

Land Availability Assessment (DRAFT)

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1 Disclaimer - Important please read

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1.1 In relation to the information contained within this report, and any other report relating to the findings of the draft Cheshire West and Chester Land Availability Assessment 2023 (LAA), the Council makes the following disclaimer without prejudice:

1.2 It should not be assumed that the submission of a site was made by the current landowner as site suggestions can be made by any party. The inclusion of a site, building or area of land in the draft LAA does not imply that the Council will allocate the site(s) for development. Further assessment of sites will be undertaken, taking account of relevant plans/programmes, evidence base studies and technical reports, informed by outcomes of the Habitats Regulations Assessment and Sustainability Appraisal (incorporating the requirements of the Strategic Environmental Assessment) process.

1.3 The identification of a site in the draft LAA does not imply that the Council would grant planning permission for development on this site. All planning applications for development will be assessed on their merits against the appropriate development plan and material planning considerations. The inclusion of a site for a specific use does not preclude it from being developed for a different use, subject to the relevant planning permission(s).

1.4 The boundary attached to a site, building or area is based on the information available at the time of writing/provided during consultation. The draft LAA does not limit a change to any boundary for the purposes of a planning application, or when proposing land allocations through the plan making process.

1.5 The exclusion of a site from the draft study (either because it was not identified or because it has been discounted in line with the methodology) does not preclude planning permission for development being approved.

1.6 The site capacity identified reflects the number of dwellings/hectares/floorspace granted planning permission where applicable, or is an estimate based on the methodology set out in this document. The capacities are only estimates and do not preclude densities being increased or decreased on sites, subject to site specific considerations on a case-by-case basis

1.7 The assessment of delivery timeframes; short (1 to 5 years), medium (6 to 10 years) or long term (11 years +), is based on the Council's assessment at the time of the study, and on information provided throughout the process of preparing the draft LAA. Circumstances or assumptions may change which may mean that sites could come forward sooner or later than set out in the assessment.

1.8 Each site assessment is based on information that was available/provided at the time of the study. There may be some omissions and/or factual inaccuracies which the Council does not take liability for, therefore users of the draft LAA will need to appreciate that there may be additional constraints on some sites that were not identified at the time of the survey, and that planning applications will continue to be treated on their own merits. Likewise, some of the identified constraints may have been removed since the information was compiled.

1.9 Issues may arise during a detailed planning application that could not/were not foreseen at the time of the assessment. Applicants are therefore advised to carry out their own analysis of sites to identify any constraints or other information for the purposes of submitting a planning application and not rely solely on the findings of the draft LAA.

Disclaimer - Important please read 1

1.10 The draft study has a base date of 1 April 2023, incorporating the latest monitoring data. The findings are a 'snap-shot' of information held at that time. Some of the information held on the draft LAA database will be subject to change, for example, planning permission may be granted or lapse after the base date of the assessment.

2 Introduction

2 Introduction

2.1 A land availability assessment (LAA) is an evidence base document used to inform the preparation of Local Plans. Local Planning Authorities have a requirement under the [National Planning Policy Framework](#) (the NPPF) to demonstrate a sufficient supply of potential sites suitable for residential development, to meet local housing requirements. In addition the NPPF identifies the advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the most appropriate use. The new approach and timelines for plan making require early consideration of all sites. A joint approach to a land availability assessment ensures that all land is assessed together to provide a robust evidence base as part of the plan making process.

2.2 This draft study replaces the Housing and Economic Land Availability Assessment 2017 and is part of a wider library of technical evidence that informs plan-making and planning policy in Cheshire West and Chester. The final report will identify which sites are the most suitable and achievable for a residential and/or employment use, identifying a broad range of sites to provide an audit of available land for both housing and economic development.

2.3 The outputs of this draft study include:

- An assessment of sites for potential housing capacity ⁽ⁱ⁾ and employment use in line with national policy and guidance, and the methodology set out in this document
- An analysis of windfall housing delivery in the borough
- Identification of a potential housing and employment capacity within the study area
- Key implications of the assessment outcomes on plan-making and planning policy in the borough

National Planning Policy

2.4 The [National Planning Policy Framework \(NPPF\)](#) (NPPF) requires Local Planning authorities to "*set out an overall strategy for the pattern, scale and design quality of places*" and to make sufficient provision for "*housing (including affordable housing), employment, retail, leisure and other commercial development*". The NPPF identifies the advantages of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for the most appropriate use. [Planning Practice Guidance](#) (PPG) recommends the preparation of joint land availability assessments, supported by practice guidance titled "[Housing and economic land availability assessment](#)" (July 2019). The methodology for carrying out this land availability assessment follows the key stages set out in PPG to provide a robust assessment of land availability, and refers to relevant Practice Guidance for other issues such as flood risk.

Local Development Plan

Cheshire West and Chester Local Plan

2.5 The Local Plan (Part One) Strategic Policies document was adopted by Cheshire West and Chester Council on 29 January 2015. The Local Plan (Part Two) Land Allocations and Detailed Policies was adopted by Cheshire West and Chester Council on 18 July 2019. The Local Plan (Part One) was reviewed in accordance with the revised National Planning Policy Framework (2019), Planning Policy Guidance and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended,

i The LAA does not assess the mix and type of housing

where it was concluded for the reasons set out in the Cabinet [report](#) and attached [appendices](#) that there was no immediate need to update the Plan either in part or as a whole.

2.6 Following the Local Plan Conversation engagement and call-for-sites in 2021, the Cabinet agreed in April 2022 to commit to an update of the Local Plan (Part One) and to commence initial work including evidence gathering. It was further agreed that a report to agree the timetable and scope of the update through a revised Local Development Scheme (LDS) would be presented. The report to Cabinet, presented in January 2024, sets out changes to legislation, national policy and other matters that have resulted in a change in approach towards developing a new local plan for the borough.

2.7 This draft LAA is a key evidence base document which which forms part of the initial work for a new Local Plan. It identifies sites and broad locations as an audit of available land and is not constrained by the level of need for specific uses. Whilst the assessment will provide information on the potential range of sites available it does not assess the mix and type (for housing sites), and it is the role of a Local Plan to determine which of those sites are the most suitable allocations to take forward. The allocation of land for development is beyond the scope of this assessment.

Minerals and waste

2.8 The Local Plan (Part One) made provision for waste management facilities through the identification of safeguarded sites, and the identification of replacement Household Waste Recycling Centres (HWRC) in Chester, Frodsham and Tattenhall. The Local Plan (Part Two) also identified specific sites and preferred areas for the future extraction of aggregate sand and gravel to ensure an adequate and steady supply over the plan period. Due to the specific nature of minerals and waste sites the future potential for these uses will not be assessed through the LAA and will be subject to separate technical assessments.

Local Plan evidence base

2.9 A land availability assessment (LAA) is an important evidence base document to inform the preparation of a Local Plan. It identifies all sites and broad locations as an audit of available land and is not constrained by the level of need identified in a plan or strategy. It does not in itself determine whether a piece of land should be allocated for development, it is the role of the Local Plan to determine which of those sites are the most suitable allocations to take forward. However, a land availability assessment can inform the options to be examined through the Local Plan alongside the range of other evidence base studies being undertaken.

2.10 Not all sites identified and considered in this assessment will be able to deliver new development because of issues such as policy constraints or viability. The role of the assessment is to inform the process of selecting sites to allocate for development through the Local Plan.

Engagement and consultation

2.11 This draft report has been prepared in consultation with a wide range of stakeholders that includes, but is not limited to, landowners, developers, land promoters, agents, businesses and business representatives, stakeholders and community groups. In addition to engagement with external bodies, the draft LAA has been prepared in consultation with other Council service areas who have provided input in relation to specific areas of expertise including heritage, natural environment and transport for example.

2 Introduction

2.12 As an evidence base document there is no formal requirement for consultation on the draft LAA, however it is important that the study provides a robust evidence base for guiding the Local Plan. A partnership approach, as adopted towards preparing previous housing and employment land studies site assessments, has been followed when preparing this draft LAA. The Housing and Economic Partnership Group (HEPG), established to assist the preparation of previous studies, utilises existing networks and groups of stakeholders, representing a cross-section of developers, agents, house-builders, businesses and landowners. A full list of the organisations and businesses is set out at Appendix A 'Housing and Economic Partnership Group' .

2.13 The key stages of engagement for the preparation of this draft LAA are:

- Local Plan Conversation 2021 including call for sites exercise
- Review of HELAA 2017 methodology and engagement with the Housing and Economic Partnership Group (Add date)
- Stage One outcomes (initial assessments) - consultation on draft LAA Stage One methodology, Stage One outcomes and site assessments
- Call for sites (as part of the draft Stage One consultation)
- Stage Two outcomes (detailed assessments) - HEPG consultation on draft LAA Stage Two outcomes and site assessments

2.14 For further information on the public engagement and consultation that has been carried out during the preparation of this document a LAA Consultation Statement will accompany the final report.

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3 Stage One: Methodology and survey

Stage One: Methodology and survey

3.1 Planning Practice Guidance (PPG) for preparing a housing and economic land availability assessment (updated July 2019) sets out the suggested methodology for a robust assessment⁽ⁱⁱ⁾. It "indicates what inputs and processes can lead to a robust assessment of land availability" and states that "Plan-making bodies are expected to have regard to the guidance in preparing and updating their assessments. Where they depart from the guidance, it will be important to explain the reasons for doing so when setting out the evidence base that informs the plan." .

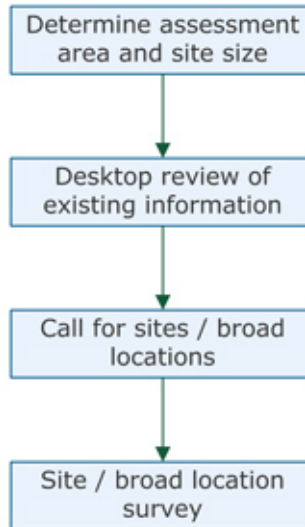
ii [Paragraph: 004 Reference ID: 3-004-20190722](#) (July 2019)

3 Stage One: Methodology and survey

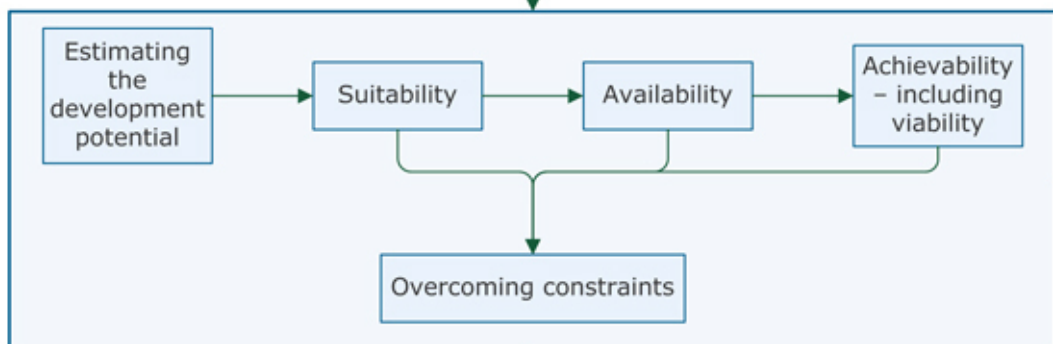
Figure 3.1 Methodology Flow Chart (PPG, para 006)

Stage One: Methodology and survey 3

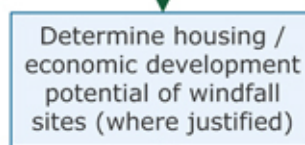
Stage 1 - Site / broad location identification



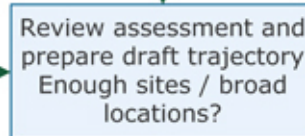
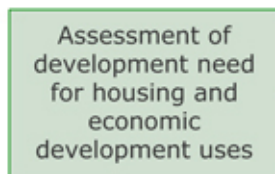
Stage 2 - Site / broad location assessment



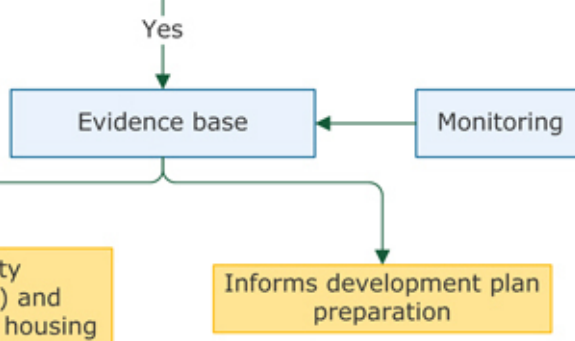
Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base



No

3 Stage One: Methodology and survey

Stage 1A: Defining sources of land and sites

3.2 In accordance with paragraph 011 of the [Housing and economic land availability assessment](#), the sources of information used to identify potential sites are set out below. A detailed table of the sources of sites, and available resources is set out in Appendix B 'Sources of sites'. The PPG sets out that the "Assessment needs to be thorough but proportionate, building where possible on existing information sources outlined within the guidance."⁽ⁱⁱⁱ⁾

- **Planning permissions:** The Council's annual monitoring records all current planning permissions^(iv) for housing and/or employment development, and sets out the status of each permission including:
 - Planning permission details (development description and approved capacity or number of new dwellings)
 - The status or progress of the development, including the number of dwellings/ site area or floorspace completed, under construction, and not started
 - The future supply and anticipated deliver of new dwellings/site area/floorspace over the plan period
- **Refused and withdrawn planning applications:** The Council's development management system provides reports to identify recent planning applications that have been refused or withdrawn.
- **Development Plan sites:** The Local Plan (Part One) and (Part Two), along with all made neighbourhood plans identify a range of land allocations and regeneration areas. All allocations with planning permissions are monitored and included in the 'extant planning permissions' category. Sites without planning permission at the base date of the LAA will be included in the Stage 1 assessment and where relevant the proposed use, capacity and developability will be reviewed as part of the Stage 2 assessment.
- **Site submissions:** Site submissions allow people to suggest and identify land that could be suitable for development. The new approach and timeframe for preparing Local Plans requires early consideration of sites therefore sites should be considered through the draft LAA as part of the evidence base that will inform policy and land allocations. The Local Plan Conversation (2021) has identified additional sites for consideration in the draft LAA and these sites have been digitised and information on proposed uses recorded. Where duplicate sites have been submitted, existing information has been reviewed and updates made where relevant to ensure that site boundaries and attributes are up-to-date. It is important to note that site submissions do not have to be made by the landowner, or on behalf of the landowner.
- **Regeneration sites update:** A review and update of the Council's regeneration plans and strategies has been undertaken to identify any new sites or changes to existing regeneration sites. In addition, site specific proposals brought forward outside of current plans and strategies have been identified through engagement with the relevant Council departments.
- **Brownfield Land Register site submissions:** The Council's Brownfield Land Register lists previously developed land/sites that could, subject to policy appraisal, be capable of delivering new housing. The main source of sites on the register is extant planning permissions. The draft LAA Stage One has considered all sites on the register that do not benefit from an extant planning

iii Housing and economic land availability assessment - Paragraph: 004 Reference ID: 3-004-20190722

iv Sites with planning permission include outline, full, reserved matters, permitted development, and lawful development.

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permission to avoid double counting. Sites submitted to the Council are considered for inclusion on the register subject to three basic conditions:

- The site is previously developed land i.e. brownfield
- The size of the site/area of land is above 0.25 hectares
- The site is located within or adjacent to an identified settlement as determined by Local Plan (Part One) policies STRAT 3 to STRAT 8, and Local Plan (Part Two) policy R 1.
- **Vacant / underused employment land:** A review of existing employment areas, employment land and allocations to identify potential employment capacity on existing sites, and to identify any derelict or underutilised sites that could be considered for repurposing and redevelopment for alternative uses including housing.
- **Market assessment/research:** A review of land and buildings for sale and rent in each identified settlement, using online resources such as Right Move and Zoopla, and Council resources such as commercial marketed land and premises.
- **Desktop survey / Aerial maps and street view:** A manual survey of OS maps, aerial imagery and street view imagery to identify underutilised, vacant or derelict land that may be suitable for development. These sites were subject to the Stage 1D survey to establish which should be included in the Stage Two assessment.
- **Council and other publicly owned land:** A review of land and buildings in local authority ownership including for example farms and garage courts.
- **Windfall sites:** For housing, a review of historical completions on windfall sites to assess the contribution to past delivery. A review of the level of planning permissions granted on windfall sites was also undertaken to assess the potential supply from this source, and to identify any supply and delivery trends. Windfall sites could include the sub-division of existing dwellings / units, living over shops, empty offices and properties, and the conversion of offices through permitted development rights and prior approval applications.

Stage 1B: The Study Area

3.3 The borough of Cheshire West and Chester covers approximately 916 square kilometres and borders Wirral and Warrington to the north, Cheshire East to the east, Shropshire to the south, and North Wales to the west. It contains the city of Chester; main towns of Ellesmere Port, Northwich, and Winsford; market towns such as Neston and Frodsham; and an expanse of countryside with a diverse range of settlements in the rural area. The North Cheshire Green Belt runs across the north of the borough and covers 392 square kilometres (42 % of the borough).

3.4 This is a borough-wide study considering all types of land i.e. greenfield and previously developed land. For the purpose of this study, sites will be grouped by spatial area based on the built-up areas (identified settlements) in Cheshire West and Chester as defined by the settlement boundaries shown on the current adopted Local Plan policies map, and set out in the Local Plan (Part One) strategic policies STRAT 3 to STRAT 8.

3.5 The spatial areas are:

- Main urban areas: Chester, Ellesmere Port, Northwich and Winsford
- Key service centres: Cuddington and Sandiway, Farndon, Frodsham, Helsby, Kelsall, Malpas, Neston (including Parkgate), Tarporley, Tarvin, Tattenhall

3 Stage One: Methodology and survey

- Local service centres: Antrobus*, Ashton Hayes*, Aldford, Childer Thornton*, Christleton*, Comberbach*, Crowton*, Delamere*, Dodleston*, Duddon, Eaton, Eccleston*, Elton*, Great Barrow*, Great Budworth*, Guilden Sutton*, Higher Wincham, Kingsley*, Little Budworth, Mickle Trafford*, Moulton, No Mans Heath, Norley*, Saughall*, Tilston, Utkinton, Waverton*, Willaston^(v)
- Established employment areas: Monument Place Employment Park, Farndon; Mere's Edge, Helsby; Chowley Oak Business Park, nr Tattenhall; Oaklands Office Park, Hooton; Clayhill Business Park, Neston
- Commercial sites in the Green Belt: Chester Zoo, Chester^(vi); Countess of Chester Health Park, Chester^(vii); Dale Barracks, Chester^(viii); Chester Business Park^(ix); Urenco, Capenhurst^(x).
- Countryside: land beyond the settlement boundaries of the main urban areas, Key Service Centres, and Local Service Centres.
- Countryside adjacent to an identified settlement: located in (or intersects) a 100m buffer of the boundary.

Stage 1C: Site criteria

3.6 Paragraphs 009 to 015 of the [PPG](#) set out how the assessment area and site size can be determined. Paragraph 009 states, with regards to the size of sites considered in the assessment, that *"it may be appropriate to consider all sites and broad locations capable of delivering 5 or more dwellings or economic development on sites of 0.25 hectares (or 500 sqm) of floorspace"*. Further, paragraph 014 of the guidance acknowledges that at Stage 1, *"the initial surveys need to be proportionate, with a more detailed assessment being made at stage 2"*. For the purpose of this study, the following thresholds have been applied:

3.7 For residential development

- capacity of 5 or more dwellings; or
- a net site size of 0.2 hectares^(xi)

3.8 For employment development

- 0.25 hectares; or
- In town centres, 500 square metres of floorspace

3.9 To establish an initial development potential^(xii) and whether a site meets one of the above capacity thresholds, the [Planning Practice Guidance](#), at paragraph 017 states *"The estimation of the development potential of each site should be guided by the existing or emerging plan policy including locally determined policies on density"* This will be dependant on the type of use being proposed;

v * Local Service Centres located in the Green Belt

vi Capacity included in the Chester spatial area

vii Capacity included in the Chester spatial area

viii Capacity included in the ??rural?? spatial area

ix Capacity included in the Chester spatial area

x Capacity included in the Rural spatial area

xi Net site area is calculated using the assumptions set out in Table 3.1 'Residential uses - Estimating net developable area - percentage assumptions'

xii Estimated developable area and housing/employment capacity

Stage One: Methodology and survey 3

- For potential housing uses, the housing density assumptions will be those set out in Table 3.2 'Residential uses - Density assumptions' below, and have been used to calculate the net developable area of a site. These assumptions were established in consultation with a Housing Partnership Group in 2011, and have been subject to consultation with the current Housing and Economic Partnership Group (2023). The capacity of a site proposed for residential development is estimated based on a developable area ratio, and a density that is determined by the location of the site. ^(xiii) Where additional site specific information has been provided, for example through a site submission, this will be used to inform the development potential of particular sites as part of the Stage Two assessment.
- For employment and other commercial uses, development potential will be estimated/guided by existing policies and floorspace densities for certain industry types in line with the Employment Land Study Update (2013) and the Local Plan (Part One) Strategic Policies. The capacity of a site proposed for employment use is estimated based on the plot ratio guidelines set out in Table 3.3 'Employment density assumptions' below. The ratio is determined by the location of the site. The Stage One outcomes for employment sites are shown as a gross estimate of floorspace/jobs potential. The Stage Two assessment of employment sites will include a more detailed review of the development potential.

Table 3.1 Residential uses - Estimating net developable area - percentage assumptions

Gross Site area (hectares)	Net developable area (% of gross site area)
< 1 ha	90%
1 - 4.9	80%
5 - 9.9	75%
10 - 14.9	70%
15 + ha	60%

Table 3.2 Residential uses - Density assumptions

Location of site	Density (dwellings per hectare)
Urban area: Chester	35 - 50 35 dwellings per hectare in suburban and residential areas 50 dwellings per hectare in central locations and around infrastructure hubs
Urban area: Ellesmere Port, Northwich, Winsford	35 - 40 35 dwellings per hectare in suburban and residential areas 40 dwellings per hectare in central locations and around infrastructure hubs
Key Service Centres (as set out in Local Plan (Part One) policy STRAT 8)	35
Local Service Centres	30

xiii Example: a gross site are of 5 hectares would have a developable area of 3.75 hectares based on a developable area assumption of 75% for sites between 5 and 9.9 hectares.

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Location of site	Density (dwellings per hectare)
(as set out in Local Plan (Part Two) policy R1)	
Adjacent to identified settlement (Within or intersects a 100m buffer of a settlement boundary)	30
Rural area In the countryside beyond an identified settlement boundary	25

Table 3.3 Employment density assumptions

Local Plan (Part One) area	Plot ratio / density guidelines ^(xiv)
Chester city centre offices	100%
Northwich town centre offices	70%
Ellesmere Port town centre offices	60%
Winsford town centre offices	60%
Frodsham office use	60%
Neston office use	60%
Offices outside of town centres and industrial/warehouse premises	35%

Stage 1D: Site Survey

3.10 For each site that met the above size / capacity criteria, a site survey was carried out to record additional site attributes, guided by paragraph 015 of the [PPG](#). Further information, suggested at paragraph 015 of the [PPG](#) will inform the Stage Two assessment and judgement on the availability and achievability of a site.

The following information was recorded to inform the Stage One outcomes:

- Site size, boundaries and location (including co-ordinates);
- Planning permission status
- Current land use (including status of green belt, local green space, greenfield and previously developed land);
- Flood zones;
- European and nationally designated sites (SSSI / Ramsar. SPA, SAC);
- Irreplaceable habitats
- Ancient woodland, Registered Battlefields and Registered Parks & Gardens;
- Formal sports pitches and allotment gardens.

3.11 A fact check of the site attribute information provided through site submissions has been undertaken using GIS and Microsoft Office applications and specialist officer expertise from within the Council. The constraints analysis at this stage will be factual and will not consider the likelihood of an effect arising from the proposed use type. Based on the site characteristics identified at this stage, an initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use

xiv i.e. This is the percentage of floorspace anticipated from the overall land area

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development will be carried out. Once the survey has been completed for each site, they will be assessed against the criteria set out in the table below to determine which sites will be subject to Stage Two of the LAA.

3.12 When developing strategic policies the golden thread of plan making is the presumption in favour of sustainable development. Paragraph 11(b) of the [NPPF](#) states "*strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses*". Further, paragraph 11(b)(i) protects "*areas or assets of particular importance*", and 'NPPF Footnote 7' lists those assets that are to be protected.

[NPPF](#) Footnote 7

The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 187) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 72; and areas at risk of flooding or coastal change.

3.13 In taking in to consideration the requirements of the NPPF the site assessments and subsequent findings of the draft LAA will accord with paragraph 11 and 'NPPF Footnote 7' of the [NPPF](#).

Table 3.4

Criteria	Assessment outcome
Size / capacity threshold	Housing: sites that are below 0.25 hectares in size, or have a capacity of less than 5 dwellings will be discounted at the end of Stage One. Employment sites that are below 0.25 hectares (or 500 sqm in town centres) floorspace in size will be discounted at the end of Stage ne.
Location	Sites will be identified by spatial area (as set out in the adopted Local Plan) in order to assess the geographical distribution of sites and potential capacity. Sites that fall within, or intersect a 100m buffer of an identified boundary (settlement or employment area) will be included in the rural spatial geography and also identified as an extension to the relevant settlement.
Planning status	Sites with extant housing or employment permission at 1st April 2023 are discounted/excluded from the Stage One assessment as they already contribute towards existing housing/employment requirements. The supply from extant planning permissions is set out as part of the Stage One outcomes and included in the overall land supply trajectory at Stage Two of the LAA.
European and national designations	Sites that include a nationally important designation (SSSI, SPA, SAC or Ramsar) will be discounted at the end of Stage One in accordance with 'NPPF Footnote 7' of the NPPF.
Irreplaceable habitats	The NPPF Glossary includes: Ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh, lowland fen. Sites that include an irreplaceable habitat will be discounted at the end of Stage one in accordance with 'NPPF Footnote 7' of the NPPF.

3 Stage One: Methodology and survey

Criteria	Assessment outcome
Green belt	<p>Sites that are located in the green belt (with the exception of major developed sites in the green belt as set out in the current Local Plan, and previously developed land) will be discounted at the end of Stage One in accordance with 'NPPF Footnote 7' of the NPPF. A potential Stage One capacity assessment will be carried out and reported in the Stage One Outcomes. Green belt sites may be revisited as a result of the review stage of the LAA, or as part of the plan making process.</p>
Local Green Space	<p>Where local communities have designated protected local green space in a 'made' Neighbourhood Plan, development would only be allowed in very special circumstances. Sites that are designated in a made Neighbourhood Plan as protected local green space will be discounted at the end of Stage One in accordance with 'NPPF Footnote 7' of the NPPF. These sites may be revisited as a result of the review stage of the LAA, or as part of the plan making process.</p>
Flood risk	<p>Sites located in flood zone 2, 3A and/or 3B will be discounted at the end of Stage One. The NPPF states that <i>"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at the highest risk (whether existing or future)."</i> Annex 3 (Flood risk vulnerability classification) of the Planning Practice Guidance "Flood Risk and Coastal Change" identifies buildings used for dwelling houses, student halls of residence, and residential institutions such as residential care homes, as a 'more vulnerable' use.</p> <p>Paragraph 167 of the NPPF states that <i>"All plans should apply a sequential, risk-based approach to the location of development - taking into account all sources of flood risk and the current and future impacts of climate change - so as to avoid, where possible, flood risk to people and property."</i> Where up-to-date data is available, flooding from all sources has been identified as part of the Stage One assessment of sites. A detailed Strategic Flood Risk Assessment will be required to inform any potential land allocations as part of the plan-making process. Flood risk will be reviewed at Stage Two of the LAA.</p> <p>Sites discounted in flood zones 2 and 3(a and b) may be revisited as a result of reviewing Stage One and/or Stage Two, or as part of the plan making process if the estimated capacity does not meet the housing / employment land requirements.</p>
Designated heritage assets	<p>Annex 2 of the NPPF (Glossary) defines a designated heritage asset as <i>"A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield, or Conservation Area designated under the relevant legislation."</i></p> <p>Sites that are located in Registered Parks and Gardens, or on land designated as a Registered Battlefield will be discounted at the end of Stage One in accordance with 'NPPF Footnote 7' and Paragraph 187 of the NPPF.</p> <p>Details of relevant Scheduled Ancient Monuments, Listed Buildings, Conservation Areas and Primary Archaeological Character Zones will be considered in further detail as part of the Stage Two assessment.</p>
Locally important issues	<p>Formal sports and school fields are vital to the well-being and amenity of Cheshire West and Chester residents as well as helping to improve the borough's image. In addition, allotments are a protected land use and therefore they have not been considered suitable for development for the purpose of this assessment. Sites that include either formal sports pitches or allotments will be discounted (or the area affected by these uses will be removed from the developable area) as these sites are important to maintaining and enhancing the health and wellbeing of the borough's residents. These sites may be revisited as a result of the review stage of the assessment to consider whether sites continue to meet the needs of the local</p>

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Criteria	Assessment outcome
	population or have the potential to be relocated and/or improved as part of a development proposal.

4 Stage One: Outcomes

4 Stage One: Outcomes

4.1 A total of 1,374 sites have been identified through the wide range of sources set out in Stage 1B of the land availability assessment methodology. Table 4.1 'Sites identified through all Stage 1D sources' below sets out the combined number of sites identified at the start of the assessment from all of the sources listed at Stage 1D.

Table 4.1 Sites identified through all Stage 1D sources

Proposed use	Greenfield (no of sites)	Previously Developed (no of sites)	Mixed (GF and PDL) (no of sites)	Total no. of sites
Employment	54	180	13	247
Energy	3	0	0	3
Housing	394	455	86	935
Mixed use of which include:	35	33	8	76
Housing	28	30	6	64
Employment	30	33	8	71
Other ⁽¹⁾	37	68	8	113
TOTAL	523	736	115	1,374

1. Minerals, Waste, Community uses, Leisure, Retail, Transport

4.2 Of these sites, a total of 430 sites benefit from a current planning permission ^(xv). The capacity of the sites from this source, towards land supply for housing and employment respectively, is set out in the housing and employment sections below. This set of sites have not been reassessed against the initial constraints criteria but may be revisited as part of the Stage One review process to identify potential planning permissions that may not be implemented.

Stage One survey sites

4.3 The Stage 1B site search identified a total of 944 sites without extant planning permission. The table below sets out the number of sites by proposed use and land type. These figures are inclusive of all sites before any discounting criteria has been applied.

Table 4.2 Sites without planning permission - proposed uses

Proposed use	Greenfield (no of sites)	Previously Developed (no of sites)	Mixed (GF and PDL) (no of sites)	Total no. of sites
Employment	39	146	11	196
Energy	3	0	0	3

xv Sites with planning permission include those that are not started and under construction, and exclude pending applications, at 1 April 2023

Stage One: Outcomes 4

Proposed use	Greenfield (no of sites)	Previously Developed (no of sites)	Mixed (GF and PDL) (no of sites)	Total no. of sites
Housing	273	243	48	564
Mixed use of which include:	34	31	8	73
Housing	27	28	6	61
Employment	30	31	8	69
Other ⁽¹⁾	33	68	7	108
TOTAL	382	488	74	944

1. Minerals, Waste, Community uses, Leisure, Retail, Transport

4.4 Each of the sites identified in the table above has been surveyed and information collated as set out in Stage 1C and Stage 1D of the methodology. The data set was then divided into proposed uses. At this initial stage of the draft assessment, for sites that have been suggested for mixed use development including both residential and employment uses, 50% of the site area will be considered for housing potential, and 50% will be considered for employment potential. There are 73 sites to be assessed for mixed use development. Based on the information provided through site submissions and planning application information, 61 of these sites will be assessed to include employment development as part of the mix of uses, and 69 sites will be assessed to include residential development as part of the mix. A more detailed assessment of all of the sites that meet the initial assessment criteria, considering the specific mix of uses and more specific developable area by use, will be carried out at Stage Two. The following sections set out the survey results for sites proposed for housing development and sites proposed for employment development.

Housing

Planning permissions for housing

4.5 The supply of housing land with planning permission at 1 April 2023 is set out in the Council's [Housing Land Monitor](#) Summary Report 2023. The table below sets out the capacity/supply from all extant planning permissions and includes sites that are both under construction and not started. For further information on the Council's housing land supply please refer to the Council's [Local Plan monitoring webpage](#). Sites identified in the development plan i.e. Local Plan and Neighbourhood Plan allocations, and strategic sites that have not secured planning permission are to be considered in the draft Stage One LAA assessment alongside all other sites without planning permission and will be subject to a review of suitability, availability and achievability.

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Table 4.3 Capacity of sites with planning permission for housing by source (1 April 2023)

Source	Greenfield (GF)		Previously developed land (PDL)		Mixed (GF / PDL)		Total	
	No of sites	Capacity	No of sites	Capacity	No of sites	Capacity	No of sites	Capacity
Development Plan sites (allocations and regeneration sites)	12	2,934	11	887	1	92	24	3,913
Brownfield land register / HELAA sites	13	587	23	1,506	0	0	36	2,093
Windfall sites (including garden land, and PD)	152	408	159	670	1	1	312	1,079
Total	177	3,929	193	3,063	2	93	372	7,085

4.6 The table above (Table 4.3 'Capacity of sites with planning permission for housing by source (1 April 2023)') sets out the number of self-contained dwellings units with planning permission. Multi-phased schemes are included as individual sites/records in the Council's housing monitoring therefore the total number of sites in this table will not correlate directly with the total number of sites with planning permission identified at the start of the draft Stage One assessment. The table below (Table 4.4 'Capacity of sites with planning permission for housing by spatial area (1 April 2023)'), that shows the spatial distribution of residential units with planning permission, also includes information about planning permissions that will deliver communal living accommodation i.e. extra care homes and student halls of residence.

Table 4.4 Capacity of sites with planning permission for housing by spatial area (1 April 2023)

Settlement (spatial area)	Capacity (no. of dwellings) self-contained	Capacity (bedspaces) communal accommodation ⁽¹⁾
Chester	1,713	30
Ellesmere Port	2,264	120
Northwich	1,079	
Winsford	886	
Rural (KSC) ⁽²⁾	575	
Rural (LSC) ⁽³⁾	109	
Countryside	459	70
TOTAL	7,085	220

- Care homes, student halls of residence
- Key Service Centre as identified in Local Plan (Part One) policy STRAT 8
- Local Service Centre as identified in Local Plan (Part Two) policy R 1

Stage One: Outcomes 4

Stage One survey sites

4.7 A total of 564 sites have been identified for potential housing development, and a further 69 mixed use sites that could include an element of residential development resulting in 633 sites to be assessed against the Stage One criteria.

4.8 The first assessment of size/capacity threshold results in 151 sites (with an estimated capacity of 300 dwellings) being discounted from further assessment in Stage One as they were below the threshold of 5 dwellings (or 0.2 hectares). 141 sites were proposed for housing development, and 10 were proposed for mixed-use including housing development. The table below (Table 4.5 'Stage 1C Sites below housing capacity/size threshold') sets out the number and estimated capacity of the sites that are below the prescribed threshold for housing sites. These sites will form part of the assessment of small windfall sites carried out in Stage Two of the LAA.

Table 4.5 Stage 1C Sites below housing capacity/size threshold

	Housing sites		Mixed-use sites		Total	
	No of sites	Capacity (no of units)	No of sites	Capacity (no of units)	No of sites	Capacity (no of units)
Greenfield	60	111	1	0	61	111
Brownfield (PDL)	74	149	9	22	83	171
Mix (GF / PDL)	7	18	0	0	7	18
TOTAL	141	278	10	22	151	300

4.9 As a result of applying the size/capacity threshold there are 482 sites to be assessed against the criteria in Stage 1D, including green belt, flood zones and European and National environmental designations. The table below (Table 4.6 'Stage 1C Sites above housing size/capacity threshold') sets out the number and estimated capacity of the 482 sites proposed for housing development and mixed-use development including housing, that are above the size/capacity threshold.

Table 4.6 Stage 1C Sites above housing size/capacity threshold

	Housing sites		Mixed-use sites		Total	
	No of sites	Capacity (no of units)	No of sites	Capacity (no of units)	No of sites	Capacity (no of units)
Greenfield	213	22,233	29	8,090	242	30,323
Brownfield (PDL)	169	4,527	22	580	191	5,107
Mix (GF / PDL)	41	1,935	8	3,181	49	5,116
TOTAL	423	28,695	59	11,851	482	40,546

4.10 The results of the Stage 1D survey for sites proposed for housing and mixed-use sites, are set out in Table 4.7 'Stage 1D Housing and mixed-use sites: initial constraints assessment' below. Some sites may be impacted by more than one of the constraints and have been identified in all of the relevant categories.

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Table 4.7 Stage 1D Housing and mixed-use sites: initial constraints assessment

Site attribute	Number of housing sites	Number of mixed-use sites	Total number of sites
European / National designations (Ramsar / SSSI / SPA / SAC)	1	0	1
Flood zone 2	46	14	60
Flood zone 3 (A and/or B)	41	14	55
Green belt ⁽¹⁾	82	22	104
Irreplaceable habitat	1	0	
Local green space	5	0	5
Registered Battlefield / Registered Park & Garden	0	0	0

1. Excluding brownfield (previously developed land) in the green belt. 19 PDL sites in the green belt have been identified and assessed.

4.11 Removing all of the sites that are affected by one or more of the above designations / attributes results in:

- 154 discounted sites based on the Stage 1D initial constraints
- 328 sites carried forward to be assessed further for housing development potential
 - 296 sites proposed for housing development
 - 32 sites proposed for mixed-use (including housing)

4.12 A list of all of the sites that have been discounted as a result of the Stage 1D initial constraints criteria assessment, including the reason why a site has not met the criteria, is set out in the excel dataset that supplements this report.

Stage One capacity outcomes

4.13 The potential development capacity of the 328 sites that met the draft Stage One assessment criteria is set out in the tables below. The estimated development potential, or housing capacity, is based on the assumptions set out at Stage 1B of the methodology, and provides an estimate or indication of the number of units that may be achievable on a site. The estimated capacity is based on the site area and the location, and **does not consider site conditions, Local Plan policies and designations, that may have an impact on the actual capacity of a site**. Where a site has been suggested for a mixed use development i.e. multiple land uses, it has been included in the assessment of each of the uses proposed. As part of the draft Stage One assessment, to calculate an estimated capacity for a mixed use site, 50% of the site area has been considered for housing potential, and 50% considered for employment potential. There were 74 sites proposed for mixed use development, of which 69 proposed a residential element based on the information provided through site submissions and planning application details. 32 mixed-use sites met the Stage One initial assessment criteria and have been assessed to include residential development as part of the mix. A more detailed assessment of these mixed use sites, considering the specific mix of uses and more specific developable area by use, will be carried out at Stage Two.

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Table 4.8 Stage 1D Housing and mixed-use sites: initial outcomes - sites above threshold with no initial constraints

	Housing sites		Mixed-use sites		Total	
	No of sites	Capacity (no of units)	No of sites	Capacity (no of units)	No of sites	Capacity (no of units)
Greenfield	121	7,631	11	619	132 (40%)	8,250 (64%)
Brownfield (PDL)	151	2,848	20	546	171 (52%)	3,395 (26%)
Mix (GF / PDL)	24	1,001	1	228	25 (8%)	1,229 (10%)
TOTAL	296	11,480	32	1,392	328	12,872

4.14 The capacity has been categorised by spatial area (or settlement) and land type, in the table below (Table 4.9 'Stage One: Housing and Mixed-Use sites by spatial area and type'), to illustrate the spatial distribution both of the number of sites and the overall estimated potential number of units. The figures include sites proposed for housing and for mixed-use development.

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Table 4.9 Stage One: Housing and Mixed-Use sites by spatial area and type

Identified settlement	Greenfield (no of sites)	Greenfield (capacity)	PDL (no of sites)	PDL (capacity)	Mix (GF/PDL) (no of sites)	Mix (GF/PDL) (capacity)	Total no. of sites	Total developable area (ha)	Total estimated capacity
Urban area									
Chester	12	178	40	732	1	10	53	22.24	921
Ellesmere Port	10	575	36	671	2	108	48	38.28	1,354
Northwich	15	377	28	827	2	13	45	34.77	1,217
Winsford	15	834	24	419	5	160	44	39.20	1,413
Urban area sub-total	52 (56.09 ha)	1,965	128 (70.50 ha)	2,649	10 (7.91 ha)	291	190	134.49	4,906
Rural area									
Cuddington and Sandiway	6	60	0	0	0	0	6	1.70	60
Farndon	1	8	0	0	1	8	2	0.44	16
Frodsham	3	44	3	24	0	0	6	1.94	68
Helsby	2	14	0	0	1	8	3	0.62	22
Kelsall	1	35	0	0	1	25	2	1.72	60
Malpas	4	70	0	0	0	0	4	2.00	70
Neston and Parkgate	5	77	2	10	0	0	7	2.50	87
Tarporley	1	9	1	5	0	0	2	0.39	13
Tarvin	0	0	1	5	0	0	1	0.13	5
Tattenhall	1	5	2	5	0	0	3	0.42	15
Local Service Centres	0	0	6	52	0	0	6	1.73	52
Countryside	56	5,964	28	638	12	897	96	244.18	7,499
Rural sub-total	80	6,284	43	744	15	938	138	2577.77	7,966

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Identified settlement	Greenfield (no of sites)	Greenfield (capacity)	PDL (no of sites)	PDL (capacity)	Mix (GF/PDL) (no of sites)	Mix (GF/PDL) (capacity)	Total no. of sites	Total developable area (ha)	Total estimated capacity
BOROUGH TOTAL	132 (253.34ha)	8,249	171 (98.34ha)	3,393	25 (40.58ha)	1,229	328	392.26 ha	12,872

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Table 4.10 Stage One: Total estimated housing capacity by spatial area

Spatial area	Planning permissions (no of units)	Stage One estimated capacity (no of units)	Total estimated capacity (no of units)
Urban area			
Chester	1,713	921	2,634
Ellesmere Port	2,264	1,354	3,618
Northwich	1,079	1,217	2,296
Winsford	886	1,413	2,299
Urban area sub-total	5,942	4,906	10,847
Rural area			
Key service centres	575	415	990
Local service centres	109	52	161
Countryside	459	7,499	7,958
Rural area sub-total	1,143	7,966	9,109
BOROUGH TOTAL	7,085	12,872	19,956

4.15 The sites that are above the size threshold and not subject to any of the criteria set out in the Stage One methodology have been carried forward to Stage Two of the LAA for a more detailed assessment of designations and constraints that will be used to assess the suitability, availability and achievability of development. Sites with planning permission are categorised as developable for the approved use at this stage, and a list of all planning permissions and their capacity is set out in the Council's annual [housing land monitoring dataset](#)

Housing sites located in the rural area (adjacent to an identified settlement)

4.16 There are 83 housing and mixed use sites located in the rural area, outside green belt after the initial filters have been discounted. 38 of these sites are adjacent to an identified settlement and lie within or intersect a 100m buffer of the existing settlement boundary. The table below shows the number of sites and site area, by settlement, that are located adjacent to a settlement boundary ^(xvi)

Table 4.11 Stage One: Housing and mixed-use sites adjacent to an identified settlement (100m buffer)
Non-green belt

Identified settlement	Total no of sites	Total site area (ha)	Total estimated capacity
Chester	1	0.31	11
Ellesmere Port	2	1.15	40

xvi As set out in Stage 1B of the methodology – sites categorised as being adjacent to an identified settlement or rural employment area are located in a 100m buffer of the boundary as shown on the Local Plan policies map.

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Identified settlement	Total no of sites	Total site area (ha)	Total estimated capacity
Northwich	12	27.75	971
Winsford	7	67.85	2,375
Urban area sub-total	22	97.05	3,397
Cuddington and Sandiway	4	9.29	279
Farndon	2	10.93	328
Frodsham	0	0	0
Helsby	0	0	0
Malpas	4	24.52	735
Kelsall	1	0.33	10
Neston and Parkgate	0	0	0
Tarporley	5	12.85	386
Tarvin	2	3.81	114
Tattenhall	3	5.18	155
Local Service Centres	10	17.96	539
KSC and LSC sub-total	31	84.87	2,546
TOTAL	53	181.92	5,943

Housing sites located in the green belt

4.17 The Stage One site search identified 104 sites (for housing or mixed-use including housing development that are located in the green belt. The table below sets out the estimated capacity of the sites located in the green belt that are not subject to any of the other Stage One designations/constraints filters i.e. flood risk, irreplaceable habitats, European designations, and Registered Parks & Gardens and battlefields. Sites identified as urban key or local service centre are located within, or intersect the 100m buffer of the existing settlement boundaries.

Table 4.12 Estimated potential housing capacity of sites in green belt

Spatial area	Total no of sites	Total site area (ha)	Total estimated capacity
Urban area	25	169.14	5,920
Key service centres	11	41.97	1,254
Local service centres	31	80.42	2,413
Countryside	21	62.02	1,551
Borough total	88	353.38	11,137

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Employment

Planning permissions for employment development

4.18 Sites that currently have planning permission for an employment use, to meet the employment requirement set in the adopted Cheshire West and Chester Local Plan, are not included within the initial shortlisted sites. Table 4.13 'Employment land supply with planning permission (1 April 2023)' summarises the contribution that planning permissions, at 1st April 2023, make towards future employment land provision.

Table 4.13 Employment land supply with planning permission (1 April 2023)

Source	No of sites	Area (ha)	Estimated floorspace (sqm)
Local Plan allocations, without planning permission	19	92.39	323,000
Neighbourhood Plan allocations, without planning permission	8	17.32	61,000
Planning permissions (allocated and windfall sites)	51	128.5	323,008
Total	78	238.21	707,000

4.19 Table 4.14 'Employment land supply by location with planning permission (1 April 2023)' shows the spatial distribution of these permissions across the borough. For further information on the Council's employment land supply please refer to the Council's Local Plan monitoring webpage [Monitoring reports - Keystone \(cheshirewestandchester.gov.uk\)](https://www.cheshirewestandchester.gov.uk/monitoring-reports-keystone).

Table 4.14 Employment land supply by location with planning permission (1 April 2023)

Spatial area	No of sites	Area (ha)	Estimated floorspace (sqm)
Chester	5	4.11	45,791
Ellesmere Port	16	70.54	173,398
Northwich	12	13.71	29,929
Winsford	6	11.72	32,601
Rural	12	28.42	41,289
Total	51	128.5	323,008

4.20 After the planning permissions identified in Table 4.14 'Employment land supply by location with planning permission (1 April 2023)' were discounted, from the overall total of 944 sites, there were 196 sites to be assessed for an employment use. There were 73 sites in total to be assessed for mixed use.

Site size threshold

4.21 The site size threshold for employment development (0.25 hectares or 500 sqm in town centres) was established in Stage 1C of the methodology. Only sites above this threshold will be included within the assessment. After small sites have been discounted, there are 137 employment sites and 63 mixed

Stage One: Outcomes 4

use sites remaining. Of the mixed use sites, 52 sites have the potential for employment uses. Therefore as a result of applying the size/capacity threshold there are 189 sites to be assessed against the initial set of site designations and filters.

Stage One survey sites

4.22 189 sites have been identified for potential employment development, including 52 mixed use sites that include an element of employment land. In terms of land type, 57 sites are greenfield sites, 117 sites are previously developed land and 15 are a mix of both greenfield and previously developed land.

Table 4.15 Employment sites above the size threshold by land type

	Employment sites		Mixed-use sites		Total	
	No of sites	Site area (Ha)	No of sites	Site area (Ha) - 50%	No of sites	Site area (Ha)
Greenfield	31	378.33	26	781.4	57	1159.73
Brownfield (PDL)	97	376.64	20	17.9	117	394.54
Mix (GF / PDL)	9	59.59	6	133.33	15	192.92
TOTAL	137	814.56	52	932.65	189	1747.21

4.23 As a result of applying the size/capacity threshold there are 189 sites to be assessed against the initial set of site designations and filters. Sites have been assessed based on the following attributes:

- Located in the green belt
- Located in local green space
- Located in flood zone 2, 3a or 3b
- Located in irreplaceable habitat
- Located within SSSI, Ramsar or SAC
- Located on Registered Battlefield / Registered Park & Garden

4.24 For sites considered for employment development, Table 4.16 'Stage 1D Employment and mixed-use sites: initial constraints assessment' below sets out the number of sites and estimated capacity of sites by designation/attribute which will be filtered out from the next stage of assessment.

4.25 A list of the sites discounted as a result of the draft Stage One survey, including the reason why a site has not met the assessment criteria, is set out in the excel dataset that supplements this report.

Table 4.16 Stage 1D Employment and mixed-use sites: initial constraints assessment

Site attribute	Number of employment sites (and area Ha)	Number of mixed-use sites (and area Ha - 50%)	Total number of sites (and combined area Ha)
European / National designations (Ramsar / SSSI / SPA / SAC)	0	0	0
Flood zone 2	44 334.62 ha	14 778 ha	58 1112.62

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Site attribute	Number of employment sites (and area Ha)	Number of mixed-use sites (and area Ha - 50%)	Total number of sites (and combined area Ha)
Flood zone 3 (A and/or B)	44 334.62 ha	14 778 ha	58 1112.62
Green belt	12 13.64 ha	20 829 ha	32 842.64 ha
Irreplaceable habitat	0	0	0
Local green space	0	0	0
Registered Battlefield / Registered Park & Garden	0	0	0

4.26 Removing all the sites that are affected by one or more of the above designations / attributes results in: 78 sites discounted (approximately 2,112 ha total area).

Stage One: Employment outcomes

4.27 The outcomes from this stage, after excluding sites affected by the initial constraints identified above, then the following sites can be carried forward for the Stage Two assessment:

- Employment use: 84 sites (454.6 ha)
- Mixed use including employment: 27 sites (total area 112.76 ha, 56.38 ha with the 50% reduction set out in the methodology)
- Total 111 sites remaining to be assessed at Stage Two (approximately 510.98 total for employment sites and 50% mixed use sites).

4.28 The breakdown of the 111 remaining sites by land type (greenfield / previously developed land / both) is provided in Table 4.17 'Stage One: Employment and mixed-use site outcomes after Stage 1D initial criteria assessment applied' below. Where a site has been suggested for mixed use development i.e. include multiple land uses. it will be included in the figures for each of the uses proposed. As part of the draft Stage One assessment, to calculate an estimated capacity for a mixed use site, 50% of the site area has been considered for housing potential, and 50% considered for employment potential. A more detailed assessment of these mixed use sites, considering the specific mix of uses and more specific developable area by use, will be carried out at Stage Two.

Table 4.17 Stage One: Employment and mixed-use site outcomes after Stage 1D initial criteria assessment applied

	Employment sites		Mixed-use sites		Total	
	No of sites	Site area (Ha)	No of sites	Site area (Ha) - 50%	No of sites	Site area (Ha)
Greenfield	18	230.62	9	24.49	27	255.11
Brownfield (PDL)	61	169.96	17	16.68	78	186.64
Mix (GF / PDL)	5	54.03	1	15.22	6	69.25
TOTAL	84	454.6	27	56.38	111	510.98

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Green belt (previously developed land)

4.29 Most of the green belt sites are greenfield locations. Whilst green belt sites have been discounted, the capacity from previously developed land in the green belt has been identified separately - there are five employment sites with an area of 6.24ha, and one mixed use site with a gross area of 0.55ha (0.28ha once adjusted by 50% to account for the split of uses). This provides a total of six sites on previously development land in the green belt, with some potential for employment use (equating to 6.52ha land).

4.30 Within the borough, there are some major commercial sites located in the green belt. This includes Chester Business Park and Capenhurst Technology Park / Urenco. The initial filters applied on green belt would therefore exclude land in these locations from later stages of the land availability assessment. Table 4.24 'Stage One Site analysis by established employment area' provides analysis of draft Stage One outcomes by established employment areas.

Stage One: Employment outcomes by location

The land availability has been reviewed by spatial area (or settlement) and land type in Table 4.18 'Stage One: Employment and mixed-use sites by spatial area and type' below. This shows the spatial distribution by the number of sites and potential area (ha) for employment use. On mixed use sites the overall site area has been adjusted by 50% in line with the methodology.

4 Stage One: Outcomes

Table 4.18 Stage One: Employment and mixed-use sites by spatial area and type

Settlement	Greenfield (no of sites)	Greenfield (Area Ha)	PDL (no of sites)	PDL (Area Ha)	Mix (GF/PDL) (no of sites)	Mix (GF/PDL) (Area Ha)	Total no. of sites	Area (ha) *includes 50% on mixed use sites	Estimated floorspace (sqm) *after applying the relevant plot ratios
Chester	1	0.97	13	7.86	0	0	14	8.83	44,381
Ellesmere Port	0	0	31	109.58	2	2.1	33	111.66	391,996.3
Northwich	4	5.62	5	25.46	2	1.87	11	32.92	128,881.6
Winsford	4	12.31	10	11.59	2	11.38	16	35.29	199,211.2
Urban area sub-total	9	18.9	59	154.49	6	15.35	74	188.7	764,470
Cuddington and Sandiway	0	0	0	0	0	0	0	0	0
Farndon	0	0	0	0	0	0	0	0	0
Frodsham	0	0	0	0	0	0	0	0	0
Helsby	0	0	0	0	0	0	0	0	0
Kelsall	0	0	0	0	0	0	0	0	0
Malpas	0	0	0	0	0	0	0	0	0
Neston and Parkgate	2	1.23	5	3.4	0	0	7	4.63	16,216
Tarporley	0	0	0	0	0	0	0	0	0
Tarvin	0	0	0	0	0	0	0	0	0
Tattenhall	0	0	0	0	0	0	0	0	0
KSC sub-total	2	1.23	5	3.4	0	0	7	4.63	16,216
Countryside	14	223.61	14	28.72	2	65.3	30	317.63	1,111,752
Rural sub-total	16	223.61	19	32.12	2	65.3	37	322.28	1,127,968
BOROUGH TOTAL	25	243.74	78	186.61	8	80.65	111	510.97	1,892,438

Stage One: Outcomes 4

Estimated employment capacity from all sources

4.31 The table below sets out the outcomes from the draft Stage One assessment of the LAA. It shows the capacity of sites with extant planning permission at 1 April 2023; and the total estimated development potential of the sites that meet the Stage One criteria i.e. are above the size/capacity threshold and not impacted by any of the initial constraints.

Table 4.19 Stage One: Total estimated employment capacity by spatial area

Spatial area	Planning permissions (Area Ha)	Stage One LAA (Area Ha)	Total estimated capacity (Area Ha)
Chester	4.11	8.83	12.94
Ellesmere Port	70.54	111.66	182.2
Northwich	13.71	32.92	46.63
Winsford	11.72	35.29	47.01
Rural area sub total	28.42	322.28	350.7
BOROUGH TOTAL	128.5	510.98	639.48

4.32 The draft LAA Stage One capacity includes undeveloped adopted development plan allocations without planning permission. This includes 21 employment land allocations (approx. 53ha of land) from the Local Plan and made Neighbourhood Plans. Therefore, the additional draft Stage One capacity excluding adopted development plan allocations, is 457.98ha.

4.33 There were five additional development plan allocations (51.56ha) discounted on initial constraints – four sites (50ha) due to flood risk, and one site (1ha) due to the green belt location. As these are within the adopted Local Plan, they form part of the current employment land supply.

The rural area (adjacent to an identified settlement)

4.34 There are 13 sites (278.58ha) proposed for employment or mixed use including employment development that are in (or intersect) a 100m buffer from the edge of existing settlement boundaries that are not green belt. The table below shows the number of sites and site area, by settlement that are located adjacent to a settlement boundary ^(xvii)

Table 4.20 Stage One: Employment and mixed-use sites adjacent to an identified settlement (100m buffer) in the countryside (outside green belt)

Identified settlement	Total no of sites	Total site area (ha) (50% on mixed)
Chester	0	0
Ellesmere Port	2	6.16
Northwich	5	8.71

xvii As set out in Stage 1B of the methodology – sites categorised as being adjacent to an identified settlement or rural employment area are located in a 100m buffer of the boundary as shown on the Local Plan policies map.

4 Stage One: Outcomes

Identified settlement	Total no of sites	Total site area (ha) (50% on mixed)
Winsford	4	259.74
Urban area sub-total	11	274.61
Cuddington and Sandiway	1	1.61
Farndon	1	1.71
Kelsall	0	0
Tarporley	0	0
Tarvin	0	0
Tattenhall	0	0
KSC Sub Total	2	3.32
Rural area sub-total	2	3.32
TOTAL	13	278.58

4.35 The Local Service Centre designation is most relevant to housing development, therefore has not been included within the land availability totals for employment uses. The Council's adopted policies allow for employment development in the rural area to enable the small scale expansion of existing employment sites, alongside sites within or on the edge of key service centres. Table 4.24 'Stage One Site analysis by established employment area' therefore provides analysis of the draft LAA Stage One outcomes by established employment area, as some of these employment areas would fall outside the 100m buffer around settlements.

4.36 Table 4.21 'Stage One: Employment - estimated capacity of Stage One outcomes redistributed (applying 100m buffer)' below shows the results of applying a 100m buffer around identified settlements, and the impact on the estimated development potential by spatial area. The total potential capacity remains the same (as set out in Table 4.19 'Stage One: Total estimated employment capacity by spatial area' above), but the distribution of capacity has changed.

Table 4.21 Stage One: Employment - estimated capacity of Stage One outcomes redistributed (applying 100m buffer)

Spatial area	Planning permissions (Area Ha)	Stage One LAA (Area Ha)	Total estimated capacity (Area Ha)	Adjacent settlement (countryside)	Total
Chester	4.11	8.83	12.94	0	12.94
Ellesmere Port	70.54	111.66	182.2	6.16	188.36
Northwich	13.71	32.92	46.63	8.71	55.34
Winsford	11.72	35.29	47.01	259.74	306.75
Rural area sub total	28.42	44.35	72.77	3.32	76.09
BOROUGH TOTAL	128.5	233.05	361.55	277.93	639.48

Stage One: Outcomes 4

4.37 The table below sets out the estimated site area / floorspace of these sites by settlement. Sites that are within or intersect a 100m buffer of an identified settlement are categorised by the named settlement, and those that do not lie within or intersect and settlement buffer are included in the rural area (or countryside) spatial area. The potential capacity is estimated based on the assumed plot densities and applied assumptions used for all sites in Stage One.

Table 4.22 Stage One: Employment and mixed-use sites adjacent to an identified settlement (100m buffer) in the countryside (outside green belt)

Identified settlement	Total no of sites	Total site area (ha) (50% on mixed)	Estimated floorspace (sqm)
Chester	1	35.20	123,177
Ellesmere Port	3	17.61	61,641
Northwich	1	0.58	2033
Winsford	0	0	0
Urban area sub-total	5	53.39	186,851
Cuddington and Sandiway	1	7.4	25,903
Frodsham	0	0	0
Helsby	0	0	0
Kelsall	0	0	0
Neston and Parkgate	0	0	0
Tarvin	0	0	0
KSC Sub Total	1	7.4	25,903
TOTAL	6	60.79	212,754

The rural area (adjacent settlement employment sites located in the green belt)

4.38 The site search identified 20 sites located in the green belt, of which 14 are in the countryside (not within or intersecting the prescribed 100m buffer around identified key service centre settlements) in the green belt. The estimated potential capacity of these sites is 62.75 hectares / 219,607 sqm floorspace. Table 4.23 'Estimated potential employment capacity of sites in green belt' below sets out the estimated capacity of sites located in the North Cheshire Green Belt.

Table 4.23 Estimated potential employment capacity of sites in green belt

Spatial area	Total no of sites	Site area (ha)	Estimated floorspace (sqm)
Urban area	5	53.39	186,851
Key service centres	1	7.4	25,903
Countryside	14	62.75	219,607
Total	20	123.54	432,361

4 Stage One: Outcomes

Stage One analysis of sites by established employment area

4.39 The outcomes from draft Stage One of the LAA have been analysed by whether they fall within an established employment location, as set out in Table 4.24 'Stage One Site analysis by established employment area' below. There are 60 sites, proposed for employment or mixed use, located within an established employment area (approximately 145ha land) that are not affected by any of the other identified initial constraints.

4.40 Within the urban areas of Chester, Ellesmere Port, Northwich and Winsford, based on adopted settlement boundaries, there are 43 sites (approximately 124 ha land) in established employment areas. It should be noted that some large business parks are located outside the settlement boundaries for these urban areas therefore fall within the rural employment area totals. For example, Gadbrook Park, Northwich. Chester Business Park is a major developed site in the green belt and excluded from these totals following the initial filters.

4.41 Only Neston has a designated employment area (Clayhill Industrial Estate) located within the settlement boundary for the key service centre. There are employment areas that serve other key service centres in the rural area, however these tend to be on the outskirts of settlements (and beyond the 100m buffer) in purpose built employment areas. Examples include Monument Place Farndon and Milton Green, Chowley Oak and Canalside Tattenhall.

Table 4.24 Stage One Site analysis by established employment area

Established employment areas	Employment sites		Mixed-use sites		Total	
	No of sites	Site area (Ha)	No of sites	Site area (Ha) - 50%	No of sites	Site area (Ha)
Chester	2	0.48	1	2.02	3	2.5
Ellesmere Port	28	103.72	1	0.81	29	104.55
Northwich	1	4.52	0	0	1	4.52
Winsford	10	12.83	0	0	10	12.83
Total urban employment areas	41	121.55	2	2.83	43	124.38
Within key service centre (Neston)	5	3.4	0	0	5	3.4
Gadbrook Park, Northwich	7	8.28	0	0	7	8.28
Chowley Oak, Tattenhall	2	2.64	0	0	2	2.64
Milton Green	0	0	1	0.87	1	0.87
Monument Place Farndon	0	0	1	0.87	1	0.87
Canalside, Newton by Tattenhall	0	0	1	15.22	1	15.22
Total rural employment areas	14	14.32	3	16.8	17	31.12
TOTAL	55	135.87	5	19.63	60	145.5

Stage One: Outcomes 4

Land adjacent to established employment areas

4.42 There are 24 sites (326.79ha) proposed for employment or mixed use including employment development that are in (or intersect) a 100m buffer from the edge of an established employment area, after initial constraints have been discounted. The majority of land is adjacent to established employment areas in Winsford.

Table 4.25 Employment - potential employment and mixed use sites (50%) in the countryside (outside of green belt) located adjacent to an established employment area

Established employment areas	Employment sites		Mixed-use sites		Total	
	No of sites	Site area (Ha)	No of sites	Site area (Ha) - 50%	No of sites	Site area (Ha)
Chester	0	0	2	1.35	2	1.35
Ellesmere Port	3	11.61	1	0.47	4	12.08
Northwich	8	25.97	0	0	8	25.97
Winsford	6	261.69	3	11.65	9	273.34
Total urban employment areas	17	299.26	6	13.47	23	312.73
Adjacent Townhouse Farm Clotton	1	0.59	0	0	1	0.59
Total rural employment areas	1	0.59	0	0	1	0.59
TOTAL	18	299.86	6	26.93	24	326.79

Green belt sites adjacent to established employment areas

4.43 There are no sites proposed for employment use, in the green belt adjacent to established employment areas after the initial constraints filters have been applied. There are three sites (proposed for mixed-use including employment development, of 101.88ha) that are in the green belt that are not affected by any of the other identified initial constraints. These are east of Wrexham Road in Chester (35ha adjusted site area) and Hooton Estate, Hooton Ellesmere Port (15.7ha adjusted site area).

Established employment areas in the green belt

4.44 There are two sites for employment use (4.34ha) identified in employment areas in the green belt; one site (3.69ha) at Chester Business Park, and one site (0.66ha) at Urenco/Capenhurst Technology Park.

Stage One analysis of sites by employment type

4.45 The sites/outcomes from Stage One can also be analysed by employment type. At this stage the majority of sites within the assessment are broadly identified for a range of employment uses; office, industry, warehousing/distribution (falling within use classes e.g. B2 and B8). Further analysis of employment type and suitability may be necessary at later stages of the assessment. All the estimated floorspace numbers are unconstrained and are likely to reduce following later stages of LAA assessment.

4 Stage One: Outcomes

Table 4.26 Stage One outcomes by type of employment

Employment type	Employment sites		Mixed-use sites		Total		
	No of sites	Site area (Ha)	No of sites	Site area (Ha) - 50%	No of sites	Site area (Ha)	Estimated floorspace (sqm)
Office use class E(g)	15	17.65	14	10.15	29	27.8	125,623
Flexible across a range of uses E(g), B2, B8	69	436.95	13	46.23	82	483.18	1,691,117
TOTAL	84	454.60	27	56.38	111	510.98	1,816,740

Table 4.27 Stage One outcomes by type and location – offices class E(g)

Spatial areas	Employment sites		Mixed-use sites		Total		
	No of sites	Site area (Ha)	No of sites	Site area (Ha) - 50%	No of sites	Site area (Ha)	Estimated floorspace (sqm)
Chester	2	0.48	11	7.38	13	7.86	40,971
Ellesmere Port	1	0.48	1	0.47	2	0.95	4517
Northwich	2	5.47	0	0	2	5.47	32,806
Winsford	0	0	0	0	0	0	0
Rural	10	11.22	2	2.31	12	13.53	47,330
TOTAL	15	17.65	14	10.16	29	27.81	125,624

Table 4.28 Stage One outcomes by type and location – Mixed E(g), B2 and/or B8 use classes

Spatial areas	Employment sites		Mixed-use sites		Total		
	No of sites	Site area (Ha)	No of sites	Site area (Ha) - 50%	No of sites	Site area (Ha)	Estimated floorspace (sqm)
Chester	1	0.97	0	0	1	0.97	3410
Ellesmere Port	30	109.9	1	0.81	31	110.71	387,480
Northwich	8	25.63	1	1.82	9	27.45	96,076
Winsford	13	23.64	3	11.65	16	35.29	123,513
Rural	17	276.8	8	31.95	25	308.75	1,080,639
TOTAL	69	436.94	13	46.23	82	483.17	1,691,118

5 Stage One Review

5.1 A review of the draft Stage One outcomes, set out in 4 'Stage One: Outcomes' of this report, was undertaken and focussed on the five key designations: European designations, flood risk, green belt, irreplaceable habitats, and designated local green space. For sites in the green belt or designated in a 'made' Neighbourhood Plan as a local green space the outcome of the draft Stage One assessment was unchanged. These sites will be revisited again as part of the Stage Two final outcomes report.

- Sites identified in or partially in a flood risk: sites that are wholly within a flood zone (zone 2 and/or 3) remain discounted. Sites that intersect a flood zone (zone 2 and/or 3) have been reviewed to determine the area of land affected by each zone, and an assessment of the land unaffected by flooding has been carried out.
- Sites impacted by an Irreplaceable habitat and/or an European designation: sites that intersect an irreplaceable habitat or European designation have been reviewed to determine the area of land affected by each zone. The area within the designation has been deducted from the total gross site area and the developable area and estimated capacity (for housing sites) has been recalculated.

Table 5.1

Proposed use	No of sites in Stage One	No of sites affected by flood zones 2 and/or 3
Employment	196	54
Energy	3	0
Housing	564	51
Mixed use	73	16
Other	108	23
Total	944	144

Housing

5.2 For proposed housing, and mixed-use sites including residential development, the area within the flood zone has been deducted from the total gross site area and the developable area and estimated capacity has been recalculated.

The draft Stage One assessment identified 65 sites proposed for housing, or mixed-use development that includes housing development, that were located in or intersected flood zone 2 and/or flood zone 3. The area (in hectares) of land affected by a flood zone was deducted from the initial gross site area resulting in a revised gross site area that was used to calculate a developable area and estimated capacity (applying the assumptions set out at Stage 1C in the methodology). Sites below the housing capacity threshold i.e. a capacity less than 5 dwellings were discounted, and the assessment of green belt, European and National designations was carried forward. Sites that were impacted by any of these constraints were discounted.

A total of 32 sites were not assessed due to site size and/or Stage One constraints, and the potential housing capacity has been assessed and estimated for a total of 33 sites based on the following:

- 15 sites below the size threshold for housing sites

5 Stage One Review

- 16 sites located in the green belt
- one site within a SSSI

5.3 The estimated capacity of the additional 33 sites identified through the draft Stage One Review process is set out in the table below (Table 5.2 'Stage One Review: Additional housing and mixed-use sites - sites above threshold with no initial constraints').

Table 5.2 Stage One Review: Additional housing and mixed-use sites - sites above threshold with no initial constraints

	Housing sites		Mixed-use sites		Total	
	No of sites	Capacity (no of units)	No of sites	Capacity (no of units)	No of sites	Capacity (no of units)
Greenfield	16	4,080	1	50	17	4,130
Brownfield (PDL)	11	1,151	1	19	12	1,170
Mix (GF / PDL)	2	34	2	576	4	610
TOTAL	29	5,265	4	645	33	5,910

Spatial distribution of Stage One Review additional capacity

Table 5.3 Stage One Review: Capacity of additional housing and mixed-use sites by spatial area and type

Identified settlement	Greenfield (no of sites)	Greenfield (capacity)	PDL (no of sites)	PDL (capacity)	Mix (GF/PDL) (no of sites)	Mix (GF/PDL) (capacity)	Total no. of sites	Total developable area (ha)	Total estimated capacity
Urban area									
Chester	2	40	3	64	0	0	5	2.73 ha	104
Ellesmere Port	1	27	0	0	0	0	1	0.77 ha	27
Northwich	4	758	7	1,000	0	0	11	50.24 ha	1,758
Winsford	3	1,193	0	0	1	28	4	34.79 ha	1,221
Urban area sub-total	10 (139.75 ha)	2,018	10 (30.18 ha)	1,064	1 (0.70 ha)	28	21	88.53	3,110
Rural area									
Frodsham	1	6	0	0	0	0	1	0.18 ha	6
Neston and Parkgate	0	0	0	0	1	6	1	0.18 ha	6
Tarvin	0	0	1	75	0	0	1	2.15 ha	75
Tattenhall	1	53	0	0	0	0	1	1.51 ha	54
Countryside	5	2,053	1	30	2	576	8	103.86 ha	2,659
Rural sub-total	7	2,112	2	105	3	582	12	107.87 ha	2,799
BOROUGH TOTAL	17 (139.75 ha)	4,130	12 (33.19 ha)	1,170	4 (23.47 ha)	610	33	196.41 ha	5,910

5 Stage One Review

Stage One Review - Total estimated housing capacity

5.4 The tables below set out the total combined estimated capacity of housing units. These figures combine the supply with planning permission, the outcomes of the draft Stage One assessment, and the estimated capacity resulting from the draft Stage One Review of sites.

Table 5.4 Housing - Total estimated capacity (Stage One, Stage One Review, and planning permissions)

Source	Planning permission		Stage One estimated capacity		Stage One Review estimated capacity		Total	
	No of sites	Capacity (no of units)	No of sites	Estimated capacity (no of units)	No of sites	Estimated capacity (no of units)	Total no of sites	Total estimated capacity
Greenfield	177	3,929	132	8,250	17	4,131	326	16,310 (63%)
Brownfield (PDL)	193	3,063	171	3,395	13	1,170	377	7,628 (29.5%)
Mix (GF / PDL)	2	93	25	1,229	4	609	32	1,931 (7.5%)
TOTAL	372	7,085	328	12,872	34	5,910	735	25,869

5.5 The spatial distribution of the total estimated capacity is shown below.

Table 5.5 Housing - Spatial distribution of total estimated capacity

Identified settlement	Planning permissions		Stage One		Stage One Review		TOTAL	
	No of sites	Capacity (no of units)	No of sites	Estimated capacity (no of units)	No of sites	Estimated capacity (no of units)	No of sites	Estimated potential capacity (no of units)
Urban area								
Chester	56	1,713	53	921	5	104	166	2,738
Ellesmere Port	22	2,264	48	1,354	1	27	105	3,645
Northwich	54	1,079	45	1,217	11	1,758	158	4,054
Winsford	29	886	44	1,413	4	1,221	116	3,520
Urban area sub-total	161	5,942	190	4,906	21	3,110	545	13,957
Rural area								
Cuddington and Sandiway	1	1	6	59			8	60
Farndon	5	7	2	15			7	22
Frodsham	7	10	6	68	1	6	24	84

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Identified settlement	Planning permissions		Stage One		Stage One Review		TOTAL	
	No of sites	Capacity (no of units)	No of sites	Estimated capacity (no of units)	No of sites	Estimated capacity (no of units)	No of sites	Estimated potential capacity (no of units)
Helsby	11	366	3	22			17	388
Kelsall	2	3	2	60			9	63
Malpas	6	71	4	70			13	141
Neston and Parkgate	7	62	7	87	1	6	20	155
Tarporley	2	4	2	13			8	17
Tarvin	3	6	1	5	1	75	8	86
Tattenhall	5	45	3	15	1	52	11	112
Local service centres	25	109	6	52			47	161
Countryside	137	459	96	7,551	8	2,659	293	10,669
Rural sub-total	211	1,143	138	7,966	12	2,799		11,958
BOROUGH TOTAL	372	7,085	328 (392.26 ha)	12,872	33 (196.41 ha)	5,910	733	25,867

Employment

5.6 Employment uses are considered 'less vulnerable' uses in terms of flood risk in NPPF. The purpose of the Stage One Review is to identify whether there is any additional capacity for new employment development on sites affected by flood risk. There were a total of 145 sites identified as affected by flood risk zones 2 and/or 3 as shown in Table 5.6 'Stage One Review Employment / flood risk sites above the size threshold by land type'. Of these, 54 were proposed for an employment use, 16 were proposed for mixed use. There were 14 of these potential mixed use sites that could include employment development. A total number of 68 sites have been assessed through the Stage One Review for employment use. The outcomes from draft Stage One assessment identified that two of these employment sites crossed into neighbouring authority areas, therefore the remaining sites assessed are:

- 52 employment sites (328.85ha)
- 16 mixed use sites, 14 of which are being considered for employment use (1556.15ha total, 778ha with the 50% adjustment)
- Total 66 sites

5 Stage One Review

Site size threshold

5.7 The site size threshold for employment development (0.25 hectares or 500 sqm in town centres) was established in Stage 1C of the methodology. Only sites above this threshold will be included within the assessment. After small sites have been discounted, there are 42 employment sites and 14 mixed use sites remaining. Which have the potential for employment uses. Therefore as a result of applying the size/capacity threshold there are 56 sites to be assessed against the initial set of site designations and filters.

Table 5.6 Stage One Review Employment / flood risk sites above the size threshold by land type

	Employment sites		Mixed-use sites		Total	
	No of sites	Site area (Ha)	No of sites	Site area (Ha) - 50%	No of sites	Site area (Ha)
Greenfield	9	124.21	9	670.54	18	794.75
Brownfield (PDL)	30	198.76	2	0.96	32	199.72
Mix (GF / PDL)	3	5.24	3	106.58	6	111.82
TOTAL	42	328.2	14	778.08	56	1106.28

Flood risk sites and initial filters

5.8 During Stage One the sites were assessed against the initial set of site designations and filters, which included locations in the green belt, protected local green spaces, irreplaceable habitat, SSSI/Ramsar/SAC, Registered Battlefield and Registered park and garden. There were 12 sites at risk of flooding located in the green belt (730ha area with the 50% adjustment on mixed sites). Discounting these sites results in 44 sites remaining (39 employment, 5 mixed use).

Table 5.7 Stage One Review Employment – flood risk sites above the size threshold with no initial constraints.

	Employment sites		Mixed-use sites		Total	
	No of sites	Site area (Ha)	No of sites	Site area (Ha) - 50%	No of sites	Site area (Ha)
Greenfield	7	114.37	1	1.9	8	116.27
Brownfield (PDL)	30	198.76	2	0.96	32	199.72
Mix (GF / PDL)	2	4.07	2	44.5	4	48.57
TOTAL	39	317.2	5	47.36	44	364.56

Stage One Review 5

Table 5.8 Stage One Review Employment – flood risk sites above the site threshold with no initial constraints, by location

	Employment sites		Mixed-use sites		Total	
	No of sites	Site area (Ha)	No of sites	Site area (Ha) - 50%	No of sites	Site area (Ha)
Chester	2	19.32	1	0.76	3	20.08
Ellesmere Port	30	196.48	0	0	30	196.48
Northwich	3	1.17	2	2.11	5	3.28
Winsford	0	0	0	0	0	0
Rural	4	100.24	2	44.5	6	144.74
Total	39	317.21	5	47.38	44	364.58

Stage One Review outcomes - employment use

5.9 A review of the 44 sites located in flood zones 2, 3a or 3b has been carried out, to identify the proportion of each applicable site at risk of flooding. Using QGIS, the amount of land in each flood zone (in hectares) was calculated as a percentage of the total site area.

5.10 Employment densities are commonly used to estimate the development potential of a site and the amount of floorspace that may be developed (and future employees). A plot ratio is used to estimate the floorspace of new buildings compared to the total site area. This is set out in the LAA methodology. A general estimate is that for mixed employment uses, a 35% plot ratio is accepted.

5.11 The development potential of these 44 sites has been considered, taking account of the proportion of the site at risk of flooding and assumed plot ratios. If the remaining area of land (%) is less than the standard plot ratio (35%) these sites are discounted from further consideration (or where >65% of the site area is in a flood zone). This has resulted in:

- 22 sites being discounted, as greater than 65% of the site is at risk of flooding (21 employment sites approx. 151.41ha, one mixed use approx. 0.2ha)
- 22 sites remaining, where standard 35% might be achieved. Of these; Employment use: 18 sites (398.47ha), Mixed use 4 sites (47ha with 50% adjustment).

5.12 The breakdown of these remaining 22 sites by land type (greenfield or previously developed land) is provided in Table 5.9 'Stage One Review Employment – sites < 65% flood risk, over site threshold, no initial constraints by land type' below.

Table 5.9 Stage One Review Employment – sites < 65% flood risk, over site threshold, no initial constraints by land type

	Employment sites		Mixed-use sites		Total	
	No of sites	Site area (Ha)	No of sites	Site area (Ha) - 50%	No of sites	Site area (Ha)
Greenfield	5	70.10	1	1.92	6	72.02
Brownfield (PDL)	12	91.83	1	0.76	13	92.59

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	Employment sites		Mixed-use sites		Total	
	No of sites	Site area (Ha)	No of sites	Site area (Ha) - 50%	No of sites	Site area (Ha)
Mix (GF / PDL)	1	3.86	2	44.5	3	48.36
TOTAL	18	165.79	4	47.18	22	212.97

5.13 Table 5.10 'Stage One Review Analysis by spatial area – remaining sites at risk of flooding (<65% site area)' shows the spatial distribution of the remaining 22 sites which have potential for an employment use.

Table 5.10 Stage One Review Analysis by spatial area – remaining sites at risk of flooding (<65% site area)

Established employment areas	Employment sites		Mixed-use sites		Total		Estimated Floorspace (sqm)
	No of sites	Site area (Ha)	No of sites	Site area (Ha) - 50%	No of sites	Site area (Ha)	
Chester	2	19.32	1	0.76	3	20.08	70,257
Ellesmere Port	11	88.96	0	0	11	88.96	311,349
Northwich	2	0.96	1	1.92	3	2.88	10,059
Winsford	0	0	0	0	0	0	0
TOTAL	18	165.8	4	47.18	22	212.98	745,392

5.14 From the rural area totals, there are two sites that lie adjacent to a settlement (within the 100m buffer). One of these sites is the land to the south-west of Gadbrook Park (34ha) which is an employment land allocation in the adopted Local Plan. The other is a mixed use site which forms part of the Wincham Estate (total 8.59ha, 4.3ha adjusted by 50%).

5.15 The LAA Stage Two will include an analysis of additional development constraints. Some of these remaining flood risk sites, may have other constraints which would result in the sites being discounted, therefore the land/floorspace figures are a maximum unconstrained potential which are likely to reduce at subsequent stages of assessment.

Estimated potential capacity from all sources

5.16 The table below shows the results of including the estimated development potential of sites located in flood zones that are not impacted by any other Stage One initial constraints, where flood zones are <65% of the site.

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Table 5.11 Employment - Total estimated capacity (Stage One outcomes plus sites located in the flood zone (<65%))

Spatial area	Planning permissions (Area Ha)	Stage One LAA (Area Ha)	Total estimated capacity (Area Ha)	Sites within flood zone under plot ratio threshold (Ha)	Total estimated capacity (ha)
Chester	4.11	8.83	12.94	20.08	33.02
Ellesmere Port	70.54	111.66	182.2	88.96	271.16
Northwich	13.71	32.92	46.63	2.88	49.51
Winsford	11.72	35.29	47.01	0	47.01
Rural	28.42	322.28	350.7	101.06	451.76
TOTAL	128.5	510.98	639.48	212.98	852.46

A Housing and Economic Partnership Group

A Housing and Economic Partnership Group

Housing and Economic Partnership Group - Membership

The table below details the proposed membership of the Housing and Economic Partnership Group. The suggested organisations are based on the Housing Partnership group that was established for the Council's previous SHLAA, economic development representatives contacted during the Council's Employment Land Study Update 2013, and commercial representatives relevant to retail/town centre development in the Borough. The Partnership is a sample cross-section of external developers, agents, landowners, house-builders, housing associations or major employers in the Borough, who can provide commercial expertise on the Study where relevant. The Partnership Group will provide advice and guidance at key stages of the HELAA, alongside internal expertise from officers within the Council. It is anticipated that there will be one representative on the partnership group for each of the organisation.

Table A.1 Proposed Housing and Economic Partnership Group

Company name	Type of organisation
Adams Planning + Development Ltd	Planning consultant
Anwyl Construction	House builder
Arena Housing	Registered Provider
Bank of America	Business
Barnston Estate	Landowner
Barton Wilmore	Planning consultant
Barwood Developments	Developer
Bell Developments	Developer / Agent
Bellway Homes	House builder
Bloor Homes North West	House builder
Bolesworth Estate Company Ltd	Landowner
Chamber of Commerce	Business
Charles Church	House builder
Chester Zoo	Business
Church Commissioners	Landowner
Commercial Development Projects	Developer
Countryside Properties Ltd	House builder
Dane Housing	Registered Provider
David Wilson Homes	House builder
Denton Clark	Agent
Dickman Associates	Planning consultant

Housing and Economic Partnership Group A

Company name	Type of organisation
EA Technologies	Business
Emerson Group	Planning consultant
Emery Planning Partnership	Planning consultant
Encirc	Business
Entec	Planning consultant
Equity Housing	Registered Provider
Essar Oil UK Ltd	Business
F Roberts Bakery	Business
Fifield Glyn	Agent
First Investments	Developer
Fisher German	Agent
GL Hearn	Planning consultant
Gladedale	House builder
Gladman	Agent
Goodwin Planning	Planning consultant
Grosvenor Estate	Landowner
Grow How UK	Business
Hallam Land Management Ltd	Agent
Harrow Estates	Landowner
Higham and Co.	Planning consultant
Home Builders Federation	Representative body
HOW Planning	Planning consultant
Indigo Planning	Planning consultant
Ineos Enterprises	Business
J10 Planning	Planning consultant
McDyre & Co.	Planning consultant
Morris Homes	House builder
Muir Group Housing	Registered Provider
Muse Developments	Developer
NPL Estates	Developer

A Housing and Economic Partnership Group

Company name	Type of organisation
Peel Holdings Ltd / Peel Land and Property Ltd / Peel Ports / Ince Park LLP	Business / Landowner / Developer
Persimmon Homes	House builder
Pochin Developments / Pochin Property	Developer / House builder
Prospects (GB) Ltd	Developer
Redrow Homes / Redrow Group Services	House builder
Bower Matin	Planning consultant
Sainsburys	Business
Savills	Agent
Seddon Homes	House builder
Taylor Wimpey	House builder
Tesco Stores Ltd	Business
Turley Associates	Planning consultant
United Utilities	Business / Infrastructure provider
University of Chester	Education / Landowner
Urenco	Business
Vauxhall Motors	Business
Wain Homes	House builder
Watkin Jones Homes	House builder
Weaver Vale Housing Trust	Registered Provider
William Sinclair	Business
Wright Marshall	Agent
Your Housing	Registered Provider

Sources of sites B

B Sources of sites

Type of site	Potential data source (PPG para 012)	Cheshire West and Chester Data Source
Existing housing and economic development allocations and site development briefs not yet with planning permission	Local and Neighbourhood plans Planning application records Development Briefs	CWaC Housing Land Monitor CWaC Employment monitor CWaC Annual Monitoring Reports CWaC Local Plan (Part One) and (Part Two)
Planning permissions for housing and economic development that are unimplemented or under construction	Planning applications records Development starts and completion records	CWaC Housing land monitor CWaC employment monitor CWaC Annual Monitoring Reports
Planning applications that have been refused or withdrawn	Planning application records	CWaC development management DMS
Land in local authority's ownership	Local authority records	Local Authority records Regeneration strategies
Surplus and likely to become surplus public sector land	National register of public sector land Engagement with strategic plans of other public sector bodies such as County Councils, Central Government, National Health Service, Police, Fire Services, utilities providers, statutory undertakers	Data from the National Register of Public Sector Land (insert link)
Sites with permission in principle, and identified brownfield land	Brownfield land registers (parts 1 and 2) National Land Use Database Valuation Office database Active engagement with sector	CWaC Brownfield land register VOA data (insert link) Local Plan Conversation site submissions
Vacant and derelict land and buildings including empty homes, redundant and disused agricultural buildings, potential permitted development changes e.g. offices to residential	Local authority empty property register English House Condition Survey National Land Use Database Commercial property databases e.g. estate agents and property agents Valuation Office database Active engagement with sector	English Housing Survey (insert link) NLUD - withdrawn (no longer used) VOA (insert link) Local Plan Conversation site submissions
Additional opportunities for unestablished uses e.g. making productive use of under-utilised facilities such as garage blocks	Ordnance Survey maps Aerial photography Planning applications Site surveys	Settlement desktop survey
Business requirements and aspirations	Enquiries received by Local Planning Authority Active Engagement with Sector	Local Authority records (business enquiries) Local Plan Conversation site submissions

B Sources of sites

Type of site	Potential data source (PPG para 012)	Cheshire West and Chester Data Source
Sites in rural locations	Local and neighbourhood plans Planning applications	'Made' Neighbourhood Plans (insert link) Local Plan Conversation site submission
Large scale redevelopment and redesign of existing residential or economic areas Sites in and adjoining villages or rural settlements and rural exception sites Potential urban extensions and new free standing settlements	Ordnance Survey maps Aerial photography Site surveys Rural employment areas	Local Authority records CWAC Regeneration Strategies Local Plan Conversation site submissions

C Glossary

Term	Explanation
achievable	<p>A site is considered achievable for development where there is a reasonable prospect that the site will be developed at a particular point in time. This is essentially a judgement about the economic viability of a site.</p> <p>Also see paragraph 020 Reference ID:3-0020-20190722, Housing and economic land availability assessment planning guidance.</p>
affordable housing	<p>Housing accessible to people whose incomes are insufficient to enable them to afford adequate housing locally or on the open market. It includes rented or shared ownership housing provided by housing associations or local authorities and local cost housing for sale at discount</p>
allocation	<p>Land which is defined in the Local Plan as being acceptable in principle for development for a particular purpose and which is not already in use for that purpose. The development of such sites will be dependant on planning permission being obtained.</p>
Annual Monitoring Report (AMR)	<p>This report will assess whether policies and related targets or milestones have been or are being met, or if not, the reasons why, what impact the policies are having on local targets, and whether policies need adjusting or replacing.</p>
available (a site)	<p>A site is considered available, when on the best information available, there is confidence there are no legal or ownership problems such as unresolved multiple ownerships, ransom strip tenancies or operational requirements of landowners.</p> <p>Also see paragraph 019 Reference ID:3-0019-20190722, Housing and economic land availability assessment planning guidance.</p>
broad location	<p>Areas where housing (or employment) development is considered feasible and will be encouraged, but where specific sites cannot yet be identified.</p>
brownfield land	<p>A site which is or has been occupied by a permanent (non-agricultural) structure and associated infrastructure, including the area of land attached to a structure as well as the structure itself (e.g. A house and garden). The definition excludes land and buildings used for agricultural purposes, forest and woodland and urban open space, such as parks, allotments and recreation grounds. Also referred to as previously developed land (PDL)</p>
capacity	<p>The potential level of housing that could be provided on a site.</p>
commercial uses	<p>any reproduction or purpose that is marketed, promoted, or sold and incorporates a financial transaction.</p>

C Glossary

Term	Explanation
deliverable	Sites that are available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on site within 5 years and in particular that the development of the site is viable. Sites with planning permission are considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented in 5 years. Also see NPPF Annex 2.
density	The amount of development (housing / buildings) on a specified unit or area of land e.g. the number of housing units per hectare
Department for Levelling Up, Housing and Communities (DLUHC)	A Government department that supports communities across the UK to thrive, making them great places to live and work. The work DLUHC includes investing in local areas to drive growth and create jobs, delivering homes, supporting community and faith groups, and overseeing local government, planning and building safety. Department for Levelling Up, Housing and Communities - GOV.UK (www.gov.uk)
developable	Sites in a suitable for housing, with a reasonable prospect that the site is available and could be viably developed at a point envisaged. (Also see NPPF Annex 2)
dwelling	A self-contained unit of accommodation used by one or more households as a home, such as a house, apartment, mobile home, houseboat or other 'substantial' structure.
economic development	Development, including those within the B use classes, public and community uses and main town centre uses (but excluding housing development)
employment land	Development falling within use classes B1, B2, B8 or applicable sui generis uses of the Use Classes Order 1987 as amended.
Employment Land Study Update (2013)	Assessment of the supply and demand for employment land (for office, industrial, warehousing & distribution and applicable sui generis uses) in the Borough.
financial viability	An objective financial viability test of the ability of a development project to meet its costs, whilst ensuring an appropriate site value to the land owner and a market risk adjustment return to the developer in delivering the project.
green belt	Area of land, largely rural in character, which is adjacent to the main urban areas and which is protected from development by restrictions on building.
greenfield land	Land on which no development has previously taken place. See also "brownfield land"

Glossary C

Term	Explanation
Local Plan	A development plan setting the statutory planning framework for the area.
National Planning Policy Framework (NPPF)	The Government's planning policies for England and how they are to be applied. The NPPF provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. National Planning Policy Framework (publishing.service.gov.uk)
Neighbourhood Plan	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
Planning Practice Guidance (PPG)	Web based resource published by the Department for Communities and Local Government (DCLG) to provide guidance on the National Planning Policy Framework (NPPF). The guidance is intended to assist practitioners. Ultimately the interpretation of legislation is for the Courts but the guidance is an indication of the Secretary of State's views. Planning practice guidance - GOV.UK (www.gov.uk)
plot ratio	A ratio representing the density of building (e.g. For employment uses) in a specified area of land. The higher the plot ratio, the more floorspace can be accommodated on the site.
potential housing site	This can include land or buildings (for demolition or conversion), including buildings that are still in use.
previously developed land (PDL)	Please see definition of brownfield land
ransom strip	A small strip of land (it may be no more than 150mm wide, sufficient only to be able to show up on a plan) that is retained by a previous owner of the land or by the previous owner of adjoining land. In many cases the strip of land will be situated between the main body of the land and the Highway or access. In other cases it will simply lie between one parcel of land and another.
sector	Broad classification for business activities. When based on production there are three broad sectors; primary, secondary and tertiary. It may also be either industrial or service sectors.
Strategic Flood Risk Assessment (SFRA)	A Study to assess the risk to an area from flooding from all sources, now and in the future, taking account of the impacts of climate change, and to assess the impact that land use changes and development in the area will have on flood risk.

C Glossary

Term	Explanation
Strategic Housing Land Availability Assessment (SHLAA)	An assessment of the housing land supply and potential within a local authority area, with the intention of demonstrating that a sufficient housing supply exists/likely to exist over different time periods. National guidance states that this requirement is incorporated within the Housing and Economic Land Availability Assessment.
Strategic Housing Market Assessment (SHMA)	An assessment of housing need and demand which informs the local development documents
suitable	A site is considered suitable if it is available for development now and would contribute towards the creation of sustainable, mixed communities. A range of factors will affect a site's suitability including but not limited to; physical limitations, potential effects on natural or historic features, appropriateness of development, market attractiveness, contribution towards regeneration priorities and environmental/amenity impacts. Also see paragraph 017 Reference ID:3-0017-20190722, Housing and economic land availability assessment planning guidance.
sustainability appraisal	An appraisal of the social, environmental and economic effects of plans. Includes the requirements of the Strategic Environmental Assessment.
use class	Defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) which puts uses of land and buildings into various categories known as 'Use Classes'. The B-use classes referred to for employment use include; B1 Business, B2 General industrial, B8 Storage or distribution.
windfall	Sites that come forward for development which have not been specifically identified as available through the development plan process. They comprise previously developed sites (and in some cases greenfield land) that have unexpectedly come available.
yield	The potential number of dwellings / units that can be accommodated on a specific site