policy ECON 1 sets out the overall approach to the provision of employment land, and states that the expansion of key business sectors will be included in the consideration of proposals. Further specific detail is provided in other policies such as STRAT 4 – Ellesmere Port, which makes provision (in line with the Local Economic Assessment and SRF) for the specific employment opportunities in the advanced manufacturing, environmental technologies and distribution sectors that are present in the town, and identifies specific key development opportunities in the Eastern Employment Zone, comprising the three key areas of New Bridge Road, Stanlow and Ince Park. The need for storage and distribution operations at a variety of scales is identified at Gadbrook Park in policy STRAT 5 and in the Local Plan (Part Two) policies N1 and N 5.
Set housing requirements for designated neighbourhood areas (NPPF para 65)	Local Plan (Part One) policy STRAT 8 sets housing requirements for the identified key service centres and an additional 4,200 new dwellings for the rural area, which will be accommodated within local service centres. This reflects the overall strategy for the pattern and scale of development (taking account of relevant site allocations) as set out in policies STRAT 2-6.
Benefits of estate regeneration (NPPF para 93)	The Local Plan contains a number of policies that would support and encourage estate regeneration. Part One policy STRAT 2 supports new development that is located within existing settlements. Policy STRAT 1 encourages the use and redevelopment of previously developed land in sustainable locations, minimises the loss of greenfield land and supports regeneration in the most deprived areas of the borough. Local Plan (Part Two) policy DM 1 also supports the development of previously developed land.
Public safety, wider security and defence requirements (NPPF para 95)	The Local Plan promotes public safety and takes this into account for a number of development proposals. Local Plan (Part One) policy ECON 2 encourages proposals that

	<p>contribute towards creating (town) centres, and policies SOC 5 and ENV 6 both promote safe, secure and accessible environments. Local Plan (Part Two) policy DM 3 supports design solutions which create safe environments and reduce the fear of crime in the area. The explanation to DM 3 states that this is how the Council meets its duties under the Crime And Disorder Act, and as set out in the NPPF, through the consideration of such matters as siting, layout and design, and any relevant national guidance.</p>
<p>Maintain a network of general aviation airfields (NPPF para 104)</p>	<p>While there are no general aviation airfields located within Cheshire West and Chester, there are some safeguarded areas relating to aerodromes outside of the Council boundary. Local Plan (Part Two) policy DM 11 ensures that new development will not adversely affect the operational integrity, safety, aircraft operations, radar and navigation. Local Plan (Part One) policy ENV 7 also includes criteria that renewable and low carbon energy proposals will be supported where there are no unacceptable impacts on radar, telecommunications or the safety of aircraft operations.</p>
<p>Provide overnight lorry parking facilities (NPPF para 107)</p>	<p>The provision of overnight lorry parking facilities would align with the objectives of Local Plan (Part One) policy STRAT 10 to provide for reliable and efficient transport networks that support sustainable economic growth. Local Plan (Part Two) policy T 5 requires that development proposals (including new or expanded distribution centres) must provide sufficient parking facilities to serve the needs of the development, which would include overnight lorry parking facilities if necessary. The policy also provides that development must not create unacceptable impacts on amenity or road safety, which could include the overnight parking of lorries in locations that lack proper facilities.</p>
<p>Promote effective use of land and use of 'brownfield' land (NPPF para 117)</p>	<p>Local Plan (Part One) policy STRAT 1 sets out that the overall strategy is to deliver sustainable development, and to minimise the loss of greenfield land – including the use and redevelopment of previously developed land in sustainable locations. Policy STRAT 2 sets out a strategy to meet objectively assessed needs for 22,000 new dwellings and 365 ha employment land, and describes the settlement hierarchy within which new</p>

	development will be brought forward. Local Plan (Part Two) policy DM 1 also supports the development of previously developed land.
Focus on design quality and avoid low density housing (NPPF paras 123, 125 and 126)	<p>Local Plan (Part One) policy ENV 6 sets out that the Local Plan will promote sustainable, high quality design and construction, and describes the different considerations and other relevant design standards that the Council will use in determining applications. This is supplemented by Local Plan (Part Two) policy DM 3 which provides further detailed guidance, and by any neighbourhood plans which include specific design policies. The policies in the Local Plan (Part Two) which allocate sites for development contain specific guidance relevant for each individual location.</p> <p>The Local Plan evidence base (and the Council's annual monitoring process) does not identify an existing or anticipated shortage of identified housing needs. Therefore, there is no need to include the use of minimum density standards. The Local Plan contains a number of policies which ensure the maximum use of land, at densities which reflect the existing character and scale of the site's location.</p>
Protection of irreplaceable habitats and promotion of ecological networks (NPPF para 174)	Local Plan (Part Two) policy DM 44 identifies and maps the components of the ecological network on the policies map. Local Plan (Part One) policy ENV 4 and Local Plan (Part Two) policy DM 44 aim to safeguard and enhance biodiversity and geodiversity through identification of designated sites and priority habitats. Policy ENV 4 includes that development should seek to provide net gains.
Secure net biodiversity gains (NPPF para 174)	Local Plan (Part Two) policy DM 44 identifies and maps the components of the ecological network on the policies map. Local Plan (Part One) policy ENV 4 and Local Plan (Part Two) policy DM 44 aim to safeguard and enhance biodiversity and geodiversity through identification of designated sites and priority habitats. Policy ENV 4 includes that development should seek to provide net gains.
Sites to support rural	The Local Plan recognises that employment sites to meet local needs may have to be

business/community needs may be outside existing settlements (NPPF para 84)

found outside of existing settlements (potentially in locations that are not well served by public transport). Local Plan (Part One) policy STRAT 8 allows both for the expansion of existing employment sites, wherever they are located, and for new sites adjacent to key service centres (where of complimentary scale and type consistent with the character of the rural location – paragraph 5.72). Local Plan (Part Two) policy R 3 allocates a range of employment sites within the rural area that are in locations adjacent to or beyond existing settlements, to cater for the continuing economic growth of the borough.

**Table 2: Assessment of Local Plan (Part One) conformity with NPPF**

Policy and summary	Conformity with NPPF	Evidence base and monitoring
<p><b><i>STRAT 1 Sustainable development</i></b></p> <p>The policy sets out the approach to securing development in line with the NPPF presumption in favour of sustainable development.</p>	<p>The policy is in general conformity with the NPPF, in particular, with paragraph 11 which sets out the Framework’s ‘presumption in favour of sustainable development’.</p>	<p>This policy is not monitored separately within the monitoring framework. This policy underpins all policies within the Local Plan (Part One) and its implementation is therefore monitored through all of the indicators within the monitoring framework. As such, the policy is generally operating effectively.</p>
<p><b><i>STRAT 2 Strategic development</i></b></p> <p>The policy sets out the level and location of new development to meet future needs as well as essential infrastructure to support the growth of the borough and create sustainable communities. It sets a housing target of at least 22,000 (net) new dwellings between 2010 and 2030 (an average of 1,100 dwellings per year); and</p>	<p>The policy is in general conformity with the NPPF, and sets a clear housing requirement to 2030, in line section 5 of the Framework. It provides a strategy for meeting the overall targets set out in the policy, and the use of land within the settlement hierarchy, reflects paragraph 103 which seeks to ensure that patterns of growth are managed to reduce the need to travel. As at January 2020, if a review has not been carried out, then the minimum number of homes needed should be informed by a local housing need assessment, using the standard method (paragraph 60). For Cheshire West and Chester this has been calculated as 608 dwellings per annum, which is significantly</p>	<p>A total of 13,146 dwellings have been completed since 2010, with a remaining residual requirement of 8,854. As at April 2019, there are 9,094 units with planning permission (1,489 are under construction and 7,605 have not started). Total employment land developed as at April 2019 was 160.7 ha, there are 111.64 ha of land with planning permission for employment use and 141.88 ha allocated land in the Local Plan and Neighbourhood Plans without planning permission.</p> <p>Data from the Annual Monitoring Report 2019 demonstrates that all elements of the targets relating to the completion of new dwellings and</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
<p>provision for the delivery of at least 365ha of employment land to meet a range of sizes and types of site across the borough throughout the plan period. As such, it provides the overall settlement hierarchy for the delivery of new development, key sites in Local Plan (Part One), allocations in Local Plan (Part Two), and neighbourhood plans.</p>	<p>lower than the current adopted figure of 1,100 dwellings per annum (dpa).</p> <p>The Local Plan (Part One) housing requirement was based on a strategy to meet objectively assessed housing needs for market and affordable housing that responded to market signals and economic growth aspirations. Whilst the requirement of 1,100 dwellings per annum is well above that indicated by the standard method for calculating Local Housing Need (LHN), the methodology identifies a minimum annual housing need figure but it does not necessarily produce a housing requirement figure. The Government recognises that local planning authorities can plan for additional housing, providing that the Local Plan (Part One) strategy is working well and housing land supply is being maintained, there is no need to revert to the LHN standard method figure.</p>	<p>the development of employment land are either on target, or have been exceeded – as such the policy is operating effectively.</p> <p>Not only are there more units with planning permission than the residual requirement, but flexibility is provided through an additional 7,378 units without planning permission that have been identified. Therefore it is realistic that Cheshire West and Chester will exceed its local housing need and meet the current adopted local plan requirement, in addition to supporting the strategy of the Plan. Overall, the policy continues to perform a useful function in delivering the requirements of the NPPF and addressing local issues.</p> <p>A genuinely plan led approach across the plan period using a residual requirement would mean that the Council should be able to demonstrate a five year land supply.</p>
<p><b>STRAT 3 Chester</b></p> <p>The policy sets out the level of new development required in Chester to support the city's</p>	<p>The policy follows the broad strategy for the sustainable development of housing and employment land within the settlement hierarchy set out in Local Plan (Part One) policy STRAT 2, and which has been assessed as</p>	<p>3,408 (net) dwellings have been completed in the Chester spatial area between 2010 and 2019. Planning permissions were granted in April 2019 for a total of 1,269 dwellings following applications for the Wrexham Road</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
<p>role as the borough's key economic driver. The housing requirement for the Chester spatial area is 5,200 dwellings between 2010 and 2030, and includes the Wrexham Road site, which is allocated for around 1,300 new homes, plus the identification of the Northgate scheme for a retail-led, mixed use scheme, and Chester Business Quarter for employment-led mixed use regeneration. Chester Business Park and Sealand Industrial Estate are protected for employment uses, as priorities.</p>	<p>being in general conformity with the NPPF. It is in conformity with paragraphs 20-23 of the NPPF which states that strategic policies should set out policies for the pattern, scale and quality of development with respect to housing, employment, leisure and retail, and make provision for the conservation and enhancement of the natural, built and historic environment. In addition, the policy sets criteria and identifies strategic sites for inward investment, in line with paragraph 81 of the Framework.</p>	<p>site. Preparatory work on site infrastructure has commenced, with the first dwellings expected to be ready for occupation by the end of 2019. A planning application to amend the initial phase of the Northgate scheme was approved by Planning Committee in September 2019. One City Place, the first office building within the Chester Business Quarter was completed in 2016, and Outline permission is in place for the remainder of the Chester Business Quarter. During the latest monitoring period there have been no losses of employment land at Chester Business Park, Chester West Employment Park and Sealand Industrial Estate.</p> <p>Data from the Annual Monitoring Report 2019 demonstrates that the targets relating to housing completions and delivery of employment land are on target. While the Northgate scheme will not be completed by 2020, a new phasing timetable has been agreed, and construction of Phase 1 is due to commence in February 2020. Once Phase 1 is on site, the Council will then be able to consider how best to take forward the development of future phases, which are more likely to be fluid in terms of the mix of land uses, which does not</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
		necessarily trigger a need to update the policy at this time. As such the policy is generally operating effectively.
<p><b>STRAT 4 Ellesmere Port</b></p> <p>The policy sets out the level of new development required in Ellesmere Port to support the town's potential to deliver substantial economic growth through the availability of significant sites for industrial manufacturing and distribution purposes. The housing requirement for the Ellesmere Port spatial area is 4,800 dwellings between 2010 and 2030, and includes the Ledsham Road site, which is allocated for up to 2,000 dwellings. The policy also identifies key sites with considerable potential for future economic growth in the area; New Bridge Road area; Stanlow Special policy area;</p>	<p>The policy follows the broad strategy for the sustainable development of housing and employment land within the settlement hierarchy set out in Local Plan (Part One) policy STRAT 2, and which has been assessed as being in general conformity with the NPPF. It is in conformity with paragraphs 20-23 of the NPPF which states that strategic policies should set out policies for the pattern, scale and quality of development with respect to housing, employment, leisure and retail, and make provision for the conservation and enhancement of the natural, built and historic environment. In addition, the policy sets criteria and identifies strategic sites for inward investment, in line with paragraph 81 of the Framework and recognises the specific locational requirements of different sectors including advanced manufacturing, distribution, petrochemical and environmental technologies (NPPF paragraph 82).</p>	<p>2,129 (net) dwellings have been completed in the Ellesmere Port spatial area between 2010 and 2019. The Ledsham Road site is under construction, with total site completions of 144 dwellings.</p> <p>Employment development has taken place and continues to be developed at the key sites New Bridge Road, Stanlow and Ince Park (Protos).</p> <p>Data from the Annual Monitoring Report 2019 demonstrates that all targets are being met – as such the policy is operating effectively.</p>



Policy and summary	Conformity with NPPF	Evidence base and monitoring
<p>Protos (Ince Park) and Hooton Park (Vauxhall).</p>		
<p><b>STRAT 5 Northwich</b></p> <p>The policy sets out the level of new development required in Northwich to provide a key focus for development in the east of the borough. The housing requirement for the Northwich spatial area is at least 4,300 dwellings, and includes major mixed-use housing schemes at Winnington and Wincham Urban Villages, retail-led regeneration of the town centre, plus 30ha of additional land for business and industrial development between 2010 and 2030. The policy also identifies key sites for business and industrial development at Gadbrook Park.</p>	<p>The policy follows the broad strategy for the sustainable development of housing and employment land within the settlement hierarchy set out in Local Plan (Part One) policy STRAT 2, and which has been assessed as being in general conformity with the NPPF. It is in conformity with paragraphs 20-23 of the NPPF which states that strategic policies should set out policies for the pattern, scale and quality of development with respect to housing, employment, leisure and retail, and make provision for the conservation and enhancement of the natural, built and historic environment. In addition, the policy sets criteria and identifies strategic sites for inward investment, and to address the specific locational requirements for warehousing and distribution, in line with paragraph 81 and 82 of the Framework.</p>	<p>2,659 (net) dwellings have been completed in the Northwich spatial area between 2010 and 2019. The Winnington Urban Village scheme has completed 869 dwellings out of a potential 1,200. The Wincham Urban Village site has been re-considered through the preparation of the Local Plan (Part Two) Land Allocations Background Paper due to the dynamic nature of land ownership across the site. The site remains a mixed use redevelopment opportunity but the housing and employment mix is expected to reflect the latest land ownership and land use information. It remains an allocation for both housing and employment, to include in the region of 200 dwellings. The Part Two plan makes employment land allocations sufficient to meet the requirements of policy STRAT 5.</p> <p>Data from the Annual Monitoring Report 2019 demonstrates that all elements of the policy relating to the completion of new dwellings and the development of employment land are being</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
		met – as such the policy is operating effectively.
<p><b>STRAT 6 Winsford</b></p> <p>The policy sets out the level of new development required in Winsford to provide a key focus for development alongside Northwich in the east of the borough. The housing requirement for the Winsford spatial area is 3,500 dwellings, and includes the Station Quarter Urban Extension for mixed-use development in the region of 1,000 new dwellings, plus 35 ha of additional land for business and industrial development, and re-modelling to the town centre to provide enhanced local shopping and leisure facilities. The Winsford Neighbourhood Plan identifies the land allocations to deliver the Local Plan housing and employment</p>	<p>The policy follows the broad strategy for the sustainable development of housing and employment land within the settlement hierarchy set out in Local Plan (Part One) policy STRAT 2, and which has been assessed as being in general conformity with the NPPF. It is in conformity with paragraphs 20-23 of the NPPF which states that strategic policies should set out policies for the pattern, scale and quality of development with respect to housing, employment, leisure and retail, and make provision for the conservation and enhancement of the natural, built and historic environment. In addition, the policy sets criteria and identifies strategic sites for inward investment, in line with paragraph 81 of the Framework.</p>	<p>1,239 (net) dwellings have been completed in the Winsford spatial area between 2010 and 2019. A reserved matters application on part of the Station Quarter strategic site for the development of 215 homes was approved in January 2018.</p> <p>Employment development has taken place at Winsford Industrial Estate (phase 1 Tiger Trailers) and there are permissions for future phases, developments are ongoing.</p> <p>Data from the Annual Monitoring Report 2019 demonstrates that all elements of the policy relating to the completion of new dwellings and the development of employment land are being met – as such the policy is operating effectively.</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
<p>requirements in this spatial area. Winsford industrial Estate and Woodford Park are safeguarded for local employment opportunities.</p>		
<p><b>STRAT 7 Middlewich</b></p> <p>The policy sets out that the Council will continue to work closely and effectively with Cheshire East Council to plan for development in and around the town of Middlewich, and investigate improvements to journey times between Junction 18 of the M6 and Winsford.</p>	<p>The policy is in conformity with paragraphs 24-27 of the NPPF, with respect to maintaining effective cooperation with neighbouring local planning authorities on strategic matters that cross administrative boundaries. As regards paragraph 27, the requirement to prepare a statement of common ground pre-dated the Local Plan (Part One). However, the requirement in the Framework is for ongoing joint working and Cheshire West and Chester and Cheshire East are in the process of preparing a number of statements of common ground on the Cheshire East Local Plan, which is currently being developed.</p>	<p>This policy is not monitored separately within the monitoring framework, as it relates to ongoing and effective joint working between Cheshire West and Chester Council and Cheshire East Council. This has most recently been demonstrated through the statutory 'Duty to Cooperate' with regards to appearance by Cheshire East at the Cheshire West and Chester Local Plan (Part Two) examination, consultation on the Cheshire East Local Plan Part Two, and preparation of a draft Statement of Common Ground for the Cheshire East Local Plan. In addition, the Council is working in partnership with Cheshire East Council to explore, through joint commissions known as the 'Mid Cheshire Town Study' which will assess highway solution to support east/west traffic movements around Winsford, Middlewich and up to the M6.</p> <p>Data from the Annual Monitoring Report 2019</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
		lists a summary of actions taken in relation to the duty to co-operate – as such the policy is operating effectively.
<p><b>STRAT 8 Rural area</b></p> <p>The policy sets out the level of new development required in the rural area to serve local needs in the most accessible and sustainable locations. The policy identifies key service centres which will be the focus for new development in the rural area. The housing requirement for the rural spatial area, which includes the key service centres and the rural area beyond these settlements, is 4,200 dwellings between 2010 and 2030, plus a provision for a minimum of 10ha employment land in the rural area to meet future demands.</p>	<p>The policy follows the broad strategy for the sustainable development of housing and employment land within the settlement hierarchy set out in Local Plan (Part One) policy STRAT 2, and which has been assessed as being in general conformity with the NPPF. It is in conformity with paragraphs 77-79 of the Framework, which promote sustainable development of housing in rural areas which will enhance and maintain the vitality of rural communities, and paragraphs 83-84 which support a prosperous rural economy.</p>	<p>3,711 (net) dwellings have been completed in the rural area spatial area between 2010 and 2019. For each of the key service centres, at least 60 % of the housing requirement has been achieved, and three of the key service centres have achieved the Local Plan (Part One) housing requirements. The Local Plan (Part Two) makes employment land allocations sufficient to meet the requirements of policy STRAT 8.</p> <p>Data from the Annual Monitoring Report 2019 demonstrates that all elements of the targets relating to the completion of new dwellings and the development of employment land are either on target, or have been exceeded – as such the policy is operating effectively.</p>
<p><b>STRAT 9 Green Belt and</b></p>	<p>The policy continues the strong protection of</p>	<p>This policy is not monitored separately within</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
<p><b><i>countryside</i></b></p> <p>The policy protects the intrinsic character and beauty of the Cheshire countryside through the maintenance of the general extent of the North Cheshire Green Belt and protection of the countryside by restricting development to that which requires a countryside location.</p>	<p>the Green Belt as set out in national policy (section 13 of NPPF) and conserving and enhancing the intrinsic character and beauty of the countryside (paragraph 170).</p>	<p>the monitoring framework. However, monitoring indicators for the Green Belt and countryside are included in the Local Plan (Part Two) monitoring framework.</p>
<p><b><i>STRAT 10 Transport and accessibility</i></b></p> <p>The policy supports the delivery of, and promotes sustainable travel choices, setting out requirements for new development and making provision for a number of improvements to the borough's transport network. It also aims to reduce carbon emissions from transport and take steps to adapt transport networks to</p>	<p>The policy is in general conformity with Section 9 of the NPPF. The policy seeks to minimise the need for travel by locating development where they are accessible to local services and facilities by a range of transport modes, consistent with paragraph 103 of the Framework. It also aims to facilitate sustainable transport options, ensure traffic can be accommodated on the existing network, mitigate negative impacts and improve accessibility through the design and layout of new developments, consistent with paragraph 102. One of the policy's main objectives is to reduce carbon emissions from transport and</p>	<p>Monitoring data indicates that the overall emissions from transport, industry and commercial and domestic has declined. Census data shows the number of employed residents travelling to work by car had reduced and the number using public transport has increased. While the reduction may in part demonstrate the success of the Council's approach to reducing carbon emissions and ensuring access to efficient transport networks in line with the policy, it could be due to more efficient and lower-emission vehicles. However, since the last census, the Council has introduced a Low Emissions Strategy, continues its work on</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
<p>the effects of climate change. Key improvements to the transport network are identified for Chester Transport Strategy, the Chester Bus Interchange and New Bridge Road/ A5117 link.</p>	<p>adapting Cheshire West’s transport network to the effects of climate change, which is consistent with paragraphs 149-154 of the Framework. Paragraphs 108-111 of the NPPF are concerned with the consideration of development proposals, and the policy is consistent with these paragraphs in how planning applications are assessed. In addition, the Council has commissioned a Local Cycling and Walking Infrastructure Plan (in line with paragraph 104 of the NPPF).</p>	<p>active travel, as well as declaring a climate emergency. Therefore, work is ongoing to encourage resident commuters to take other modes of transport other than private car or van.</p> <p>Data from the Annual Monitoring Report 2019 demonstrates that the targets relating to emissions from transport are being exceeded. Construction of the Chester Bus Interchange is now complete. While initial feasibility work on the A5117 link was completed in 2016, development is dependent on the release of the land from a private landowner, and there is no intention to do this in the short term. However, this will be continued to be monitored – as such the policy is generally operating effectively.</p>
<p><b>STRAT 11 Infrastructure</b></p> <p>The policy supports the provision, protection and enhancement of new and existing infrastructure required to secure the future of sustainable communities throughout the borough.</p>	<p>The policy is in conformity with paragraph 20 of the NPPF which states that strategic policies should make provision for infrastructure. It also seeks to support the provision of infrastructure to mitigate and adapt to climate change (paragraphs 149-154), and to support measures including access to information and communication technologies (paragraphs 112-113). The policy is consistent with the</p>	<p>The policy is currently monitored through the tracking of Section 73 applications for the removal or variation of a condition attached to a planning permission. During the 2018-2019 monitoring period some applications were received relating to infrastructure, but involved changes to car parking, access or drainage rather than removal of this infrastructure.</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
	<p>Framework in terms of when planning obligations can be sought (paragraph 54).</p>	<p>Data from the Annual Monitoring Report 2019 indicated that there were 3,886 applications received or decided within the latest monitoring period and only one of these removed a condition relating to provision of the necessary infrastructure – as such the policy is generally operating effectively.</p>
<p><b><i>ECON 1 Economic growth, employment and enterprise</i></b></p> <p>The policy seeks to promote sustainable economic growth in the borough, supporting existing and future business growth across a range of sectors and in town centres. The policy also sets out key employment locations which are safeguarded to meet the future economic growth of the borough, and it also relates to the protection of employment land and premises from alternative forms of development.</p>	<p>The policy follows the broad strategy for the sustainable development of housing and employment land within the settlement hierarchy set out in Local Plan (Part One) policy STRAT 2, and which has been assessed as being in general conformity with the NPPF. It is in conformity with paragraphs 20-23 of the NPPF which states that strategic policies should set out policies for the pattern, scale and quality of employment development. It provides for a flexible supply of land for industrial and business use, consistent with paragraph 8 of the Framework which aims to support growth, innovation and productivity. The policy is in broad conformity with paragraphs 80-84 of the NPPF as it establishes a framework for sustainable economic growth, productivity improvements and the expansion of key sectors, having regard to local circumstances,</p>	<p>The flexible supply of employment land across the borough, and identified key employment locations are monitored under indicators for Local Plan (Part One) policies STRAT 2, STRAT 3 and STRAT 5, STRAT6, STRAT8 with additional information on sites in Ellesmere Port. The policy also relates to the provision and protection of employment land and premises, monitored under policy ECON 1. During the 2018-2019 monitoring period, 17.46ha of employment land has been developed for other uses (over 20,000sqm). Losses are recorded on completion of the proposed alternative development. These schemes do not affect the borough wide requirement established through the Local Plan (Part One) indicators for STRAT 2, as these are based on the 'realistic' employment land supply</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
	identifying key employment locations and supporting the rural economy.	(excluding losses).  Data from the Annual Monitoring Report 2019 demonstrates that all targets are being met – as such the policy is operating effectively.
<p><b><i>ECON 2 Town centres</i></b></p> <p>The policy sets out the town centre hierarchy in the borough, seeking to ensure the long-term viability of the borough's retail centres through a town centre first approach. The policy also sets out key proposals for the borough's town centres and the approach to main town centre developments outside of the existing centres. It relates to main town centre uses including retail and leisure with a centre hierarchy consisting of Chester as a sub-regional centre, Northwich as a strategic centre and Ellesmere Port, Winsford,</p>	<p>The policy is in general conformity with section 7 of the NPPF, and defines a clear network and hierarchy of town centres as required by paragraph 85. In addition, it is consistent with paragraph 20 as it sets the overall strategy for the pattern, scale and quality of retail development. The policy sets out the approach and flexibility to the sequential test and the approach to edge of centre and out of centre proposals (NPPF paragraphs 86-87), and sets local floorspace thresholds for the application of an impact assessment, in a way that is consistent with paragraph 89 of the Framework, and that is supported by an up to date evidence base.</p>	<p>A planning application to amend the initial phase of the Northgate scheme was approved by Planning Committee in September 2019. The Storyhouse theatre was completed in 2017. Both phases of Barons Quay were completed in 2017 and therefore met the indicator target. While each centre has its own unique function which is supported by the hierarchy established in the policy, they cannot be compared against each other. However, most centres have experienced a general increase in vacancy rates in line with national trends in the retail sector, with the exception of Neston and Northwich town centres; where overall there has been an increase in retail floorspace over the last monitoring year. There has been a significant amount of floorspace for A1 retail town centre uses, completed in edge of centre and out of centre locations (mainly at Cheshire Oaks) outside of town centres. This is not necessarily a failure of the policy which might</p>



Policy and summary	Conformity with NPPF	Evidence base and monitoring
<p>Frodsham and Neston as town centres.</p>		<p>indicate the need to update to the Local Plan, but instead, difficulties with implementation of the policy and that the NPPF is substantially than previous national policy (the removal of the 'needs test' has made it harder to control out of centre development).</p> <p>Data from the Annual Monitoring Report 2019 demonstrates that not all targets are being met. Although, the Northgate scheme will not be completed by 2020, a new phasing timetable has been agreed and construction of Phase 1 is due to commence in February 2020.</p> <p>Once Phase 1 is on site, the Council will then be able to consider how best to take forward the development of future phases, which are more likely to be fluid in terms of the mix of land uses, which does not necessarily trigger a need to update the policy at this time. As such the policy is operating effectively.</p>
<p><b><i>ECON 3 Visitor economy</i></b></p> <p>The policy sets out support for the expansion of existing and the creation of new tourism opportunities to enhance the</p>	<p>The policy follows the broad strategy for the approach to proposals for retail, leisure, and other main town centre uses set out in Local Plan (Part One) policy ECON 2, and which has been assessed as being in general conformity</p>	<p>Planning applications granted in the last year for new tourism attractions were in accordance with policy ECON 3 being sustainably located and supporting the role of Chester and other town centres as visitor destinations. Planning</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
<p>borough's tourism offer of a suitable scale and type for their location. Major proposals to attract a significant number of visitors should be located within or accessible to the main urban areas.</p>	<p>with the NPPF. It is consistent with paragraphs 20-23 of the NPPF which states that strategic policies should set out policies for the pattern, scale and quality of retail, leisure and other commercial development. It supports sustainable rural tourism and leisure developments that respect the character of the countryside in line with NPPF paragraph 83.</p>	<p>permissions for visitor accommodation were similarly in line with ECON 3. The latest data available on visitor numbers to the borough provides additional information on the type of accommodation used by the overnight visitors, showing the majority are staying in serviced accommodation. The number of day visitors has also steadily increased since 2010.</p> <p>Data from the Annual Monitoring Report 2019 demonstrates that all targets are being met – as such the policy is operating effectively.</p>
<p><b>SOC 1 Delivering affordable housing</b></p> <p>The policy makes provision for the delivery of affordable housing required in the borough, and seeks to achieve up to 30 per cent affordable dwellings on new developments.</p>	<p>The policy is in general conformity with paragraphs 61 and 62 of the NPPF and sets an overall target for affordable housing. The definition of affordable housing (paragraph 61) concerning size, type and tenure is now different in the NPPF, however, other policies in the Local Plan (including policy SOC 3 which relates to housing mix, and Part Two policy DM 23, guide the implementation of policy SOC 1, and are in conformity with the Framework. The policy is consistent with paragraph 62 by seeking provision on site, unless exceptional circumstances justify an off-site contribution. There has been a change to the Framework</p>	<p>A total of 3,575 affordable homes have been completed against a target of 6,600 (based on 30 % of 22,000 net additional dwellings) by 2030. Since 2010, an average of 28% of new dwellings completed, have been affordable units. The future supply of affordable dwellings will continue to be monitored through tracking of planning permissions as part of the annual housing monitoring exercise.</p> <p>While there is no annual target set, data from the Annual Monitoring Report 2019 demonstrates that satisfactory progress towards the overall policy target is being made</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
	<p>through the introduction of paragraph 63 which sets a threshold for the provision of affordable housing. While this differs from the policy, the Framework does recognise that Councils can introduce different lower thresholds due to local circumstances (such as in the designated rural section 157 areas). The Local Plan (Part One) and (Part Two) evidence base demonstrates that lower thresholds in the rural area are necessary in order to be able to deliver affordable housing in these locations. This was also taken account of in Local Plan (Part Two) policy DM 23.</p>	<p>– as such the policy is operating effectively.</p>
<p><b>SOC 2 Rural exception sites</b></p> <p>The policy makes provision for the delivery of affordable housing required in the borough, and allows the delivery of small sites of 100 per cent affordable housing (exception sites) which would not otherwise be considered appropriate for development on land adjacent to</p>	<p>The policy is consistent with paragraphs 77 and 78 of the Framework, as it is responsive to local circumstances and supports housing developments that reflect local needs and are located where it will enhance or maintain rural communities. Further detail is provided by policy DM 24 in the Local Plan (Part Two).</p> <p>Given that further detail is provided in Local Plan (Part Two) policy, this policy is considered to be in conformity with the NPPF.</p>	<p>There is no specific target within the monitoring framework for the delivery of rural exception sites, as these are exceptions and the Annual Monitoring Report 2019 simply records the number granted planning permission. However, data from the Housing Strategy team on the allocation of the units shows that not all of the units delivered on these sites have been taken up by residents of the relevant parish, contrary to the Council's local need policy. In response, the policy approach has been strengthened in the Local Plan (Part Two) and will continue to be monitored to ensure that a genuine local</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
settlements.		<p>need is being met.</p> <p>In conjunction with Local Plan (Part Two) policies the performance of this policy will continue to be monitored to ensure that the policy is operating effectively.</p>
<p><b>SOC 3 Housing mix and type</b></p> <p>This policy makes provision for the delivery of a mix of housing types, tenures and sizes, including housing for the elderly and for student accommodation, to support the delivery of balanced and sustainable communities in the borough. Delivering a wide range of house types, sizes, and tenures provides the appropriate supply of new housing in the borough which "meets the needs of our residents", which is a key priority in the Council Plan. The policy also supports the provision of student</p>	<p>This policy is in conformity with the NPPF which now says that planning policies should aim to deliver a range of housing types and tenures to meet specific needs (paragraph 61) and lists a range of housing types, including smaller family homes, homes to assist households into home ownership, homes for older people, accommodation that meets the long terms needs of older people, extra care housing, and self-build properties, which consistent what is set out in the Framework. The monitoring evidence shows that the policy is delivering a diverse mix and type of housing, including specialist accommodation to meet the needs of older people, and students. More detail is provided in the Local Plan (Part Two) policies. Paragraph 61 of the NPPF states that the size, type and tenure of housing need should be considered in the context of the minimum number of homes needed, established using</p>	<p>The Annual Monitoring Report 2019 records the annual breakdown of housing completions by type (house, bungalow or apartment/flat) and size (number of bedrooms), and by tenure i.e. market and affordable dwellings (including self-contained older persons' dwellings and self-contained student accommodation). The Local Plan acknowledges the importance of providing a range of options to meet the changing needs of the current and future population. This includes delivering smaller homes, such as one and two bedroom houses and flats, which can help new households to enter the housing market as well as provide options for households, such as the elderly, to downsize their property. Monitoring data indicates that collectively, the development of one and two bed, market and affordable homes accounts for almost 36 per cent of all new completed homes. This includes houses, flats and bungalows</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
<p>accommodation in Chester in appropriate, accessible locations, convenient for the facilities at the University of Chester.</p>	<p>the standard method in national planning guidance. As discussed above under policy STRAT 2, the Local Plan's housing requirement is well above the LHN standard method figure, and as long as housing supply is being maintained, there is no need to revert to the lower LHN figure. In the future, housing mix and type is something that the Council would look at as part of an update to the housing requirement, in the context of LHN, should that be deemed necessary. In any case, the policy allows sufficient scope for applications to be determined on their merits taking into account the needs of a particular area.</p>	<p>which can provide housing for new or smaller households, as well housing options for the elderly.</p> <p>Data from the Annual Monitoring Report 2019 demonstrates that where targets are identified, that they are being met – as such the policy is operating effectively.</p>
<p><b><i>SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation</i></b></p> <p>The policy seeks to ensure appropriate provision of Gypsy and Traveller and Travelling Showpersons accommodation to meet need in the borough over the Plan period. The policy provides criteria against which applications for</p>	<p>The policy is in general conformity with the NPPF and the national 'Planning Policy for Travellers'. The Council has produced an updated Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA), which takes account of the Government's change in the definition of 'Travellers', and has been preparing a separate Traveller DPD that will identify and allocate sites to meet the identified need. A report is due to be taken to Council Cabinet meeting on 5 February 2020 which will provide an update on</p>	<p>The updated GTAA (July 2018) identifies a need for 23 (21 for 2017-2030 and 2 for 2030-32) additional pitches for households that meet the Government's planning definition, and a need for 3 additional plots for Travelling Showpeople households, and a need for a new transit site of between 5-10 pitches. 5 pitches were granted on appeal within this monitoring period, and a further 8 pitches granted planning permission, reducing the requirement to 8 pitches (2019 - 2030).</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
<p>Traveller sites are judged including general development management considerations, accessibility to services and not being located in the Green Belt except in very special circumstances.</p>	<p>progress. The policy also includes relevant criteria for determining planning applications, which is in conformity with national policy.</p>	<p>Data from the Annual Monitoring Report 2019 and recent planning permissions, demonstrate that while not all targets are currently being met, the Council has made significant progress towards delivering the required amount of pitches with a real prospect of meeting needs in the near future – as such the policy is operating effectively.</p>
<p><b><i>SOC 5 Health and well-being</i></b></p> <p>The policy sets out support for proposals which will meet the health and well-being needs of the borough's residents.</p>	<p>The policy is in general conformity with all of the relevant sections of the NPPF. It is consistent with Section 8 'Promoting healthy and safe communities' and with paragraph 91 in particular. The policy seeks to restrict development that gives rise to significant adverse impact on health and quality of life, which is in conformity with paragraphs 178-183 of the Framework, that address issues such as contamination, stability, noise and light pollution and air quality.</p>	<p>While the data from the Annual Monitoring Report 2019 shows that not all targets are being met, some of these are long term targets and depend on the development and implementation of other action plans and strategies, such as the Air Quality Action Plans, the Low Emissions Strategy, and the Cheshire West Place Plan (some of which are still draft) to address the issues. The delivery of these strategies is by other parts of the Council and/or external partners.</p> <p>The policy will continue to be monitored over the long-term and, and as such the policy is considered to be generally operating effectively.</p>
<p><b><i>SOC 6 Open space, sport and recreation</i></b></p>	<p>The policy is in general conformity with the NPPF and paragraphs 96-98 in particular. It is</p>	<p>The Open Space Study and Playing Pitch Strategy are both less than 3 years old and</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
<p>The policy seeks to protect and enhance the borough's existing open spaces and sport and recreation facilities.</p>	<p>based on a robust and up-to-date assessment which is consistent with paragraph 96, and provides criteria for the development of existing open space which aligns with the Framework. It is noted that paragraph 97 (c) of the NPPF now confirms the approach that the Council has previously taken in applying this policy, that the assessment of the benefits of developing a site for an alternative sports and recreational provision can be applied to the 'former use' of a site as well as to the 'current use'.</p>	<p>together form an up-to-date evidence base. The Open Space Study provides a snapshot of open space provision in 2016, and shows that there are deficiencies of open space in at least two typologies in each study area. However, differences in methodologies used to identify the baseline and 2018-2019 position means that direct comparisons are not accurate. An update to the Playing Pitch Strategy was completed in 2018 which refreshed the playing pitch provision and shortfall position across the borough, from the previous study which was carried out in 2015. The current position for all pitch sports is either demand is being met or there is a shortfall.</p> <p>While data from the Annual Monitoring Report 2019 shows that not all targets are being met, this underlines the need to protect existing provision and replace any lost provision to an equal or better quantity/quality, which is the primary function of the policy. Therefore, the policy will continue to be monitored over the long-term and, and as such the policy is considered to be generally operating effectively.</p>
<p><b>ENV 1 Flood risk and water</b></p>	<p>The policy is in general conformity with the</p>	<p>The Strategic Flood Risk Assessment (SFRA)</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
<p><b><i>management</i></b></p> <p>The policy seeks to reduce flood risk, protect water quality and promote water efficiency measures across the borough through a number of mechanisms.</p>	<p>NPPF and is consistent with the requirements in section 14, in particular paragraphs 155-165. The fundamental approach of directing development away from areas of high flood risk (and application of the sequential and exception tests, as required) remains in place and is embedded in the policy and strengthened through Local Plan (Part Two) policy DM 40. The requirement for Sustainable Drainage Systems (SuDS) has been strengthened (paragraph 165); however, this is sufficiently addressed by a combination of the policy, Local Plan (Part Two) policy DM41 and the Council's SuDS Technical Guidance.</p>	<p>for the borough was updated in 2016 and is up to date. It identified that the number of properties in Flood Zone 3 has reduced since the previous one carried out in 2008. The SFRA update provided evidence for the Local Plan (Part Two) and the sequential approach to the allocation of land for development, identifying whether the exception test is likely to be necessary.</p> <p>Data from the Annual Monitoring Report 2019 demonstrates that where targets are identified, that they are being met or exceeded – as such the policy is operating effectively.</p>
<p><b><i>ENV 2 Landscape</i></b></p> <p>The policy seeks to protect and enhance the landscape character and distinctiveness of the borough through a number of mechanisms including requiring development to take full account of the characteristics of the development site and retain features of landscape</p>	<p>The policy is in conformity with the NPPF, and is consistent with the approach to landscape in section 15. Further detail with regard to the implementation of the policy is provided in Local Plan (Part Two) policies GBC 2 and GBC 3, which identify Areas of Special County Value and Key Settlement Gaps, respectively.</p>	<p>The Council has produced a series of evidence base documents relating to landscape, including a Local Landscape Policy Review (January 2016), a Landscape Sensitivity Study (March 2016), The Landscape Strategy (March 2016) and 'Local Landscape Designations – Areas of Special County Value' (June 2017). The Local Landscape Policy Review reviews landscape designations from the former authority Local Plans. The Landscape Strategy (March 2016) supersedes previous landscape character assessment and guidance and</p>



Policy and summary	Conformity with NPPF	Evidence base and monitoring
<p>quality.</p>		<p>provides a concise strategy for managing landscape change. The evidence base is considered up to date and was used to inform the Local Plan (Part Two). The monitoring framework is being developed to incorporate the requirements of Local Plan (Part Two), however, with regards to indicators for this policy; overall agricultural land quality has remained fairly constant.</p> <p>Data from the Annual Monitoring Report 2019 demonstrates that where targets are identified, that they are being met or exceeded – as such the policy is operating effectively.</p>
<p><b>ENV 3 Green Infrastructure</b></p> <p>The policy supports the creation and enhancement of high quality multi-functional Green Infrastructure, incorporating it in to developments and increased planting of trees and woodlands.</p>	<p>The policy is in general conformity with the NPPF. In particular, paragraph 20 where 'green infrastructure' has been added to the matters which strategic policies should cover, and it is consistent with paragraph 171 of the framework, which requires plans to take a strategic approach to green infrastructure. The policy also supports other parts of the framework which reference green infrastructure in the context of: promoting health (paragraph 91); addressing climate change (paragraph 150); and making effective use of land</p>	<p>While has not been possible to monitor this policy during the 2018/19 monitoring period, work is underway to establish an effective and efficient monitoring regime. It should be noted that the Local Plan (Part Two) includes detailed policies and a monitoring framework with further indicators relating to Green Infrastructure.</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
	(paragraph 118).	
<p><b><i>ENV 4 Biodiversity and geodiversity</i></b></p> <p>The policy safeguards and seeks the enhancement of biodiversity and geodiversity across the borough, protecting sites from loss or damage. The policy sets out the protection of sites taking account of the hierarchy of designations, irreplaceability of habitats and the impact on priority habitats and protected species. It seeks net gains in biodiversity.</p>	<p>The policy is in general conformity with the NPPF which sets out the overall strategy and makes provisions for the conservation and enhancement of the natural environment (paragraph 20); and meets the requirements of section 15 ‘Conserving and enhancing the natural environment’. In particular, the policy is consistent with amendments to the Framework, including the environmental objective and reference to net gains in paragraph 8; and paragraph 174 which now states that plans should identify and pursue opportunities for securing measurable net gains for biodiversity. This is consistent with the policy which states that development “should seek to provide net gains”.</p>	<p>The number and total area of new statutory and non-statutory nature conservation sites, has either remained the same, or increased from the baseline, which demonstrates the Council's commitment to safeguarding these designations in accordance with the policy. The percentage area of land designated as Sites of Special Scientific Interest (SSSI) within the local authority area in a favourable condition exceeds the target to achieve at least 50 % of SSSIs in favourable condition and at least 95 % in favourable or recovering condition.</p> <p>Overall, data from the Annual Monitoring Report 2019 demonstrates that where targets are identified, that they are being met or exceeded – as such the policy is operating effectively.</p>
<p><b><i>ENV 5 Historic environment</i></b></p> <p>The policy protects the borough's unique and significant heritage assets requiring development to safeguard or enhance both designated and non-</p>	<p>The policy is in conformity with the NPPF and in particular is consistent with paragraphs 184-202. The revision to NPPF in 2018 gave greater emphasis to the impact of the ‘significance’ of a designated heritage asset. However, this issue has been addressed through Main Modifications made to relevant policies in the</p>	<p>At present 42 % of the borough's Conservation Areas have a Conservation Area Appraisal (an increase of 2 % since the baseline date), with the target of reaching 100 % coverage by 2030. Since 2010 there has been an overall decrease in the total number of heritage assets at risk, and the total number of heritage assets to have</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
designated heritage assets.	Local Plan (Part Two), which will guide the implementation of this policy.	<p>increased significantly over the same time period. It should be noted that the Local Plan (Part Two) includes detailed policies and a monitoring framework with further specific indicators relating to the historic environment.</p> <p>Data from the Annual Monitoring Report 2019 demonstrates that where targets are identified, that they are being met or exceeded – as such the policy is operating effectively.</p>
<p><b>ENV 6 High quality design and sustainable construction</b></p> <p>The policy promotes sustainable, high quality design and construction through a number of requirements of development.</p>	<p>The policy is in general conformity with all of the relevant sections of the NPPF and in particular with section 12 of the Framework, which sets out the renewed emphasis on good design. One of the aims of the policy is to reduce energy consumption and mitigate and adapt to climate change through high quality design and construction, consistent with paragraphs 149-151 (section 14) and paragraph 150 of the NPPF in particular. While it is recognised that the explanatory text makes reference to standards that have been superseded, such as Lifetime Home Standards, this does not make it out of date, as the policy refers to “...applicable nationally described standards for design and construction”, which is consistent with the</p>	<p>Elements of the policy are also monitored through the implementation of other policies in the Local Plan (Part One). For example, indicators for policy ENV 5 monitor the requirement for development to be sympathetic to heritage; ENV 7 the requirement to incorporate energy efficiency measures and provide for renewable energy; and ENV 1 the requirement to incorporate Sustainable Drainage Systems (SUDS). The annual average consumption of gas has been reducing since 2013 with a slight rise in 2017; however this is still lower than the 2010 baseline figure. For electricity, the figure had been relatively consistent in the period 2009-2014, with a decrease in 2017. The average energy and</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
	Framework.	<p>environmental performance of new dwellings has increased since 2010.</p> <p>Data from the Annual Monitoring Report 2019 demonstrates that where targets are identified, that they are being met or exceeded – as such the policy is operating effectively.</p>
<p><b>ENV 7 Alternative energy supplies</b></p> <p>The policy supports renewable and low carbon energy proposals.</p>	<p>The policy is in general conformity with section 14 of the NPPF. The Framework encourages local plans to support a transition to renewable, low carbon energy and heat and identify opportunities for decentralised networks (paragraph 151) and the policy provides a positive strategy for supporting low carbon and renewable energy which aligns directly with this. Further detail on specific impacts and the implementation of the policy is provided in Local Plan (Part Two) policies on wind, solar and energy generation and storage. The policy also recognises the potential role of unconventional hydrocarbons, which is expanded on in more detail in the Local Plan (Part Two) policy M 4 which together, are in line with paragraph 209 of the Framework.</p>	<p>Monitoring information shows a large increase in installed capacity from renewable energy sources between 2014 and 2018 from 23 MW to 118 MW. This is mostly attributed to the introduction of onshore wind capacity (50.4MW), anaerobic digestion facility (5.2MW) and plant biomass facility (21 MW), along with significant increases in photovoltaics.</p> <p>Data from the Annual Monitoring Report 2019 demonstrates that where targets are identified, that they are being met or exceeded – as such the policy is operating effectively.</p>
<p><b>ENV 8 Managing waste</b></p>	<p>The policy is in general conformity with the</p>	<p>The evidence base is up to date. The Waste</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
<p>The policy sets out how the borough's waste management needs will be met in line with the requirements of the waste hierarchy. In addition, it seeks to identify sufficient facilities and safeguard permitted capacity to meet predicted waste arisings.</p>	<p>NPPF, and in particular it is consistent with paragraph 8 as it promotes waste minimisation and sets out a waste hierarchy; and paragraph 20 as the policy sets out existing and planned capacity in 2012 and identifies the need for any additional facilities. Waste is not included in the NPPF in more detail, which says that the Framework should be read in conjunction with the Government planning policy for waste. The policy is consistent with guidance in the National Planning Policy for Waste (2014) as it was prepared using a proportionate evidence base; it identified sufficient sites, and sets a suitable waste hierarchy.</p>	<p>Needs Assessment was updated in 2013, and which confirmed there was sufficient capacity in existing and planned waste sites for the various waste streams. As part of the Local Plan (Part Two) evidence base the forecasts were updated in 2016, which confirmed the previous conclusions that Cheshire West have sufficient capacity to meet forecast need. There are sites with planning permission that are not yet operational. It is clear that there is still sufficient capacity in operational and planned sites within the borough to meet predicted waste management needs. This indicates that the approach in the policy to meeting the borough's waste needs remains appropriate.</p> <p>Data from the Annual Monitoring Report 2019 demonstrates that where targets are identified, that they are being met or exceeded – as such the policy is operating effectively.</p>
<p><b>ENV 9 Minerals supply and safeguarding</b></p> <p>This policy makes provision for an adequate and steady supply of aggregate minerals</p>	<p>The policy is in general conformity with the NPPF, and in particular section 20. It sets out the method for identifying a sufficient supply of minerals, which is then carried out in Local Plan (Part Two) which identifies specific sites and areas, consistent with paragraphs 203-208 of</p>	<p>Through the monitoring process the Council prepares an annual Local Aggregate Assessment and participates in the Aggregate Working Party, and maintains a land-bank of at least 7 years (consistent with NPPF paragraph</p>

Policy and summary	Conformity with NPPF	Evidence base and monitoring
<p>in accordance with the sub-regional apportionment for the North West. The policy also seeks the prudent use of the borough's natural finite resources whilst contributing to the need for nationally significant gas storage capacity.</p>	<p>the Framework. It conforms to the NPPF in terms of aggregate sand and gravel as it provides for the extraction of mineral resources, takes account of the contribution of secondary and recycled materials and defines Minerals Safeguarding Areas. Some of the requirements in the NPPF (e.g. encouraging prior extraction of minerals, noise limits and setting criteria to protect the natural environment, historic assets, environment and health, and provision of industrial minerals) are covered in policies in the Local Plan (Part Two).</p>	<p>207).</p> <p>Data from the Annual Monitoring Report 2019 demonstrates that where targets are identified, that they are being met or exceeded – as such the policy is operating effectively.</p>

**Table 3: Assessment of deliverability of Local Plan (Part One) key site allocations**

Key site/ Local Plan (Part One) policy	Progress	Assessment
Chester Business Park (STRAT 3)	<p>There is an extant outline planning permission for B1 (a) office development, on the remaining plot on the business park granted September 2017.</p> <p>No losses of employment land in the last monitoring period and small scale losses in previous years, where compatible with established businesses. Overall this does not impact on the range and type of employment land supply to meet strategic development requirements.</p>	On target.
Chester Business Quarter (STRAT 3)	The first office building within the Chester Business Quarter was completed in 2016, and outline permission is in place for the remainder.	On target.
Chester West Employment Park and Sealand Industrial Estate (STRAT 3)	<p>There are planning permissions for new employment development. The Dee View Trade and Industrial Park was under construction during the 2019 monitoring period (development since completed).</p> <p>No losses of employment land in the last monitoring period and small scale losses in previous years, where compatible with established businesses. Overall this does not impact on the range and type of employment land supply to meet strategic</p>	On target.

Key site/ Local Plan (Part One) policy	Progress	Assessment
	development requirements.	
Northgate (STRAT 3)	A planning application to amend the initial phase of the Northgate scheme was approved by Planning Committee in September 2019. Once Phase 1 is on site, the Council will then be able to consider how best to take forward the development of future phases, which are more likely to be fluid in terms of the mix of land uses.	Phase 1 construction due to commence in February 2020, with completion planned for the end of 2021.
Chester Theatre (STRAT 3, ECON 2)	Development completed.	Complete.
Wrexham Road (STRAT 3)	Preparatory work on site infrastructure for the Redrow/ Taylor Wimpey development has commenced, with the first dwellings expected to be completed by the end of March 2020. The smaller Sherbourne Avenue part of the site is complete and fully occupied.	On target.
New Bridge Road (STRAT 4, ECON 1)	Employment development was completed during the 2019 monitor on the former Cabot Carbon (phase 1) for a new manufacturing facility. During the 2018 period, speculative development of Helix Business Park took place (one of the Cheshire Science corridor enterprise zone sites). There remains undeveloped land available to meet future employment requirements.	On target



Key site/ Local Plan (Part One) policy	Progress	Assessment
Stanlow (STRAT 4)	This includes the New Bridge Road area (above). In addition, a biodiesel facility was completed during the 2018 Monitor. There remains sufficient land available within the area for future employment development, to meet strategic development requirements.	On target
Hooton Park (STRAT 4)	Local Development Order (LDO) was approved in May 2016 to support the delivery of vacant development sites and minimise uncertainty from the planning process. During 2018-19 the first applications granted permission under the LDO for more than 30,000 sqm of B2/ B8 employment floorspace.	On target.
Ledsham Road (STRAT 4)	Site is under construction, with total site completions of 144 dwellings with another 41 dwellings under construction, as at 1 April 2019.	On target
Barons Quay (STRAT 5)	Both phases were completed in 2017.	Complete.
Gadbrook Park (STRAT 5)	No losses of employment land in the last monitoring period.	On target.
Wincham Urban Village (STRAT 5)	The site has been re-considered through the preparation of the Local Plan (Part Two) Land Allocations Background Paper due to the nature of land ownership across the site. The site remains a mixed use redevelopment opportunity with significant potential for the reuse of previously developed land. It therefore remains an allocation for both housing and employment, to	Anticipated that the site could be delivered within the plan period.

Key site/ Local Plan (Part One) policy	Progress	Assessment
	include in the region of 200 dwellings.	
Winnington Urban Village (STRAT 5)	Under construction – the scheme has completed 869 dwellings out of a potential 1,200.	On target
Station Quarter Urban Extension (STRAT 6)	A reserved matters application on part of the Station Quarter strategic site for the development of 215 homes was approved in January 2018. Development commenced 2018/19.	On target.
Winsford Industrial Estate (STRAT 6)	<p>Planning permission has been granted for part of the extension to Winsford Industrial Estate east of Road One. Tiger Trailers phase 1 development completed during the 2019 monitoring period.</p> <p>No losses of employment land in the monitoring period and small scale losses in previous years. Planning permission has been granted for a mixed use scheme to include other commercial uses. Overall this does not impact on the range and type of employment land supply to meet strategic development requirements for Winsford.</p>	On target.
Woodford Park (STRAT 6)	No losses of employment land in the monitoring period.	On target.
Chester Bus Interchange (STRAT 10)	Development completed.	Complete.
Kinderton Lodge (ENV 8)	Development technically commenced but site not operational.	On target.

Key site/ Local Plan (Part One) policy	Progress	Assessment
Lostock Works (ENV 8)	<p><u>Sustainable Waste Treatment Facility with energy generation (Orsted)</u> – Construction complete and site operational. Planning application for extensions approved Nov 2018.</p> <p><u>Bioenergy Plant (Organic Waste Management Ltd)</u> – Pre-commencement conditions being discharged.</p> <p><u>Energy from Waste plant – Tata</u> – Pre-commencement conditions discharged and permission implemented. Construction not yet started.</p> <p><u>Broadthorn recycling/transfer facility</u> – Planning permission implemented, construction not yet started.</p>	On target
Ince Park (STRAT 4, ECON 1, ENV 8)	<p><u>Phase 1</u> infrastructure works complete.</p> <p><u>Plot 3</u> – Timber recycling facility is under construction.</p> <p><u>Plot 8</u> – Energy from waste plant is under construction.</p> <p><u>Plot 9</u> – Biomass renewable energy plant is now complete and operational.</p>	On target.

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## Appendix B – Review of Local Plan (Part Two) against key changes to the National Planning Policy Framework from February 2019 onwards

**Note** - Minor changes e.g ‘addressing housing needs’ to ‘meeting housing needs’ have not been recorded as deemed not to be significant for Local Plan review purposes.

Paragraph	NPPF December 2023 changes from NPPF September 2023	Comment
6	Reference to Ministerial statement on First Homes as section on other statements may be material.	While LP2 does not specifically reference First Homes, LP2 policies DM 20 and DM23 seek to deliver a full range, mix, type size and tenure of housing. The Annual Monitoring Report provides evidence that a broad mix and type of housing is being delivered, demonstrating conformity with the framework.  LP2 does not need to be updated.
7	Minor change to sustainable development definition	LP1 and LP2 define sustainable development and cover the widened definition.  LP2 does not need to be updated.
Footnote 9	4 -year land supply scenario added.	Not relevant to LP2 policies.  LP2 does not need to be updated.
14	Changes to presumption in relation to Neighbourhood plans	Not relevant to LP2 policies.  LP2 does not need to be updated.
20 and other paragraphs	Addition of purpose of strategic policies to include supporting beauty and placemaking.  References to beautiful buildings and places throughout changes to NPPF	The LP2 specifically references beauty in relation to protection of the countryside. However, policies in the LP2 seek to support a high standard of design e.g. DM3.  LP2 does not need to be updated.

<p>Section 5 Housing need and mix</p>	<p>Further detail on meeting housing needs, uplift for urban areas and standard method being an advisory starting point. Within context of establishing need further detail that older people can include retirement housing, housing with care and care homes</p>	<p>The LP1 establishes housing need and is significantly above the starting point of the standard method.</p> <p>LP2 policies DM 20 and DM23 seek to deliver a full range, mix, type size and tenure of housing. The Annual Monitoring Report provides evidence that the policies in the Local Plan are delivering a broad mix and type of housing, demonstrating that the LP policies are in general conformity with the framework.</p> <p>LP2 does not need to be updated.</p>
<p>73</p>	<p>Deletion of entry level homes and replacement with community-led development (defined in Annex 2).</p>	<p>LP2 policy R1 enables community land trust (CLT) proposals. The definition in NPPF refers to different legal forms but as CLT is likely to be the primary legal form the policy is in general conformity.</p> <p>LP2 does not need to be updated.</p>
<p>75-89</p>	<p>Changes to housing land supply considerations and Housing Delivery Test</p>	<p>Monitoring identifies a more than 10 years land supply and meeting Housing Delivery Test.</p> <p>LP2 does not need to be updated.</p>
<p>124</p>	<p>Support for Mansard roof extensions</p>	<p>LP2 policies DM 3 and DM 21 would enable appropriate consideration of proposals for Mansard roofs in line with Government policy for creating beautiful places.</p> <p>LP2 does not need to be updated.</p>
<p>130</p>	<p>Situations where significant uplifts in average density may be inappropriate and reference to</p>	<p>LP2 policy DM3 would prevent inappropriate high-density development. Relates to authority wide</p>

	authority wide design code to evidence this	design code that the Council has committed to support.  LP2 does not need to be updated.
138	Preparation and use of design code	Council has determined to support a borough wide design code.  LP2 does not need to be updated.
145	Clarification of when Green Belt can be reviewed through preparation of a plan.	Not relevant to LP2 policies. Potentially relevant to preparation of new plan.  LP2 does not need to be updated.
164	Advice for determination of planning applications and great weight to be given to support energy efficiency and low carbon heating.	This paragraph relates to determining planning applications. LP2 policy DM4 and sustainable construction guidance will also be relevant.  LP2 does not need to be updated.
<b>NPPF Changes 5 September 2023 from July 2021</b>		
Para 155 and 158 (c) and footnote additions	In relation to renewable energy new policy on repowering and life extension; new ways suggested for bringing forward wind energy schemes (NDOs, LDOs etc)	While LP2 policies do not specifically reference repowering and life extension, policies (DM 53) seek to maximise the use of renewable energy sources, using existing infrastructure wherever possible, which is in line with the framework.  LP2 does not need to be updated.
<b>NPPF Changes July 2021 from February 2019</b>		
	Note para 209a Benefits of on shore oil and gas including hydrocarbons removed June 2019	LP2 does not need to be updated.
7	Addition to UN 17 Global Goals for sustainability	Sustainable development is defined in the local plan and covers the wider definition.  LP2 does not need to be updated.

8	Minor changes sustainable development objectives	See above.
11	For plan making new reference to sustainable pattern of development, aligning growth and infrastructure, improve environment and climate change (including effective use of land in urban areas).	LP2 seeks to address these issues. No change required.  LP2 does not need to be updated.
22	Text added to reference 30-year vision if a plan proposes larger scale new settlements / urban extensions	Not relevant to LP2.  LP2 does not need to be updated
53	Use of Article 4 Directions	Not relevant to current plan policies.  LP2 does not need to be updated.
73	Reference in large scale developments to a choice of transport modes, masterplans and design codes.	Not relevant LP2 as does not plan for large scale development.  LP2 does not need to be updated.
96	LPAs should work with other public service infrastructure providers before planning applications are submitted.	Change relates to planning application and development process and not relevant to LP2 plan policies.  LP2 does not need to be updated.
110	Reference to allocation of sites considering design of streets etc and standards in national guidance including National Design Guide and National Model Design Code.	Council has determined to support a borough wide design code.  LP2 does not need to be updated.
125	Densities – reference character assessments, design guides and codes.	Council has determined to support a borough wide design code.  LP2 policy DM 3 includes criteria on density and character and refer to the use of adopted design controls, master plans and character appraisals.  LP2 does not need to be updated.
126 - 129	Reference to preparing design guides and codes.	Council has determined to support a borough wide design code.

		<p>LP2 policy DM 3 includes criteria on density and character and refer to the use of adopted design controls, master plans and character appraisals.</p> <p>LP2 does not need to be updated.</p>
131	Planning policies and decisions should ensure tree lined streets.	<p>While there are no specific requirements in LP2 for tree lined streets, LP 2 policy DM 44 seeks biodiversity net gains, policy DM 45 protects trees and the plan's design policies used to secure landscaping including tree planting which could be directed towards street tree planting projects.</p> <p>LP2 does not need to be updated.</p>
161 (c)	Opportunities for improvements to green and other infrastructure added as part of managing flood risk.	<p>Not specifically referenced in LP2 policy DM 40 or other policies. However management of flood risk would not preclude these measures.</p> <p>LP2 does not need to be updated.</p>
162	Sequential test relates to flooding 'from any source'	<p>LP2 policy DM 40 does not exclude the sequential test being applied to any source of flooding.</p> <p>LP2 does not need to be updated</p>
178	Setting of National Parks and AONB	<p>Not relevant to Cheshire West and Chester.</p> <p>LP2 does not need to be updated.</p>
198	Planning applications and historic statues, plaques etc	<p>Not directly relevant to Local Plan policies.</p> <p>LP2 does not need to be updated.</p>
210	Planning policies should safeguard resources by defining	<p>This change relates to two tier areas for lower tier authorities to consult MPA.</p>



	safeguarding areas but also Mineral Consultation Areas.	Not relevant to Cheshire West and Chester.  LP2 does not need to be updated.
211	Inclusion of considering demand for small-scale mineral extraction at, or close to relic quarries for repair of heritage assets.	Relates to consideration of planning applications.  LP2 does not need to be updated
Glossary	Various additions including to recycled and secondary aggregates.	No impact on LP2.  LP2 does not need to be updated.
Annex 3	Inclusion of Flood Risk vulnerability classification in NPPF.	Provides additional detail that was previously provided in other national guidance.  LP2 does not need to be updated.

## Appendix C – Policy Review

Policy	Comment	Conclusion
CH 1 - Chester settlement area	Provides further detail to LP1 policy STRAT 3 about locally specific principles for development in Chester e.g. strategic open spaces; protecting the historic core and settings.	No update required
CH 2 - Chester regeneration area	Provides key principles for development in identified regeneration areas. Links to LP2 policy DM14. The identified regeneration areas still remain up to date.	No update required
CH 3 - Employment land provision in Chester	Allocations to meet needs set out in LP1 policy STRAT 3. Refers to old use class.	No immediate update required
CH 4 - University of Chester	Sets out a framework for development of education related facilities.	No update required
CH 5 - Chester conservation areas	Locally specific policy for CCA.	No update required
CH 6 - Chester key views, landmarks and gateways and historic skyline	Locally specific policy for Chester conservation.	No update required
EP 1 - Ellesmere Port settlement area	Further detail to LP1 policy STRAT 4 to ensure locally specific principles for development.	No update required
EP 2 - Employment land provision in Ellesmere Port	Allocations to meet needs set out in LP1 policy STRAT 4. Refers to old use class. Class B1 is now Class E.	No immediate update required
EP 3 - Stanlow special policy area	Policy framework for Stanlow. Refers to old use class - Class B1 is now Class E.	No immediate update required
EP 4 - Hooton Park	Employment area policy. Refers to old use class - Class B1 is now Class E.	No immediate update required

EP 5 - Thornton Science Park	Employment area policy. Refers to old use class - Class B1 is now Class E.	No immediate update required
EP 6 - Ince Park	Employment area policy. Refers to old use class - Class B1 is now Class E.	No immediate update required
EP 7 - Ellesmere Port historic canal port	Locally specific policy for historic canal port.	No update required
N 1 - Northwich settlement area	Further detail to LP1 policy STRAT 5 to ensure locally specific principles for development.	No update required
N 2 - Northwich regeneration areas	Provides key principles for development in identified regeneration areas and town centres. Links to LP2 policy DM14. Identified regeneration areas and uses still up to date.	No update required
N 3 - Meeting the outstanding housing requirement in Northwich	Identifies housing allocations in Northwich. <ul style="list-style-type: none"> <li>• Briar Court - no applications;</li> <li>• Winnington Avenue under construction;</li> <li>• Hargreaves Road - planning application granted;</li> <li>• Former Castleigh Centre no applications.</li> </ul>	No update required
N 4 - Employment land provision in Northwich	Allocations to meet needs set out in LP1 policy STRAT 5. Refers to old use class - Class B1 is now Class E.	No update required
N 5 - Gadbrook Park	Provides a framework for development of this area.	No update required
N 6 - Northwich conservation area	Locally specific policy for NCA.	No update required
W 1 - Winsford settlement area	Further detail to LP1 policy STRAT 6 providing locally specific principles for development.	No update required
W 2 - Employment land provision in Winsford	Allocations to meet needs set out in LP1 policy STRAT 6. Refers to old use class - Class B1 is now Class E.	No immediate update required

R 1 - Development in the rural area	Detailed policy to support LP1 policy STRAT 8, Identifies Local Service Centres and policy for development in areas of countryside.	No update required
R 2 - Meeting the outstanding housing requirement in Tattenhall	Allocation and safeguarded site if required. Land at Chester Road, planning permission for 30 dwellings.	No update required
R 3 - Employment land provision in the rural area	Allocations to meet strategic employment requirements in rural area- Refers to old use class - Class B1 is now Class E.	No immediate update required
GBC 1 - Commercial sites in the Green Belt	Framework for development in major Green belt sites. Policy refers to LP1 policy STRAT 9 that defers to NPPF. Refers to old use class - Class B1 is now Class E. LP2 policy GBC 1.D Chester Business Park Use class B1a is now class (g) (i). 9g.	No immediate update required
GBC 2 - Protection of landscape	Identifies Areas of Special County Value.	No update required
GBC 3 - Key settlement gaps	Identifies Key settlement gaps (outside Green Belt) to maintain settlement separation.	No update required
T 1 – Local road network improvement schemes	Identifies priority local road network schemes. Review schemes next plan.	No update required
T 2 - A56 Hoole Road Corridor	Park and ride allocation and road corridor improvements.	No update required
T 3 - Railway stations	Identifies priorities and safeguards land for improvements to rail station infrastructure. Review delivery and allocation next plan.	No update required

T 4 - Rail corridors	Protects disused rail corridors and lines.	No update required
T 5 - Parking and access	Access and parking in new developments. Changes to parking standards SPD will potentially be considered through Design Code.	No update required
M 1 - Future sand and gravel working	Allocations to meet LP1 policy ENV 9 supply of minerals	No update required
M 2 - Mineral safeguarding areas - prior extraction of minerals	Identifies areas and criteria to safeguard mineral resources.	No update required
M 3 - Proposals for minerals working	General development criteria for minerals working.	No update required
M 4 - Proposals for exploration, appraisal or production of hydrocarbons	Provides more detail to LP1 policy ENV 7.	No update required
M 5 - Restoration of minerals and oil and gas sites	General criteria for restoration of minerals sites.	No update required
M 6 - Salt and brine working	Identifies named operations and policy for extraction of salt and brine.	No update required
M 7 - Industrial sand proposals	Rudheath Lodge allocation and framework for other sand proposals.	No update required
M 8 - Minerals infrastructure	Identifies safeguarded sites and policy approach. Use classes changes mean class B1 is now Class E (g) and B1a is class (g) (i). 9g.	No update required
DM 1 - Development of previously developed land	Sets out approach to development of PDL in settlements, countryside and Green Belt.	No update required
DM 2 - Impact on residential amenity	Policy provides criteria that seeks to protect residential amenity.	No update required
DM 3 - Design, character and visual amenity	Policy provides criteria that seeks high standards of design in line with NPPF. See Appendix A regarding NPPF references to tree lined streets.	No immediate update required

DM 4 - Sustainable construction	Policy provides criteria and guidance that seeks to mitigate and adapt to climate change.	No update required
DM 5 - Protection and refurbishment of employment land and premises	Criteria to protect employment land and premises. Note that Class B1 is now Class E.	No immediate update required
DM 6 - New agricultural and forestry buildings	Provides criteria for the erection of agricultural and forestry buildings.	No update required
DM 7 - Rural diversification of land based businesses	Provides criteria for the diversification of agricultural and other land-based businesses.	No update required
DM 8 - Equestrian development	Provides detailed criteria for equestrian development.	No update required
DM 9 - Visitor accommodation	Locational policy for the development of visitor accommodation.	No update required
DM 10 - Caravan and camping sites	Criteria policy for the development of caravan and camping sites.	No update required
DM 11 - Safeguarded areas around aerodromes	Identifies safeguarded areas on policies map and criteria for development within these areas.	No update required
DM 12 - Jodrell Bank	Defines the Jodrell Bank Radio Telescope consultation zone.	No update required
DM 13 - Oulton Park	Identifies the racing venue and provides criteria for development proposals.	No update required
DM 14 - City and town centres	Identifies town centre boundaries and primary and secondary shopping frontages for Chester and Northwich. It is noted that it is no longer a requirement to identify primary and secondary frontages through a local plan. Refers to A1, A2, A3, A4, A5 and D2 use classes.	No immediate update required
DM 15 - District and local retail centres	Identifies these centres on the policies map and policy approach. Refers to A1, A2, A3, A4, A5 and D2 use classes.	No immediate update required

DM 16 - Shopfronts	Sets out policy criteria for new, or alterations, to shopfronts.	No update required
DM 17 - Advertisements	Identifies criteria for proposals for advertisement consent.	No update required
DM 18 - ICT and telecommunications	Provides criteria and requirements for broadband and telecommunications infrastructure and development.	No update required
DM 19 - Proposals for residential development	Policy covers urban area garden land development and residential proposals in the countryside.	No update required
DM 20 - Mix and type of new housing development	Policy refers to using the most up to date housing information to plan mix and type of new housing development, including self-build. While the First Homes written Ministerial Statement is relevant, it is noted that the product can form part of the wider affordable housing provision.	No immediate update required
DM 21 - Development within the curtilage of a dwellinghouse	Provides criteria for development within the curtilage of a dwellinghouse, including: extensions, annexes, and replacement dwellings.	No update required
DM 22 - Change of use to dwellinghouses and residential conversions	Sets out the approach to change of use proposals in settlements and countryside.	No update required
DM 23 - Delivering affordable housing	Policy sets out preferences for delivering affordable housing, seeking on site provision in the first instance.	No update required
DM 24 - Rural exception sites	Sets out the policy approach to need survey and local connection test.	No update required
DM 25 - Essential rural workers dwellings	Provides criteria for development of permanent and temporary rural workers dwellings.	No update required
DM 26 - Specialist accommodation	Sets criteria for the development of specialist	No update required

	accommodation including nursing homes and elderly persons accommodation and hostels.	
DM 27 - Student accommodation	Provides guidance for proposals for purpose-built student accommodation.	No update required
DM 28 - Houses in Multiple Occupation	Policy for the change of use from a dwelling to a HMO, supported by SPD.	No update required
DM 29 - Health impacts of new development	Policy promotes health and wellbeing in the consideration of development proposals.	No update required
DM 30 - Noise	Sets out the approach to noise when considering development proposals.	No update required
DM 31 - Air quality	Sets out the approach to air quality when considering development proposals.	No update required
DM 32 - Land contamination and instability	Policy provides criteria for dealing with land contamination and instability.	No update required
DM 33 - New or extension to hazardous installations	Policy sets out guidance for considering development proposals for new or extended hazardous installations.	No update required
DM 34 - Development in the vicinity of hazardous installations	Provides guidance for development in the vicinity of hazardous installations.	No update required
DM 35 - Open space and new development	Sets open space provision requirements for new development.	No update required
DM 36 - Provision for sport and recreation	Provides guidance for the protection and provision of sport and recreation facilities.	No update required
DM 37 - Recreational routeways	Identifies named recreational routeways and provides protection for all routes.	No update required
DM 38 - Waterways and mooring facilities	Sets out criteria for waterways and mooring facilities development.	No update required
DM 39 - Culture and community facilities	Provides criteria for new and improved facilities	No update required



	and loss of local community facilities.	
DM 40 - Development and flood risk	Sets out criteria and requirements for borough wide sequential test and details of flood risk assessments.	No update required
DM 41 - Sustainable Drainage Systems (SuDS)	Policy for the provision of Sustainable Drainage Systems in new development.	No update required
DM 42 - Flood water storage	Provides protection for defined flood water storage areas.	No update required
DM 43 - Water quality, supply and treatment	Sets criteria for the protection and provision of water quality, supply and treatment infrastructure.	No update required
DM 44 - Protecting and enhancing the natural environment	The policy seeks net gains for biodiversity, identifies ecological networks and policy approach. Environment Act 2021 and implementation of Regulations (2024) means certain developments require 10% net gain. While the policy seeks net gain on all developments, the statutory 10 % will apply in line with legislation. However, the policy applies to development not covered by statutory requirement.	Local Plan policy / guidance note should be updated if required to reflect legislation changes
DM 45 - Trees, woodland and hedgerows	Policy approach for the protection of trees, woodland and hedgerows, including 2 for 1 replacement in relation to the loss of trees.	No update required
DM 46 - Development in conservation areas	Provides criteria for development within or affecting the setting of conservation areas.	No update required
DM 47 - Listed buildings	Provides criteria for development affecting listed buildings.	No update required

DM 48 - Non-designated heritage assets	Provides criteria for development to safeguard non-designated heritage assets.	No update required
DM 49 - Registered Parks and Gardens and Battlefields	Policy identifies registered parks and gardens and battlefields on the policies map.	No update required
DM 50 - Archaeology	Provides guidance and references to the Chester Archaeological Plan and zones.	No update required
DM 51 - Wind energy	Sets out criteria and preferred areas for wind energy development.	No update required
DM 52 - Solar energy	Sets out criteria and preferred areas for solar energy development.	No update required
DM 53 - Energy generation, storage and district heat networks	Policy for the consideration of energy generation, storage and DHN development. Significant proposals for carbon capture and hydrogen production in north of borough under NSIPs	If required new plan could include these developments.
DM 54 - Waste management facilities	Policy which supports new waste management facilities on named sites.	No update required
DM 55 - Sites for replacement household waste recycling facilities	Provides criteria for sites for replacement household waste recycling facilities. A new plan will need to review whether named sites are still required by the Council.	Review delivery of sites

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

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

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