



Cheshire West and Chester

Local Plan Part One (Strategic Policies) Review

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1 What is the report about?

- 1.1 Local Planning Authorities are required to complete a review of local plans every five years, starting with the date of adoption to ascertain whether they require updating. The Local Plan (Part One) Strategic Policies was adopted on 29 January 2015 and reviewed in January 2020 and found not to require updating. The Local Plan (Part Two) was reviewed in June 2024 as this was 5 years from adoption in 2020.

2 Report Details

- 2.1 The Town and Country (Local Planning) (England) Regulations 2012 (Regulation 10A) require that the local planning authority must complete a review of a local plan every 5 years from the date of adoption. The purpose of a review is to determine whether policies in a local plan require updating or replacing through preparation of new plan or partial update of an existing plan. The National Planning Policy Framework (NPPF) states that a review should consider changing circumstances affecting the area, or any relevant changes in national policy. If a local planning authority decides that they do not need to update their policies, they must publish the reasons for this decision within 5 years of the adoption date of the plan. A local planning authority will not necessarily need to revise their entire plan in whole and may publish a list of which policies they will update and which policies they consider do not need updating.
- 2.2 Scope of Review - The Local Plan (Part One) Strategic Policies (LP1) was reviewed in 2020, and no policies were identified as requiring updating. The review determined that strategic development requirements were being met and the plan was operating successfully. Key to this conclusion was that the planned housing requirement of 1,100 dwellings a year was around double that under the Government's local housing need calculation.
- 2.3 Cabinet agreed in April 2022 to look to update the LP1 and potentially replace policies in LP2. It was acknowledged that through new or revised policies that various Council strategies, including the Climate Emergency Response Plan and Inclusive Economy Action Plan, would enable the Council's aspirations for growth and sustainable development to be fully reflected. Subsequently the Government announced major planning reforms through the Levelling Up and Regeneration Act 2023 (LURA). The aim of the reforms is to simplify and speed up plan making through having a single local plan focused on meeting development requirements, replacing generic local plan policies with National Development Management Policies (NDMP) and introducing borough wide design codes.

- 2.4 In January 2024 Cabinet agreed to commit to preparing a local plan under the new national system for plan-making established by the LURA and to support the development of a borough wide design code. The Government at that time committed to the streamlined new system for plan making to commence in Autumn 2024. The Council could not formally commence work on a new local plan until secondary legislation has been published but had commenced informal engagement and evidence base work.
- 2.5 The purpose of reviewing a plan is to determine whether it needs to be updated (amended). The Council has already determined that a new plan should be prepared, although in January 2025 confirmed that work could progress under the current system for plan making and switch to the new system if this was expedient. This review builds on the review carried out in January 2020 and has focused on key changes to NPPF from publication in 2012, under which LP1 was tested for soundness against, to the latest NPPF changes.
- 2.6 The review has highlighted some areas where policies may not fully reflect the NPPF and / or where other changes, such as to the Use Classes Order and Environment Act 2021 potentially mean the policy will no longer be applied or not applied as originally intended. Appendix A sets out the assessment of changes to national policy from 2012 onwards, Appendix B a review of each policy and Appendix C performance of key sites.
- 2.7 NPPF was published in December 2024 in advance of the date for the Local Plan (Part One) review. The dramatic increase for Cheshire West and Chester from a Local Housing Need (LHN) of around 530 dwellings to over 1,900 dwellings per annum represents a significant change. The Local Plan housing requirement of 1,100 dwellings is now considerably lower than LHN. As set out in the Cabinet report in January 2025 it is acknowledged that changes to LHN are significant and that if the Council had not already decided to update the Local Plan would have prompted an update.
- 2.8 **Use Class Changes** – The Use Classes Order Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into force on 1 September 2020¹. Through this the Government made significant changes to established use classes. Several uses that were previously in separate use classes are now part of the same use class. For instance, previous Use Classes A1, A2, A3, B1(a), B1(b), B1(c) and some specific D1 and D2 uses are now within a new Use Class E, which will denote ‘Commercial, Business and Service’ uses’ Furthermore, A4 and A5 uses are now considered sui generis and new classes F1 and F2 were introduced.

¹ [Use Classes - Change of use - Planning Portal](#)

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

3 Summary

3.1 The review has highlighted some areas where changes to national planning policy and controls at the national level mean some policies are not operating as intended. These policies can be fully reassessed as part of the new plan making process. It is highly likely that if NDMPs are brought in these will replace, or partially replace, policies in the Local Plan. The changes proposed to LHN in 2024 will have implications for housing land supply unless after a review has found the policy needs updating there is a period to enable a new plan to be brought forward.

List of appendices

Appendix A – sets out the assessment of changes to national planning policy from 2012 onwards.

Appendix B – policy review.

Appendix C – assessment of deliverability of Local Plan (Part One) key site allocations

Background Documents

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

Appendix A – assessment of changes to national planning policy from 2012 onwards.

Note – Minor changes e.g ‘addressing housing needs’ to sufficient; ‘meeting housing needs’ and changes to presumption in favour of sustainable development have not been recorded as deemed not to be significant for Local Plan review purposes.

Paragraph	NPPF 2024 changes from NPPF September 2023	Comment
6	Deletion of reference to WMS on First Homes moved to glossary.	No impact
11	Clarification that the application of policies should provide a strong reason for refusal and the importance of considering of the adverse impacts of development with particular regard to directing development to sustainable locations, making effective use of land, securing well-deigned places and providing affordable homes in the context of decision taking.	No impact.
20	Deletion of reference to beauty.	No impact
24, 27, 28	Advice on effective strategic planning (Duty To Cooperate)	Only relevant to plan making under Planning and Compulsory Purchase Act 2004 (as amended).
61, 62	Deleted outcome of the standard method being the starting point for establishing a housing requirement and demographic characteristics justifying an alternative approach. Deleted standard method uplift for cities and urban centres.	The change to the standard method for local housing need would have indicated an update to the plan was required albeit the decision had already been taken to prepare a new plan.
63	Specific reference to social rent and looked after children in establishing the need for different types of housing under the standard method.	Local definition of affordable housing includes socially rented. Whether this should be a specific requirement will be assessed as part of housing need in new/ updated Local Plan.

64	Specific reference to social rent when determining type of affordable housing.	
65	Deletion of 10% requirement for affordable home ownership.	
67, 68	Sets out the requirements for implementation of the Golden Rules and affordable housing on land which may be released from the Green Belt.	Local Plan (Part One) policy STRAT 9 in terms of development being appropriate in the Green Belt defers to NPPF so policy in this regard will be up to date. Need and justification for Green Belt review would be picked up through updated / new Local Plan.
71	Addition of paragraph on benefits of mixed tenure sites.	No impact
Footnote 36	Allowing development plan to have bigger community led development exception sites.	No direct impact.
75, 76, 77, 78	Changes to buffer for land supply.	No direct impact.
86	Planning Policies should identify sites for modern economy e.g. laboratories, gigafactories, data centres, digital infrastructure, freight and logistics.	The Local Plan identifies land for B8 uses (warehousing) but it is not clear how the other uses listed in the NPPF would be allocated as they do not have their own use class. An Economic Needs Assessment is being carried out, which will provide further advice on this which can be fed into the Local Plan (Part One) update.
87	Further references to data centres, grid connections, supply chain, transport innovation and decarbonisation, and 'expansion or modernisation of other industries of local, regional or national importance'.	See response above.

96, 97	<p>Promote good health and preventing ill-health to address health inequalities.</p> <p>Addition of criteria for refusing applications for hot food takeaways and fast food outlets.</p>	No impact. Local Plan (Part One) policy SOC 5 promotes safe and healthy environments and the reduction of development with adverse impacts on health and quality of life.
100	Specific reference to early years and post-16 places as infrastructure requirements.	Local Plan (Part One) policy STRAT 11 requires provision of necessary infrastructure and contributions are sought toward all educational needs.
101, 102	Significant weight should be places in the importance of proposals for public service infrastructure and the safety of children and other vulnerable people.	No impact. Local Plan (Part One) policy SOC 5 promotes safe environments and new and improved health and community facilities and considers the specific requirements of different groups in the community.
109, 115, 116, 118	Assessing sites in development plans and planning applications should adopt a 'vision led approach to transport planning, including as part of assessing highway safety, or whether would be severe impact on the road network, taking account of all reasonable future scenarios, and be supported by a vision-led transport statement to enable the assessment and monitoring of proposals.	Local Plan policies seek to promote all forms of sustainable travel and safe use of highways. Vision led guidance is still in preparation but will inform site allocations and assessment of development proposals in new plan.
125	<p>Policies should regard brownfield land proposals as acceptable in principle.</p> <p>Toning down of advice on mansard roofs.</p>	Current local plan policies and the strategy sought to prioritise previously developed land in sustainable locations. No impact would be covered by general design policies if needed. Design code work will also assist.
130	Deletion of paragraph relating to significant uplift in urban densities being out of character.	No impact would be covered by general design policies if needed. Design code work will also assist.

137	Clarification that sufficient information to demonstrate how proposals will meet local and national policy design expectations will be met.	No impact. Will align with a local Design Code that is being prepared.
138	Clarification that the National Model Design Code is the primary basis for the preparation and use of local design codes.	No impact. Will align with a local Design Code that is being prepared.
146	Change to housing and other needs not being met as being exceptional circumstances justifying Green Belt release.	Local Plan (Part One) policy STRAT 9 in terms of development being appropriate in the Green Belt defers to NPPF so policy in this regard will be up to date. Need and justification for Green Belt review would be picked up through updated / new Local Plan.
148	Sequential approach to Green Belt release including new grey belt concept.	
151	Addition that Green Belt 'released' for development should deliver contributions in para 155.	
153	Changes to impact on openness.	
154	Changes to what should not be regarded as inappropriate.	
155, 156, 157, 158, 159	Development requirements in Green Belt, the Golden Rules and provision of additional guidance on viability considerations.	
161	Support net zero by 2050 target and take full account of all climate impacts.	
162	Clarify that plans should also take into account drought and future health of communities in mitigating and adapting to climate change.	

163	Addition that the need to mitigate and adapt to climate change should be considered in preparing and assessing planning applications.	
161	Delete reference to community led initiatives (moved).	
167, 168	Support for all forms of renewable energy, energy efficiency and low carbon development.	
Footnote 65	Deletion of availability of agricultural land for food production.	Policies protect high grade agricultural land which is still national policy so no impact.
173, 175, 182	Confirmation that a sequential risk-based approach to flood risk should be taken and clarification of the steps to follow.	No impact. Local Plan (Part One) policy ENV 1 says that development must follow the sequential approach, as outlined in national policy, and include the implementation of Sustainable Drainage Systems.
187	Addition of features which support priority or threatened species such as swifts, bats and hedgehogs.	No impact. Local Plan (Part One) policy ENV 4 seeks net gains from new development, supported by guidance in the the Council's emerging Local Nature Recovery Strategy.
231 – 243	Changes to transitional arrangements.	No impact.
Glossary	Insertion of 'Social Rent' and deletion of 'Starter homes' within the definition of 'Affordable housing'.	No impact.
	Deletion of 'Annual position statement' definition.	No impact.
	Amendment to 'Community-led developments' definition.	No impact.
	Insertion of 'Early years' definition.	No impact.

	'Grey belt' definition added.	See STRAT 9 comments.
	Amendment of 'Local housing need' definition.	No impact.
	Amendment of 'Local Plan' definition.	No impact.
	Insertion of 'National landscapes' definition.	No impact.
	Insertion of 'Post-16' definition.	No impact.
	Amendment to 'Previously developed land' definition.	No impact.
	Insertion of 'Reasonable future scenarios' definition.	No impact.
Paragraph	NPPF December 2023 changes from NPPF September 2023	Comment
6	Reference to Ministerial statement on First Homes as section on other statements may be material.	While the Local Plan does not specifically reference First Homes, Local Plan (Part Two) policies DM 20 and DM 23 seek to deliver a full range, mix, type size and tenure of housing. The Annual Monitoring Report provides evidence that a broad mix and type of housing is being delivered, demonstrating conformity with the framework.
7	Minor change to sustainable development definition	Local Plan (Part One) and Local Plan (Part Two) define sustainable development and cover the widened definition.
Footnote 9	4 -year land supply scenario added.	DELETED BY NPPF 2024 CHANGES
14	Changes to presumption in relation to Neighbourhood plans.	Not relevant
20 and other paragraphs	Addition of purpose of strategic policies to include supporting beauty and placemaking.	Now deleted

	References to beautiful buildings and places throughout changes to NPPF.	
Section 5 Housing need and mix	Further detail on meeting housing needs, uplift for urban areas and standard method being an advisory starting point. Within context of establishing need further detail that older people can include retirement housing, housing with care and care homes.	AMENDED IN NPPF 2024 CHANGES
73	Deletion of entry level homes and replacement with community-led development (defined in Annex 2).	Local Plan (Part Two) policy R 1 enables community land trust (CLT) proposals. The definition in NPPF refers to different legal forms but as CLT is likely to be the primary legal form the policy is in general conformity.
75-89	Changes to housing land supply considerations and Housing Delivery Test.	HOUSING NEED AMENDED IN NPPF 2024 CHANGES.
124	Support for Mansard roof extensions.	AMENDED IN NPPF 2024 CHANGES.
130	Situations where significant uplifts in average density may be inappropriate and reference to authority wide design code to evidence this.	AMENDED IN NPPF 2024 CHANGES.
138	Preparation and use of design code.	AMENDED IN NPPF 2024 CHANGES.
145	Clarification of when Green Belt can be reviewed through preparation of a plan.	AMENDED IN NPPF 2024 CHANGES.
164	Advice for determination of planning applications and great weight to be given to support energy efficiency and low carbon heating.	This paragraph relates to determining planning applications.

NPPF Changes 5 September 2023 from July 2021		
Para 155 and 158 (c) and footnote additions	In relation to renewable energy new policy on repowering and life extension; new ways suggested for bringing forward wind energy schemes (NDOs, LDOs etc).	AMENDED IN NPPF 2024 CHANGES.
NPPF Changes July 2021 from February 2019		
	Note para 209a Benefits of on shore oil and gas including hydrocarbons removed June 2019.	Noted.
7	Addition to UN 17 Global Goals for sustainability	Sustainable development is defined in the local plan and covers the wider definition.
8	Minor changes sustainable development objectives.	See above.
11	For plan making new reference to sustainable pattern of development, aligning growth and infrastructure, improve environment and climate change (including effective use of land in urban areas).	The Local Plan seeks to address these issues.
22	Text added to reference 30-year vision if a plan proposes larger scale new settlements / urban extensions.	Noted.
53	Use of Article 4 Directions.	Not relevant to current plan policies.
73	Reference in large scale developments to a choice of transport modes, masterplans and design codes.	Noted.
96	LPAs should work with other public service infrastructure providers before planning applications are submitted.	Relates to consideration of planning applications.

110	Reference to allocation of sites considering design of streets etc and standards in national guidance including National Design Guide and National Model Design Code.	Council has determined to support a borough wide design code.
125	Densities – reference character assessments, design guides and codes.	Council has determined to support a borough wide design code. Local Plan policies seek to promote good design, and this can only be determined at a local level.
126 - 129	Reference to preparing design guides and codes.	Council has determined to support a borough wide design code.
131	Planning policies and decisions should ensure tree lined streets.	While there are no specific requirements in Local Plan for tree lined streets, Local Plan (Part 2) policy DM 44 seeks biodiversity net gains, policy DM 45 protects trees and the plan's design policies used to secure landscaping including tree planting which could be directed towards street tree planting projects. Design code may also pick this up.
161 (c)	Opportunities for improvements to green and other infrastructure added as part of managing flood risk.	Not specifically referenced in Local Plan policy ENV 1 and DM 40 or other policies. However, management of flood risk would not preclude these measures.
162	Sequential test relates to flooding 'from any source'	Local Plan policies ENV 1 / DM 40 do not exclude the sequential test being applied to any source of flooding.
178	Setting of National Parks and AONB	Not yet relevant to Cheshire West and Chester.
198	Planning applications and historic statues, plaques etc.	Not directly relevant to Local Plan policies.

210	Planning policies should safeguard resources by defining safeguarding areas but also Mineral Consultation Areas.	This change relates to two tier areas for lower tier authorities to consult MPA. Not relevant to Cheshire West and Chester.
211	Inclusion of considering demand for small-scale mineral extraction at, or close to relic quarries for repair of heritage assets.	Relates to consideration of planning applications.
Glossary	Various additions including to recycled and secondary aggregates.	Noted.
Annex 3	Inclusion of Flood Risk vulnerability classification in NPPF.	Provides additional detail that was previously provided in other national guidance.
NPPF Changes February 2019 from March 2012		
21	Outline which policies are 'strategic'.	The Local Plan (Part One) Strategic Policies provides the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030. As such, all of the policies within the Local Plan (Part One) are considered to be strategic. Several of the Local Plan (Part Two) policies are also considered to be strategic policies. The Council has undertaken an assessment process. Generally, policies have not been considered strategic if they provided detailed information to support a Local Plan (Part One) policy. A full list of the Local Plan strategic policies can be found in the Neighbourhood Planning Toolkit (see here: http://consult.cheshirewestandchester.gov.uk/file/5539202)
60	Contributions will not undermine plan deliverability.	Local Plan (Part One) policy STRAT 11 sets out the overall approach to securing contributions from development. The Local Plan (Part One) was supported by an Infrastructure Delivery Plan that was tested as part of the examination process. The Council has subsequently adopted CIL which further tested the need for contributions and the overall viability of the approach. The

		<p>individual policies in the Local Plan set out when contributions will be required from development and were further tested at the Local Plan (Part Two) examination, which was supported by a Viability Study which demonstrated that the total amount of expected contributions would not undermine the deliverability of the Local Plan as a whole.</p>
60	<p>Local housing need to be calculated following a standard method.</p>	<p>The Local Plan (Part One) housing requirement pre-dates the local housing need (LHN) standard method and was based on a strategy to meet objectively assessed housing needs for market and affordable housing that responded to market signals and economic growth aspirations. Whilst the Local Plan requirement of 1,100 dwellings per annum (which is well above that indicated by the standard method for calculating local housing need), the standard method identifies a minimum annual housing need figure, but it does not necessarily produce a housing requirement figure. The Government recognises that local planning authorities can plan for additional housing, providing that the Local Plan (Part One) strategy is working well, and housing land supply is being maintained, there is no need to revert to the LHN standard method figure.</p> <p>The 2024 changes to local housing need would see a significant increase from 532 dwellings a year to 1,914. Whilst the Local Plan requirement was significantly in excess of the old standard method this now would not be the case.</p>
64	<p>At least 10% homes on major sites to be available for affordable home ownership.</p>	<p>Local Plan (Part One) policy SOC 1 and Local Plan (Part Two) policy DM23 seek the provision of affordable housing as part of new residential development. While the term “affordable homes ownership” was introduced in the NPPF 2019, both policies are sufficiently flexible in approach to tenure. SOC 1 states that the type and tenure of affordable housing will depend on site specific circumstances and encourages new and innovative ways to provide affordable housing. Paragraph 7.3 refers to the NPPF</p>

		<p>definition of affordable housing, which includes “affordable homes ownership”. Policy DM 23 also includes references to discount for sale properties, which would include “affordable home ownership”.</p> <p>This is no longer a requirement of the NPPF.</p>
65	Set housing requirements for designated neighbourhood areas.	<p>Local Plan (Part One) policy STRAT 8 sets housing requirements for the identified key service centres and an additional 4,200 new dwellings for the rural area, which will be accommodated within local service centres. This reflects the overall strategy for the pattern and scale of development (taking account of relevant site allocations) as set out in policies STRAT 2-6.</p> <p>The new local plan will need to plan for a least a 15-year period therefore housing requirements for settlements will change.</p>
68	At least 10% housing to be on small/ medium sites up to 1 ha.	<p>Using the Annual Monitoring Report, the Council can set out the delivery of housing on small sites (by capacity rather than site area) and show future supply on small sites (extant commitments and small sites windfall allowance).</p> <p>Annual monitoring demonstrates that this remains the case.</p>
81	Have regard to Local Industrial Strategies.	<p>Local Plan (Part One) policy ECON 1 sets a clear economic vision and strategy which promotes sustainable economic growth. The policy was developed following the Local Economic Assessment and contains criteria for reviewing employment allocations and releasing new sites, which includes supporting the growth and expansion of key sectors as identified in sub-regional and local economic growth strategies and supporting the delivery of major regeneration programmes in Cheshire West and Chester. The Council is working with the Cheshire and Warrington Local Enterprise Partnership to develop a Local Industrial Strategy</p>

		(LIS). Work is currently on-going, and a final LIS has not yet been published.
82	Address locational requirements of different sectors.	Local Plan (Part One) policy ECON 1 sets out the overall approach to the provision of employment land, and states that the expansion of key business sectors will be included in the consideration of proposals. Further specific detail is provided in other policies such as STRAT 4 – Ellesmere Port, which makes provision (in line with the Local Economic Assessment and SRF) for the specific employment opportunities in the advanced manufacturing, environmental technologies and distribution sectors that are present in the town, and identifies specific key development opportunities in the Eastern Employment Zone, comprising the three key areas of New Bridge Road, Stanlow and Ince Park. The need for storage and distribution operations at a variety of scales is identified at Gadbrook Park in policy STRAT 5 and in the Local Plan (Part Two) policies N1 and N 5.
84	Sites to support rural business/community needs may be outside existing settlements.	<p>The Local Plan recognises that employment sites to meet local needs may have to be found outside of existing settlements (potentially in locations that are not well served by public transport). Local Plan (Part One) policy STRAT 8 allows both for the expansion of existing employment sites, wherever they are located, and for new sites adjacent to key service centres (where of complimentary scale and type consistent with the character of the rural location – paragraph 5.72). Local Plan (Part Two) policy R 3 allocates a range of employment sites within the rural area that are in locations adjacent to or beyond existing settlements, to cater for the continuing economic growth of the borough.</p> <p>No change – a review of allocations will take place as part of preparation of a new / updated plan.</p>
93	Benefits of estate regeneration.	The Local Plan contains several policies that would support and encourage estate regeneration. Part One policy STRAT 2

		<p>supports new development that is located within existing settlements. Policy STRAT 1 encourages the use and redevelopment of previously developed land in sustainable locations, minimises the loss of greenfield land and supports regeneration in the most deprived areas of the borough. Local Plan (Part Two) policy DM 1 also supports the development of previously developed land.</p>
95	<p>Public safety, wider security and defence requirements.</p>	<p>The Local Plan promotes public safety and takes this into account for several development proposals. Local Plan (Part One) policy ECON 2 encourages proposals that contribute towards creating (town) centres, and policies SOC 5 and ENV 6 both promote safe, secure and accessible environments. Local Plan (Part Two) policy DM 3 supports design solutions which create safe environments and reduce the fear of crime in the area. The explanation to DM 3 states that this is how the Council meets its duties under the Crime And Disorder Act, and as set out in the NPPF, through the consideration of such matters as siting, layout and design, and any relevant national guidance.</p>
104	<p>Maintain a network of general aviation airfields.</p>	<p>While there are no general aviation airfields located within Cheshire West and Chester, there are some safeguarded areas relating to aerodromes outside of the Council boundary. Local Plan (Part Two) policy DM 11 ensures that new development will not adversely affect the operational integrity, safety, aircraft operations, radar and navigation. Local Plan (Part One) policy ENV 7 also includes criteria that renewable and low carbon energy proposals will be supported where there are no unacceptable impacts on radar, telecommunications or the safety of aircraft operations.</p>
107	<p>Provide overnight lorry parking facilities.</p>	<p>The provision of overnight lorry parking facilities would align with the objectives of Local Plan (Part One) policy STRAT 10 to provide for reliable and efficient transport networks that support sustainable economic growth. Local Plan (Part Two) policy T 5</p>

		<p>requires that development proposals (including new or expanded distribution centres) must provide sufficient parking facilities to serve the needs of the development, which would include overnight lorry parking facilities if necessary. The policy also provides that development must not create unacceptable impacts on amenity or road safety, which could include the overnight parking of lorries in locations that lack proper facilities.</p>
117	Promote effective use of land and use of 'brownfield' land.	<p>Local Plan (Part One) policy STRAT 1 sets out that the overall strategy is to deliver sustainable development, and to minimise the loss of greenfield land – including the use and redevelopment of previously developed land in sustainable locations. Policy STRAT 2 sets out a strategy to meet objectively assessed needs for 22,000 new dwellings and 365 ha employment land, and describes the settlement hierarchy within which new development will be brought forward. Local Plan (Part Two) policy DM 1 also supports the development of previously developed land.</p> <p>Local Plan policy still seeks to support the effective use of brownfield land. Development requirements and strategy will be determined through the updated plan.</p>
123, 125, 126	Focus on design quality and avoid low density housing.	<p>Local Plan (Part One) policy ENV 6 sets out that the Local Plan will promote sustainable, high-quality design and construction, and describes the different considerations and other relevant design standards that the Council will use in determining applications. This is supplemented by Local Plan (Part Two) policy DM 3 which provides further detailed guidance, and by any neighbourhood plans which include specific design policies. The policies in the Local Plan (Part Two) which allocate sites for development contain specific guidance relevant for each individual location.</p> <p>The Local Plan evidence base (and the Council's annual monitoring process) does not identify an existing or anticipated</p>

		<p>shortage of identified housing needs. Therefore, there is no need to include the use of minimum density standards. The Local Plan contains several policies which ensure the maximum use of land, at densities which reflect the existing character and scale of the site's location.</p> <p>No change. Design code is under preparation.</p>
174	Protection of irreplaceable habitats and promotion of ecological networks.	<p>Local Plan (Part Two) policy DM 44 identifies and maps the components of the ecological network on the policies map. Local Plan (Part One) policy ENV 4 and Local Plan (Part Two) policy DM 44 aim to safeguard and enhance biodiversity and geodiversity through identification of designated sites and priority habitats. Policy ENV 4 includes that development should seek to provide net gains.</p> <p>No change although new / updated plan will take account of the Local Nature Recovery Strategy (LNRS) that is in preparation.</p>
174	Secure net biodiversity gains.	<p>Local Plan (Part Two) policy DM 44 identifies and maps the components of the ecological network on the policies map. Local Plan (Part One) policy ENV 4 and Local Plan (Part Two) policy DM 44 aim to safeguard and enhance biodiversity and geodiversity through identification of designated sites and priority habitats. Policy ENV 4 includes that development should seek to provide net gains.</p> <p>National requirement in place for achieving 10% net gain in most new developments. Local Plan policy can be assessed again through new / updated plan.</p>

Appendix B – Policy Review

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
<p><i>STRAT 1 Sustainable development</i> The policy sets out the approach to securing development in line with the NPPF presumption in favour of sustainable development.</p>	<p>The policy is in general conformity with the NPPF, in particular, with paragraph 11 which sets out the Framework’s ‘presumption in favour of sustainable development’.</p>	<p>This policy is not monitored separately within the monitoring framework. This policy underpins all policies within the Local Plan (Part One) and its implementation is therefore monitored through all of the indicators within the monitoring framework. As such, the policy is generally operating effectively.</p>	<p>No change</p>
<p><i>STRAT 2 Strategic development</i> The policy sets out the level and location of new development to meet future needs as well as essential infrastructure to support the growth of the borough and create sustainable communities. It sets a housing target of at least 22,000 (net) new dwellings between 2010 and 2030 (an average of 1,100 dwellings per year); and provision for the delivery of at least 365ha of employment land to meet a range of sizes and types of site across the borough</p>	<p>The policy is in general conformity with the NPPF, and sets a clear housing requirement to 2030, in line section 5 of the Framework. It provides a strategy for meeting the overall targets set out in the policy, and the use of land within the settlement hierarchy, reflects paragraph 103 which seeks to ensure that patterns of growth are managed to reduce the need to travel. As at January 2020, if a review has not been carried out, then the minimum number of homes needed should be informed by a local housing need assessment, using the standard method (paragraph 60). For Cheshire West and Chester this has been calculated as 608 dwellings per annum, which is significantly lower than the current adopted figure of 1,100 dwellings per annum (dpa).</p>	<p>A total of 13,146 dwellings have been completed since 2010, with a remaining residual requirement of 8,854. As at April 2019, there are 9,094 units with planning permission (1,489 are under construction and 7,605 have not started). Total employment land developed as at April 2019 was 160.7 ha, there are 111.64 ha of land with planning permission for employment use and 141.88 ha allocated land in the Local Plan and Neighbourhood Plans without planning permission. Data from the Annual Monitoring Report 2019 demonstrates that all elements</p>	<p>Monitoring demonstrates that the 22,000 dwelling requirement will be comfortably exceeded. The last published Housing Land Monitor demonstrated a comfortable 5-year land supply, and the Housing Delivery Test was over 300%. Employment land is being taken at a rate that will meet the 365 ha requirement.</p> <p>The revised NPPF has now introduced a new standard method for calculating housing need, which increases Cheshire West’s Local Housing Need from 532 to 1,914 dwellings per annum.</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
<p>throughout the plan period. As such, it provides the overall settlement hierarchy for the delivery of new development, key sites in Local Plan (Part One), allocations in Local Plan (Part Two), and neighbourhood plans.</p>	<p>The Local Plan (Part One) housing requirement was based on a strategy to meet objectively assessed housing needs for market and affordable housing that responded to market signals and economic growth aspirations. Whilst the requirement of 1,100 dwellings per annum is well above that indicated by the standard method for calculating Local Housing Need (LHN), the methodology identifies a minimum annual housing need figure but it does not necessarily produce a housing requirement figure. The Government recognises that local planning authorities can plan for additional housing, providing that the Local Plan (Part One) strategy is working well and housing land supply is being maintained, there is no need to revert to the LHN standard method figure.</p>	<p>of the targets relating to the completion of new dwellings and the development of employment land are either on target, or have been exceeded – as such the policy is operating effectively. Not only are there more units with planning permission than the residual requirement, but flexibility is provided through an additional 7,378 units without planning permission that have been identified. Therefore it is realistic that Cheshire West and Chester will exceed its local housing need and meet the current adopted local plan requirement, in addition to supporting the strategy of the Plan. Overall, the policy continues to perform a useful function in delivering the requirements of the NPPF and addressing local issues. A genuinely plan led approach across the plan period using a residual requirement would mean that the Council should be able to demonstrate a five year land supply.</p>	<p>The Council has recognised that a new / updated plan needs to be prepared to ensure a planned approach to development continues as the current plan nears the end date of 2030.</p> <p>See also previous comments on standard method changes in paragraph 2.7 (above)</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
<p>STRAT 3 Chester</p> <p>The policy sets out the level of new development required in Chester to support the city's role as the borough's key economic driver. The housing requirement for the Chester spatial area is 5,200 dwellings between 2010 and 2030, and includes the Wrexham Road site, which is allocated for around 1,300 new homes, plus the identification of the Northgate scheme for a retail-led, mixed use scheme, and Chester Business Quarter for employment-led mixed use regeneration. Chester Business Park and Sealand Industrial Estate are protected for employment uses, as priorities.</p>	<p>The policy follows the broad strategy for the sustainable development of housing and employment land within the settlement hierarchy set out in Local Plan (Part One) policy STRAT 2, and which has been assessed as being in general conformity with the NPPF. It is in conformity with paragraphs 20-23 of the NPPF which states that strategic policies should set out policies for the pattern, scale and quality of development with respect to housing, employment, leisure and retail, and make provision for the conservation and enhancement of the natural, built and historic environment. In addition, the policy sets criteria and identifies strategic sites for inward investment, in line with paragraph 81 of the Framework.</p>	<p>3,408 (net) dwellings have been completed in the Chester spatial area between 2010 and 2019. Planning permissions were granted in April 2019 for a total of 1,269 dwellings following applications for the Wrexham Road site. Preparatory work on site infrastructure has commenced, with the first dwellings expected to be ready for occupation by the end of 2019. A planning application to amend the initial phase of the Northgate scheme was approved by Planning Committee in September 2019. One City Place, the first office building within the Chester Business Quarter was completed in 2016, and Outline permission is in place for the remainder of the Chester Business Quarter. During the latest monitoring period there have been no losses of employment land at Chester Business Park, Chester West Employment Park and Sealand Industrial Estate. Data from the Annual Monitoring Report 2019 demonstrates that the targets</p>	<p>2024 monitoring suggests that the target of 5,200 dwellings by 2030 will be comfortably met. Between 2010-2024 4,944 dwellings were completed (95% of requirement achieved).</p> <p>The Wrexham Road strategic site has had a total of 612 site completions as of 2023-2024 monitoring period.</p> <p>Following the 2024 monitoring period Cabinet decided to enable procurement of a development partner for the redevelopment of the next stage of Northgate</p> <p>As of the 2024 monitoring period, there has been no employment loss on allocated sites.</p> <p>As such, the policy is operating effectively.</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
		<p>relating to housing completions and delivery of employment land are on target. While the Northgate scheme will not be completed by 2020, a new phasing timetable has been agreed, and construction of Phase 1 is due to commence in February 2020. Once Phase 1 is on site, the Council will then be able to consider how best to take forward the development of future phases, which are more likely to be fluid in terms of the mix of land uses, which does not necessarily trigger a need to update the policy at this time. As such the policy is generally operating effectively.</p>	
<p>STRAT 4 Ellesmere Port The policy sets out the level of new development required in Ellesmere Port to support the town's potential to deliver substantial economic growth through the availability of significant sites for industrial manufacturing and distribution purposes. The housing requirement for the</p>	<p>The policy follows the broad strategy for the sustainable development of housing and employment land within the settlement hierarchy set out in Local Plan (Part One) policy STRAT 2, and which has been assessed as being in general conformity with the NPPF. It is in conformity with paragraphs 20-23 of the NPPF which states that strategic policies should set out policies for the pattern, scale and quality of development with respect to housing, employment, leisure and retail, and</p>	<p>2,129 (net) dwellings have been completed in the Ellesmere Port spatial area between 2010 and 2019. The Ledsham Road site is under construction, with total site completions of 144 dwellings. Employment development has taken place and continues to be developed at the key sites New Bridge Road, Stanlow and Ince Park (Protos).</p>	<p>3,317 (net) dwellings have been completed in the Ellesmere Port spatial area between 2010 and 2024, comfortably on target to reach the target of 4,800 dwellings by 2030.</p> <p>As of 2024 monitoring the Ledsham Road site has completed phase 1 and 2 with phase 3 underway with 55 annual completions with the</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
<p>Ellesmere Port spatial area is 4,800 dwellings between 2010 and 2030, and includes the Ledsham Road site, which is allocated for up to 2,000 dwellings. The policy also identifies key sites with considerable potential for future economic growth in the area; New Bridge Road area; Stanlow Special policy area; Protos (Ince Park) and Hooton Park (Vauxhall).</p>	<p>make provision for the conservation and enhancement of the natural, built and historic environment. In addition, the policy sets criteria and identifies strategic sites for inward investment, in line with paragraph 81 of the Framework and recognises the specific locational requirements of different sectors including advanced manufacturing, distribution, petrochemical and environmental technologies (NPPF paragraph 82).</p>	<p>Data from the Annual Monitoring Report 2019 demonstrates that all targets are being met – as such the policy is operating effectively.</p>	<p>total site completions at 502 dwellings.</p> <p>Employment development is continuing to take place with the 2024 annual monitoring report suggesting that all targets are operating effectively with the planning application for Ellesmere Port Market being approved in March 2024.</p> <p>As such this policy is operating effectively.</p>
<p>STRAT 5 Northwich The policy sets out the level of new development required in Northwich to provide a key focus for development in the east of the borough. The housing requirement for the Northwich spatial area is at least 4,300 dwellings, and includes major mixed-use housing schemes at Winnington and Wincham Urban Villages, retail-led regeneration of the town centre, plus 30ha of additional land for business</p>	<p>The policy follows the broad strategy for the sustainable development of housing and employment land within the settlement hierarchy set out in Local Plan (Part One) policy STRAT 2, and which has been assessed as being in general conformity with the NPPF. It is in conformity with paragraphs 20-23 of the NPPF which states that strategic policies should set out policies for the pattern, scale and quality of development with respect to housing, employment, leisure and retail, and make provision for the conservation and enhancement of the natural, built and historic environment. In addition, the policy sets criteria and identifies</p>	<p>2,659 (net) dwellings have been completed in the Northwich spatial area between 2010 and 2019. The Winnington Urban Village scheme has completed 869 dwellings out of a potential 1,200. The Wincham Urban Village site has been re-considered through the preparation of the Local Plan (Part Two) Land Allocations Background Paper due to the dynamic nature of land ownership across the site. The site remains a mixed use redevelopment opportunity but</p>	<p>4,236 (net) dwellings have been completed in the Northwich spatial area between 2010-2024.</p> <p>The Winnington Urban Village scheme has completed 1,036 dwellings as of the 2024 monitoring period, however there have been no completions in the 2023-2024 monitoring period with 181 units remaining and a planning decision pending for 68 new dwellings.</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
<p>and industrial development between 2010 and 2030. The policy also identifies key sites for business and industrial development at Gadbrook Park.</p>	<p>strategic sites for inward investment, and to address the specific locational requirements for warehousing and distribution, in line with paragraph 81 and 82 of the Framework.</p>	<p>the housing and employment mix is expected to reflect the latest land ownership and land use information. It remains an allocation for both housing and employment, to include in the region of 200 dwellings. The Part Two plan makes employment land allocations sufficient to meet the requirements of policy STRAT 5.</p> <p>Data from the Annual Monitoring Report 2019 demonstrates that all elements of the policy relating to the completion of new dwellings and the development of employment land are being met – as such the policy is operating effectively.</p>	<p>In July 2021, 103 dwellings were approved for the Wincham Urban Village scheme. As of the 2024 monitoring period, there have been 49 annual completions with a total of 60 site completions.</p> <p>Data from the 2024 Annual Monitoring Report suggests that all elements of the policy relating to the completion of new dwellings and development of employment land are being met.</p>
<p>STRAT 6 Winsford The policy sets out the level of new development required in Winsford to provide a key focus for development alongside Northwich in the east of the borough. The housing requirement for the Winsford spatial area is 3,500 dwellings, and</p>	<p>The policy follows the broad strategy for the sustainable development of housing and employment land within the settlement hierarchy set out in Local Plan (Part One) policy STRAT 2, and which has been assessed as being in general conformity with the NPPF. It is in conformity with paragraphs 20-23 of the NPPF which states that strategic policies should set out policies for the pattern, scale and quality of</p>	<p>1,239 (net) dwellings have been completed in the Winsford spatial area between 2010 and 2019. A reserved matters application on part of the Station Quarter strategic site for the development of 215 homes was approved in January 2018. Employment development has taken place at Winsford Industrial Estate (phase 1 Tiger</p>	<p>2,513 (net) dwellings have been completed in the Winsford spatial area between 2010-2024.</p> <p>As of the 2024 monitoring period, there has been a total of 106 site completions for Station Quarter development, however there were no completions in the monitoring</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
<p>includes the Station Quarter Urban Extension for mixed-use development in the region of 1,000 new dwellings, plus 35 ha of additional land for business and industrial development, and re-modelling to the town centre to provide enhanced local shopping and leisure facilities. The Winsford Neighbourhood Plan identifies the land allocations to deliver the Local Plan housing and employment requirements in this spatial area. Winsford industrial Estate and Woodford Park are safeguarded for local employment opportunities.</p>	<p>development with respect to housing, employment, leisure and retail, and make provision for the conservation and enhancement of the natural, built and historic environment. In addition, the policy sets criteria and identifies strategic sites for inward investment, in line with paragraph 81 of the Framework.</p>	<p>Trailers) and there are permissions for future phases, developments are ongoing. Data from the Annual Monitoring Report 2019 demonstrates that all elements of the policy relating to the completion of new dwellings and the development of employment land are being met – as such the policy is operating effectively.</p>	<p>period. There have been no new developments for employment land in the 2024 monitoring period, but the Annual Monitoring Report suggests that all elements of the policy are being met.</p>
<p>STRAT 7 Middlewich The policy sets out that the Council will continue to work closely and effectively with Cheshire East Council to plan for development in and around the town of Middlewich, and investigate improvements to journey times between Junction 18 of the M6 and Winsford.</p>	<p>The policy is in conformity with paragraphs 24-27 of the NPPF, with respect to maintaining effective cooperation with neighbouring local planning authorities on strategic matters that cross administrative boundaries. As regards paragraph 27, the requirement to prepare a statement of common ground pre-dated the Local Plan (Part One). However, the requirement in the Framework is for ongoing joint working</p>	<p>This policy is not monitored separately within the monitoring framework, as it relates to ongoing and effective joint working between Cheshire West and Chester Council and Cheshire East Council. This has most recently been demonstrated through the statutory 'Duty to Cooperate' with regards to appearance by</p>	<p>No change – the two Councils continue to co-operate on development needs for Middlewich.</p> <p>Planning approval for a site / allocation in Cheshire East/ Cheshire West and Chester has been approved by both Councils.</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
	<p>and Cheshire West and Chester and Cheshire East are in the process of preparing a number of statements of common ground on the Cheshire East Local Plan, which is currently being developed.</p>	<p>Cheshire East at the Cheshire West and Chester Local Plan (Part Two) examination, consultation on the Cheshire East Local Plan Part Two, and preparation of a draft Statement of Common Ground for the Cheshire East Local Plan. In addition, the Council is working in partnership with Cheshire East Council to explore, through joint commissions known as the 'Mid Cheshire Town Study' which will assess highway solution to support east/west traffic movements around Winsford, Middlewich and up to the M6. Data from the Annual Monitoring Report 2019 lists a summary of actions taken in relation to the duty to co-operate – as such the policy is operating effectively.</p>	<p>Plan-making under the Planning and Compulsory Purchase Act (2004) as amended will require duty to cooperate to be met.</p>
<p>STRAT 8 Rural area The policy sets out the level of new development required in the rural area to serve local needs in the most accessible and sustainable locations. The policy identifies key service</p>	<p>The policy follows the broad strategy for the sustainable development of housing and employment land within the settlement hierarchy set out in Local Plan (Part One) policy STRAT 2, and which has been assessed as being in general conformity with the NPPF. It is in conformity with paragraphs 77-79 of</p>	<p>3,711 (net) dwellings have been completed in the rural area spatial area between 2010 and 2019. For each of the key service centres, at least 60 % of the housing requirement has been achieved, and three of the key service centres have</p>	<p>5,556 (net) dwellings have been completed in the rural area spatial area between 2010 -2024. This has exceeded the target of 4,200 dwellings by 2030.</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
<p>centres which will be the focus for new development in the rural area. The housing requirement for the rural spatial area, which includes the key service centres and the rural area beyond these settlements, is 4,200 dwellings between 2010 and 2030, plus a provision for a minimum of 10ha employment land in the rural area to meet future demands.</p>	<p>the Framework, which promote sustainable development of housing in rural areas which will enhance and maintain the vitality of rural communities, and paragraphs 83-84 which support a prosperous rural economy.</p>	<p>achieved the Local Plan (Part One) housing requirements. The Local Plan (Part Two) makes employment land allocations sufficient to meet the requirements of policy STRAT 8. Data from the Annual Monitoring Report 2019 demonstrates that all elements of the targets relating to the completion of new dwellings and the development of employment land are either on target, or have been exceeded – as such the policy is operating effectively.</p>	<p>For each of the key service centres, at least 70% of the housing requirement has been achieved with eight of the key service centres having achieved the Local Plan (Part One) housing requirements. Data from the 2024 monitoring period demonstrates that the targets relating to the completion of new dwellings has been exceeded – as such the policy is operating effectively.</p>
<p>STRAT 9 Green Belt and countryside The policy protects the intrinsic character and beauty of the Cheshire countryside through the maintenance of the general extent of the North Cheshire Green Belt and protection of the countryside by restricting development to that which requires a countryside location.</p>	<p>The policy continues the strong protection of the Green Belt as set out in national policy (section 13 of NPPF) and conserving and enhancing the intrinsic character and beauty of the countryside (paragraph 170).</p>	<p>This policy is not monitored separately within the monitoring framework. However, monitoring indicators for the Green Belt and countryside are included in the Local Plan (Part Two) monitoring framework.</p>	<p>The revised NPPF introduced changes to what is regarded as inappropriate development in the Green Belt, what contributions development should deliver and how development proposals and review and release of the Green Belt should be approached. Local Plan (Part One) policy STRAT 9 in terms of development being appropriate in the Green Belt defers to NPPF so policy in this regard will be up to date.</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
			<p>The need and justification for any future Green Belt review would be picked up through updated / new Local Plan.</p> <p>See also previous comments on STRAT 9 and Green Belt (above).</p>
<p><i>STRAT 10 Transport and accessibility</i> The policy supports the delivery of, and promotes sustainable travel choices, setting out requirements for new development and making provision for a number of improvements to the borough's transport network. It also aims to reduce carbon emissions from transport and take steps to adapt transport networks to the effects of climate change. Key improvements to the transport network are identified for Chester Transport Strategy, the Chester Bus Interchange and New Bridge Road/ A5117 link.</p>	<p>The policy is in general conformity with Section 9 of the NPPF. The policy seeks to minimise the need for travel by locating development where they are accessible to local services and facilities by a range of transport modes, consistent with paragraph 103 of the Framework. It also aims to facilitate sustainable transport options, ensure traffic can be accommodated on the existing network, mitigate negative impacts and improve accessibility through the design and layout of new developments, consistent with paragraph 102. One of the policy's main objectives is to reduce carbon emissions from transport and adapting Cheshire West's transport network to the effects of climate change, which is consistent with paragraphs 149-154 of the Framework. Paragraphs 108-111 of the NPPF are concerned with the consideration of development</p>	<p>Monitoring data indicates that the overall emissions from transport, industry and commercial and domestic has declined. Census data shows the number of employed residents travelling to work by car had reduced and the number using public transport has increased. While the reduction may in part demonstrate the success of the Council's approach to reducing carbon emissions and ensuring access to efficient transport networks in line with the policy, it could be due to more efficient and lower-emission vehicles. However, since the last census, the Council has introduced a Low Emissions Strategy, continues its work on active travel, as well as declaring a</p>	<p>Monitoring data from the 2024 period indicates that overall carbon emissions from transport, industry and commercial and domestic has declined.</p> <p>Census data shows that the number of employed residents travelling to work by car has reduced as well as the number of residents using public transport decreasing too. There has been an increase of residents working from home as this may have been a knock-on impact of the Covid-19 pandemic.</p> <p>At the 2024 monitoring period there has been a high delivery of road improvement schemes with the Active travel Fund</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
	<p>proposals, and the policy is consistent with these paragraphs in how planning applications are assessed. In addition, the Council has commissioned a Local Cycling and Walking Infrastructure Plan (in line with paragraph 104 of the NPPF).</p>	<p>climate emergency. Therefore, work is ongoing to encourage resident commuters to take other modes of transport other than private car or van. Data from the Annual Monitoring Report 2019 demonstrates that the targets relating to emissions from transport are being exceeded. Construction of the Chester Bus Interchange is now complete. While initial feasibility work on the A5117 link was completed in 2016, development is dependent on the release of the land from a private landowner, and there is no intention to do this in the short term. However, this will be continued to be monitored – as such the policy is generally operating effectively.</p>	<p>Tranche 4 (Design) announced in 2023 and will be delivered when funding becomes available.</p> <p>Overall, there have been decreases in carbon emissions with targets continuing to be monitored, as such the policy is operating effectively.</p>
<p>STRAT 11 Infrastructure The policy supports the provision, protection and enhancement of new and existing infrastructure required to secure the future of sustainable communities throughout the borough.</p>	<p>The policy is in conformity with paragraph 20 of the NPPF which states that strategic policies should make provision for infrastructure. It also seeks to support the provision of infrastructure to mitigate and adapt to climate change (paragraphs 149-154), and to support measures including access to information and communication</p>	<p>The policy is currently monitored through the tracking of Section 73 applications for the removal or variation of a condition attached to a planning permission. During the 2018-2019 monitoring period some applications were received relating to infrastructure, but</p>	<p>Data from the 2024 Annual Monitoring Report indicated that there were 49 Section 73 applications decided and only one of these removed a condition relating to a provision for infrastructure.</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
	<p>technologies (paragraphs 112-113). The policy is consistent with the Framework in terms of when planning obligations can be sought (paragraph 54).</p>	<p>involved changes to car parking, access or drainage rather than removal of this infrastructure. Data from the Annual Monitoring Report 2019 indicated that there were 3,886 applications received or decided within the latest monitoring period and only one of these removed a condition relating to provision of the necessary infrastructure – as such the policy is generally operating effectively.</p>	
<p><i>ECON 1 Economic growth, employment and enterprise</i> The policy seeks to promote sustainable economic growth in the borough, supporting existing and future business growth across a range of sectors and in town centres. The policy also sets out key employment locations which are safeguarded to meet the future economic growth of the borough, and it also relates to the</p>	<p>The policy follows the broad strategy for the sustainable development of housing and employment land within the settlement hierarchy set out in Local Plan (Part One) policy STRAT 2, and which has been assessed as being in general conformity with the NPPF. It is in conformity with paragraphs 20-23 of the NPPF which states that strategic policies should set out policies for the pattern, scale and quality of employment development. It provides for a flexible supply of land for industrial and business use, consistent with paragraph 8 of the Framework which aims to support growth, innovation and productivity. The policy is in broad</p>	<p>The flexible supply of employment land across the borough, and identified key employment locations are monitored under indicators for Local Plan (Part One) policies STRAT 2, STRAT 3 and STRAT 5, STRAT6, STRAT8 with additional information on sites in Ellesmere Port. The policy also relates to the provision and protection of employment land and premises, monitored under policy ECON 1. During the 2018-2019 monitoring period, 17.46ha of employment land</p>	<p>A flexible supply of employment land is being maintained to provide for a range and choice of sites across the borough.</p> <p>Local Plan (Part One) policy ECON 1 allows for some redevelopment to alternative uses, subject to certain criteria. During the 2024 monitoring period, a loss of 19 ha of employment land was recorded which included the former Roften Works site (15 ha) redeveloped for housing.</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
<p>protection of employment land and premises from alternative forms of development.</p>	<p>conformity with paragraphs 80-84 of the NPPF as it establishes a framework for sustainable economic growth, productivity improvements and the expansion of key sectors, having regard to local circumstances, identifying key employment locations and supporting the rural economy.</p>	<p>has been developed for other uses (over 20,000sqm). Losses are recorded on completion of the proposed alternative development. These schemes do not affect the borough wide requirement established through the Local Plan (Part One) indicators for STRAT 2, as these are based on the 'realistic' employment land supply (excluding losses). Data from the Annual Monitoring Report 2019 demonstrates that all targets are being met – as such the policy is operating effectively.</p>	<p>However, this has not affected delivery of the borough wide requirement established through the Local Plan (Part One) indicators for policy STRAT 2, which is based on the 'realistic' employment land supply (excluding losses). Data from the Annual Monitoring Report 2024 demonstrates that all targets are being met and the policy is operating effectively.</p> <p>National changes to use classes and permitted development have provided greater flexibility for commercial, business and service uses (Class E) particularly in town centres and office locations.</p>
<p><i>ECON 2 Town centres</i> The policy sets out the town centre hierarchy in the borough, seeking to ensure the long-term viability of the borough's retail centres through a town centre first approach. The policy also sets out key proposals for the borough's town centres</p>	<p>The policy is in general conformity with section 7 of the NPPF, and defines a clear network and hierarchy of town centres as required by paragraph 85. In addition, it is consistent with paragraph 20 as it sets the overall strategy for the pattern, scale and quality of retail development. The policy sets out the approach and flexibility to the sequential test and the approach to edge of centre</p>	<p>A planning application to amend the initial phase of the Northgate scheme was approved by Planning Committee in September 2019. The Storyhouse theatre was completed in 2017. Both phases of Barons Quay were completed in 2017 and therefore met the indicator</p>	<p>Changes to the Use Classes Order combine the A1, A2, A3 and B1 use classes into a single E use class, and other town centre uses have become Sui Generis. This took effect in September 2020 and affects the way retail developments are monitored.</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
<p>and the approach to main town centre developments outside of the existing centres. It relates to main town centre uses including retail and leisure with a centre hierarchy consisting of Chester as a sub-regional centre, Northwich as a strategic centre and Ellesmere Port, Winsford, Frodsham and Neston as town centres.</p>	<p>and out of centre proposals (NPPF paragraphs 86-87), and sets local floorspace thresholds for the application of an impact assessment, in a way that is consistent with paragraph 89 of the Framework, and that is supported by an up to date evidence base.</p>	<p>target. While each centre has its own unique function which is supported by the hierarchy established in the policy, they cannot be compared against each other. However, most centres have experienced a general increase in vacancy rates in line with national trends in the retail sector, with the exception of Neston and Northwich town centres; where overall there has been an increase in retail floorspace over the last monitoring year. There has been a significant amount of floorspace for A1 retail town centre uses, completed in edge of centre and out of centre locations (mainly at Cheshire Oaks) outside of town centres. This is not necessarily a failure of the policy which might indicate the need to update to the Local Plan, but instead, difficulties with implementation of the policy and that the NPPF is substantially different than previous national policy (the removal of the 'needs test' has made it harder to control out of centre development).</p>	<p>Most of the centres have experienced an increase in vacancy rates with the exception of Northwich and Winsford.</p> <p>There has been a decrease in the percentage of planning applications in town centres. 33% of applications are in town centres showing that there may be difficulties, especially with the natural decline of the high street. The Annual Monitoring report 2024 suggests that there are targets that are not being met, therefore perhaps the policy is not working as effectively as it should be.</p> <p>However, Local Plan (Part One) policy ECON 2 is still consistent with NPPF paragraph 90, setting out a network and hierarchy of centres and applying the sequential and impact test (NPPF paragraphs 91-95).</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
		<p>Data from the Annual Monitoring Report 2019 demonstrates that not all targets are being met. Although, the Northgate scheme will not be completed by 2020, a new phasing timetable has been agreed and construction of Phase 1 is due to commence in February 2020. Once Phase 1 is on site, the Council will then be able to consider how best to take forward the development of future phases, which are more likely to be fluid in terms of the mix of land uses, which does not necessarily trigger a need to update the policy at this time. As such the policy is operating effectively.</p>	
<p><i>ECON 3 Visitor economy</i> The policy sets out support for the expansion of existing and the creation of new tourism opportunities to enhance the borough's tourism offer of a suitable scale and type for their location. Major proposals to attract a significant number of visitors should be</p>	<p>The policy follows the broad strategy for the approach to proposals for retail, leisure, and other main town centre uses set out in Local Plan (Part One) policy ECON 2, and which has been assessed as being in general conformity with the NPPF. It is consistent with paragraphs 20-23 of the NPPF which states that strategic policies should set out policies for the pattern, scale and quality of retail,</p>	<p>Planning applications granted in the last year for new tourism attractions were in accordance with policy ECON 3 being sustainably located and supporting the role of Chester and other town centres as visitor destinations. Planning permissions for visitor accommodation were similarly in line with ECON 3. The latest</p>	<p>During the 2024 monitoring period, new tourist facilities were approved at Chester Zoo as well as this, there were 3 applications approved for caravans/ camping/ log cabins / pods/ glamping and 6 applications approved for holiday lets/ self-catered apartments.</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
located within or accessible to the main urban areas.	leisure and other commercial development. It supports sustainable rural tourism and leisure developments that respect the character of the countryside in line with NPPF paragraph 83.	data available on visitor numbers to the borough provides additional information on the type of accommodation used by the overnight visitors, showing the majority are staying in serviced accommodation. The number of day visitors has also steadily increased since 2010. Data from the Annual Monitoring Report 2019 demonstrates that all targets are being met – as such the policy is operating effectively.	In the latest data from 2022 shows that there was a total visitor numbers of 28.7 million into the borough. This number has been steadily increasing again following the pandemic in 2020. Data from the 2024 Annual Monitoring Report suggests that the targets are being met – as such the policy is operating effectively.
<p>SOC 1 Delivering affordable housing</p> <p>The policy makes provision for the delivery of affordable housing required in the borough, and seeks to achieve up to 30 per cent affordable dwellings on new developments.</p>	<p>The policy is in general conformity with paragraphs 61 and 62 of the NPPF and sets an overall target for affordable housing. The definition of affordable housing (paragraph 61) concerning size, type and tenure is now different in the NPPF, however, other policies in the Local Plan (including policy SOC 3 which relates to housing mix, and Part Two policy DM 23, guide the implementation of policy SOC 1, and are in conformity with the Framework. The policy is consistent with paragraph 62 by seeking provision on site, unless exceptional circumstances justify an off-site contribution. There has been a change to the Framework through the</p>	<p>A total of 3,575 affordable homes have been completed against a target of 6,600 (based on 30 % of 22,000 net additional dwellings) by 2030. Since 2010, an average of 28% of new dwellings completed, have been affordable units. The future supply of affordable dwellings will continue to be monitored through tracking of planning permissions as part of the annual housing monitoring exercise. While there is no annual target set, data from the Annual Monitoring Report 2019</p>	<p>A total of 5,220 affordable homes have been completed against a target of 6,600 (based on 30 % of 22,000 net additional dwellings) by 2030.</p> <p>In the 2023-2024 monitoring period, 27% of the total gross housing completions were affordable units. Across the plan period, 26% of the total gross annual housing completions have delivered affordable units.</p> <p>While there is no annual target set, data from the Annual</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
	<p>introduction of paragraph 63 which sets a threshold for the provision of affordable housing. While this differs from the policy, the Framework does recognise that Councils can introduce different lower thresholds due to local circumstances (such as in the designated rural section 157 areas). The Local Plan (Part One) and (Part Two) evidence base demonstrates that lower thresholds in the rural area are necessary in order to be able to deliver affordable housing in these locations. This was also taken account of in Local Plan (Part Two) policy DM 23.</p>	<p>demonstrates that satisfactory progress towards the overall policy target is being made – as such the policy is operating effectively.</p>	<p>Monitoring Report 2024 demonstrates good progress towards the overall policy target – as such the policy is operating effectively.</p>
<p>SOC 2 Rural exception sites The policy makes provision for the delivery of affordable housing required in the borough, and allows the delivery of small sites of 100 per cent affordable housing (exception sites) which would not otherwise be considered appropriate for development on land adjacent to settlements.</p>	<p>The policy is consistent with paragraphs 77 and 78 of the Framework, as it is responsive to local circumstances and supports housing developments that reflect local needs and are located where it will enhance or maintain rural communities. Further detail is provided by policy DM 24 in the Local Plan (Part Two). Given that further detail is provided in Local Plan (Part Two) policy, this policy is considered to be in conformity with the NPPF.</p>	<p>There is no specific target within the monitoring framework for the delivery of rural exception sites, as these are exceptions and the Annual Monitoring Report 2019 simply records the number granted planning permission. However, data from the Housing Strategy team on the allocation of the units shows that not all of the units delivered on these sites have been taken up by residents of the relevant parish, contrary to the Council's local need policy. In response, the policy approach has been</p>	<p>The Council has collected data from the Housing Strategy team on the allocation of the units in accordance with the local need policy. For the sites where information was available less than 40% of the units delivered on site have been taken up by residents of the relevant parish.</p> <p>The policy will continue to be monitored to ensure that it is operating effectively.</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
		<p>strengthened in the Local Plan (Part Two) and will continue to be monitored to ensure that a genuine local need is being met.</p> <p>In conjunction with Local Plan (Part Two) policies the performance of this policy will continue to be monitored to ensure that the policy is operating effectively.</p>	
<p>SOC 3 Housing mix and type This policy makes provision for the delivery of a mix of housing types, tenures and sizes, including housing for the elderly and for student accommodation, to support the delivery of balanced and sustainable communities in the borough. Delivering a wide range of house types, sizes, and tenures provides the appropriate supply of new housing in the borough which "meets the needs of our residents", which is a key priority in the Council Plan. The policy also supports the provision of student accommodation in</p>	<p>This policy is in conformity with the NPPF which now says that planning policies should aim to deliver a range of housing types and tenures to meet specific needs (paragraph 61) and lists a range of housing types, including smaller family homes, homes to assist households into home ownership, homes for older people, accommodation that meets the long terms needs of older people, extra care housing, and self-build properties, which consistent what is set out in the Framework. The monitoring evidence shows that the policy is delivering a diverse mix and type of housing, including specialist accommodation to meet the needs of older people, and students. More detail is provided in the Local Plan (Part Two) policies. Paragraph 61 of the NPPF states that the size, type and tenure of housing</p>	<p>The Annual Monitoring Report 2019 records the annual breakdown of housing completions by type (house, bungalow or apartment/flat) and size (number of bedrooms), and by tenure i.e. market and affordable dwellings (including self-contained older persons' dwellings and self-contained student accommodation). The Local Plan acknowledges the importance of providing a range of options to meet the changing needs of the current and future population. This includes delivering smaller homes, such as one and two bedroom houses and flats, which can help new households to enter the housing market as well as provide options for households,</p>	<p>Monitoring shows that the Council has delivered a reasonable mix of housing sizes, types and tenures to meet the needs of Cheshire West and Chester residents. Additional evidence base work will be commissioned to understand the future mix and type requirements in the context of the national local housing need requirement for Cheshire West, to inform a new / updated Local Plan.</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
<p>Chester in appropriate, accessible locations, convenient for the facilities at the University of Chester.</p>	<p>need should be considered in the context of the minimum number of homes needed, established using the standard method in national planning guidance. As discussed above under policy STRAT 2, the Local Plan's housing requirement is well above the LHN standard method figure, and as long as housing supply is being maintained, there is no need to revert to the lower LHN figure. In the future, housing mix and type is something that the Council would look at as part of an update to the housing requirement, in the context of LHN, should that be deemed necessary. In any case, the policy allows sufficient scope for applications to be determined on their merits taking into account the needs of a particular area.</p>	<p>such as the elderly, to downsize their property. Monitoring data indicates that collectively, the development of one and two bed, market and affordable homes accounts for almost 36 per cent of all new completed homes. This includes houses, flats and bungalows which can provide housing for new or smaller households, as well housing options for the elderly. Data from the Annual Monitoring Report 2019 demonstrates that where targets are identified that they are being met – as such the policy is operating effectively.</p>	
<p>SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation The policy seeks to ensure appropriate provision of Gypsy and Traveller and Travelling Showpersons accommodation to meet need in the borough over the Plan period. The policy provides criteria against</p>	<p>The policy is in general conformity with the NPPF and the national 'Planning Policy for Travellers'. The Council has produced an updated Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA), which takes account of the Government's change in the definition of 'Travellers', and has been preparing a separate Traveller DPD that will identify and allocate sites to meet the identified need. A report is due to be</p>	<p>The updated GTAA (July 2018) identifies a need for 23 (21 for 2017-2030 and 2 for 2030-32) additional pitches for households that meet the Government's planning definition, and a need for 3 additional plots for Travelling Showpeople households, and a need for a new transit site of between 5-10 pitches. 5 pitches were granted on appeal within</p>	<p>Various issues with national policy definitions have caused challenges to need identified through the GTAA, however these have been clarified through NPPF and Planning Policy for Traveller Sites definitions. The Council along with sub-regional partners are in the process of commissioning a new GTAA. Needs identified through this</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
<p>which applications for Traveller sites are judged including general development management considerations, accessibility to services and not being located in the Green Belt except in very special circumstances.</p>	<p>taken to Council Cabinet meeting on 5 February 2020 which will provide an update on progress. The policy also includes relevant criteria for determining planning applications, which is in conformity with national policy.</p>	<p>this monitoring period, and a further 8 pitches granted planning permission, reducing the requirement to 8 pitches (2019 - 2030). Data from the Annual Monitoring Report 2019 and recent planning permissions, demonstrate that while not all targets are currently being met, the Council has made significant progress towards delivering the required amount of pitches with a real prospect of meeting needs in the near future – as such the policy is operating effectively.</p>	<p>work will be planned for through a new/ updated Plan.</p>
<p><i>SOC 5 Health and well-being</i> The policy sets out support for proposals which will meet the health and well-being needs of the borough's residents.</p>	<p>The policy is in general conformity with all of the relevant sections of the NPPF. It is consistent with Section 8 'Promoting healthy and safe communities' and with paragraph 91 in particular. The policy seeks to restrict development that gives rise to significant adverse impact on health and quality of life, which is in conformity with paragraphs 178-183 of the Framework, that address issues such as contamination, stability, noise and light pollution and air quality.</p>	<p>While the data from the Annual Monitoring Report 2019 shows that not all targets are being met, some of these are long term targets and depend on the development and implementation of other action plans and strategies, such as the Air Quality Action Plans, the Low Emissions Strategy, and the Cheshire West Place Plan (some of which are still draft) to address the issues. The delivery of these strategies is</p>	<p>The data from the 2024 Annual Monitoring Report still shows that not all targets have been met, however these are still long-term targets. The policy will continue to be monitored in the long term but the 2024 monitoring suggests that the policy is on track and operating effectively.</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
		<p>by other parts of the Council and/or external partners. The policy will continue to be monitored over the long-term and, and as such the policy is considered to be generally operating effectively.</p>	
<p>SOC 6 Open space, sport and recreation The policy seeks to protect and enhance the borough's existing open spaces and sport and recreation facilities.</p>	<p>The policy is in general conformity with the NPPF and paragraphs 96-98 in particular. It is based on a robust and up-to-date assessment which is consistent with paragraph 96, and provides criteria for the development of existing open space which aligns with the Framework. It is noted that paragraph 97 (c) of the NPPF now confirms the approach that the Council has previously taken in applying this policy, that the assessment of the benefits of developing a site for an alternative sports and recreational provision can be applied to the 'former use' of a site as well as to the 'current use'.</p>	<p>The Open Space Study and Playing Pitch Strategy are both less than 3 years old and together form an up-to-date evidence base. The Open Space Study provides a snapshot of open space provision in 2016, and shows that there are deficiencies of open space in at least two typologies in each study area. However, differences in methodologies used to identify the baseline and 2018-2019 position means that direct comparisons are not accurate. An update to the Playing Pitch Strategy was completed in 2018 which refreshed the playing pitch provision and shortfall position across the borough, from the previous study which was carried out in 2015. The current position for all pitch sports is either demand</p>	<p>The Open Space Study 2016-2030 still forms part of the evidence base to inform and support policies relating to open space and recreation in the Local Plan. There is currently no monitoring mechanism to review the amount of open space on an annual basis.</p> <p>The Annual Monitoring Report 2024 shows that some of the targets have not been met, highlighting the importance of the existing policy and the need to protect existing provision. Therefore, the policy will continue to be monitored.</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
		<p>is being met or there is a shortfall.</p> <p>While data from the Annual Monitoring Report 2019 shows that not all targets are being met, this underlines the need to protect existing provision and replace any lost provision to an equal or better quantity/quality, which is the primary function of the policy. Therefore, the policy will continue to be monitored over the long-term and, and as such the policy is considered to be generally operating effectively.</p>	
<p>ENV 1 Flood risk and water management</p> <p>The policy seeks to reduce flood risk, protect water quality and promote water efficiency measures across the borough through a number of mechanisms.</p>	<p>The policy is in general conformity with the NPPF and is consistent with the requirements in section 14, in particular paragraphs 155-165. The fundamental approach of directing development away from areas of high flood risk (and application of the sequential and exception tests, as required) remains in place and is embedded in the policy and strengthened through Local Plan (Part Two) policy DM 40. The requirement for Sustainable Drainage Systems (SuDS) has been strengthened (paragraph 165); however, this is sufficiently addressed by a combination of the policy, Local</p>	<p>The Strategic Flood Risk Assessment (SFRA) for the borough was updated in 2016 and is up to date. It identified that the number of properties in Flood Zone 3 has reduced since the previous one carried out in 2008. The SFRA update provided evidence for the Local Plan (Part Two) and the sequential approach to the allocation of land for development, identifying whether the exception test is likely to be necessary.</p>	<p>For the 2024 monitoring period there have been no updates to the SFRA, monitoring is to be updated through any subsequent review of the SFRA mapping. The Council, however, is in the process of commissioning an update to the SFRA. Data from the 2024 Annual Monitoring Report demonstrates that while there is one target that is not being met currently that will continue to be monitored. However, the majority of other targets are being met therefore the policy</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
	Plan (Part Two) policy DM41 and the Council's SuDS Technical Guidance.	Data from the Annual Monitoring Report 2019 demonstrates that where targets are identified, that they are being met or exceeded – as such the policy is operating effectively.	generally is operating effectively
<p>ENV 2 Landscape The policy seeks to protect and enhance the landscape character and distinctiveness of the borough through a number of mechanisms including requiring development to take full account of the characteristics of the development site and retain features of landscape quality.</p>	The policy is in conformity with the NPPF, and is consistent with the approach to landscape in section 15. Further detail with regard to the implementation of the policy is provided in Local Plan (Part Two) policies GBC 2 and GBC 3, which identify Areas of Special County Value and Key Settlement Gaps, respectively.	The Council has produced a series of evidence base documents relating to landscape, including a Local Landscape Policy Review (January 2016), a Landscape Sensitivity Study (March 2016), The Landscape Strategy (March 2016) and 'Local Landscape Designations – Areas of Special County Value' (June 2017). The Local Landscape Policy Review reviews landscape designations from the former authority Local Plans. The Landscape Strategy (March 2016) supersedes previous landscape character assessment and guidance and provides a concise strategy for managing landscape change. The evidence base is considered up to date and was used to inform the Local Plan (Part Two). The monitoring	The evidence base is considered to remain up to date and annual monitoring data shows that overall agricultural land quality has remained fairly constant. As such the policy is operating effectively.

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
		<p>framework is being developed to incorporate the requirements of Local Plan (Part Two), however, with regards to indicators for this policy; overall agricultural land quality has remained fairly constant. Data from the Annual Monitoring Report 2019 demonstrates that where targets are identified, that they are being met or exceeded – as such the policy is operating effectively.</p>	
<p>ENV 3 Green Infrastructure The policy supports the creation and enhancement of high quality multi-functional Green Infrastructure, incorporating it in to developments and increased planting of trees and woodlands.</p>	<p>The policy is in general conformity with the NPPF. In particular, paragraph 20 where 'green infrastructure' has been added to the matters which strategic policies should cover, and it is consistent with paragraph 171 of the framework, which requires plans to take a strategic approach to green infrastructure. The policy also supports other parts of the framework which reference green infrastructure in the context of: promoting health (paragraph 91); addressing climate change (paragraph 150); and making effective use of land (paragraph 118).</p>	<p>While has not been possible to monitor this policy during the 2018/19 monitoring period, work is underway to establish an effective and efficient monitoring regime. It should be noted that the Local Plan (Part Two) includes detailed policies and a monitoring framework with further indicators relating to Green Infrastructure.</p>	<p>In the monitoring period 2024 100% of approved schemes have had no net loss of natural assets with 10.3% of applications delivering a net gain.</p> <p>The Council is aware of recent legislation surrounding Biodiversity Net Gain (BNG) namely the Environment Act (mandatory from 12/02/2024).</p> <p>The Act was not mandatory for most of the 2023/24 monitoring period but will be considered in the next monitoring period.</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
<p>ENV 4 Biodiversity and geodiversity The policy safeguards and seeks the enhancement of biodiversity and geodiversity across the borough, protecting sites from loss or damage. The policy sets out the protection of sites taking account of the hierarchy of designations, irreplaceability of habitats and the impact on priority habitats and protected species. It seeks net gains in biodiversity.</p>	<p>The policy is in general conformity with the NPPF which sets out the overall strategy and makes provisions for the conservation and enhancement of the natural environment (paragraph 20); and meets the requirements of section 15 'Conserving and enhancing the natural environment'. In particular, the policy is consistent with amendments to the Framework, including the environmental objective and reference to net gains in paragraph 8; and paragraph 174 which now states that plans should identify and pursue opportunities for securing measurable net gains for biodiversity. This is consistent with the policy which states that development "should seek to provide net gains".</p>	<p>The number and total area of new statutory and non-statutory nature conservation sites, has either remained the same, or increased from the baseline, which demonstrates the Council's commitment to safeguarding these designations in accordance with the policy. The percentage area of land designated as Sites of Special Scientific Interest (SSSI) within the local authority area in a favourable condition exceeds the target to achieve at least 50 % of SSSIs in favourable condition and at least 95 % in favourable or recovering condition. Overall, data from the Annual Monitoring Report 2019 demonstrates that where targets are identified, that they are being met or exceeded – as such the policy is operating effectively.</p>	<p>In the monitoring period for 2024 there has been no change in new statutory and non-statutory sites with the baseline maintained.</p> <p>The percentage area of land designed as Sites of Special Scientific Interest (SSSI) within the local authority in a favourable condition exceeds the target to achieve at least 50% of SSSIs in favourable condition and at least 95% in favourable or recovering condition (70.09% in favourable condition and 96.75% in favourable or recovering condition).</p> <p>Overall, the data from the 2024 Annual Monitoring Report demonstrates that targets are being met or exceeded – as such the policy is operating effectively.</p>
<p>ENV 5 Historic environment The policy protects the borough's unique and significant heritage assets requiring development to</p>	<p>The policy is in conformity with the NPPF and in particular is consistent with paragraphs 184-202. The revision to NPPF in 2018 gave greater emphasis to the impact of the 'significance' of a designated heritage asset. However,</p>	<p>At present 42 % of the borough's Conservation Areas have a Conservation Area Appraisal (an increase of 2 % since the baseline date), with the target of reaching 100 %</p>	<p>As of 2024, 43% of the borough's Conservation Areas have a Conservation Area Appraisal (increase of 3% since the baseline data).</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
safeguard or enhance both designated and non-designated heritage assets.	this issue has been addressed through Main Modifications made to relevant policies in the Local Plan (Part Two), which will guide the implementation of this policy.	coverage by 2030. Since 2010 there has been an overall decrease in the total number of heritage assets at risk, and the total number of heritage assets to have increased significantly over the same time period. It should be noted that the Local Plan (Part Two) includes detailed policies and a monitoring framework with further specific indicators relating to the historic environment. Data from the Annual Monitoring Report 2019 demonstrates that where targets are identified, that they are being met or exceeded – as such the policy is operating effectively.	<p>Since 2010 there has been an overall decrease in the total of heritage assets at risk with a total of 20 assets at risk in 2024.</p> <p>Overall, where targets are identified they are being met or exceeded, therefore the policy is operating effectively.</p>
<p>ENV 6 High quality design and sustainable construction</p> <p>The policy promotes sustainable, high quality design and construction through a number of requirements of development.</p>	The policy is in general conformity with all of the relevant sections of the NPPF and in particular with section 12 of the Framework, which sets out the renewed emphasis on good design. One of the aims of the policy is to reduce energy consumption and mitigate and adapt to climate change through high quality design and construction, consistent with paragraphs 149-151 (section 14) and paragraph 150 of the NPPF in	Elements of the policy are also monitored through the implementation of other policies in the Local Plan (Part One). For example, indicators for policy ENV 5 monitor the requirement for development to be sympathetic to heritage; ENV 7 the requirement to incorporate energy efficiency measures and provide for	<p>The annual average consumption of gas has been reducing since 2020 with the most up to date data from 2022 at 10,635 KWh, around 5,000 KWh lower than the 2010 baseline.</p> <p>Electricity consumption has had a large decrease since 2020 with 2022 data showing</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
	<p>particular. While it is recognised that the explanatory text makes reference to standards that have been superseded, such as Lifetime Home Standards, this does not make it out of date, as the policy refers to "...applicable nationally described standards for design and construction", which is consistent with the Framework.</p>	<p>renewable energy; and ENV 1 the requirement to incorporate Sustainable Drainage Systems (SUDS). The annual average consumption of gas has been reducing since 2013 with a slight rise in 2017; however this is still lower than the 2010 baseline figure. For electricity, the figure had been relatively consistent in the period 2009-2014, with a decrease in 2017. The average energy and environmental performance of new dwellings has increased since 2010. Data from the Annual Monitoring Report 2019 demonstrates that where targets are identified, that they are being met or exceeded – as such the policy is operating effectively.</p>	<p>the average consumption being 3,357 KWh, around a 900KWh decrease from the 2010 baseline data. Data from the 2024 monitoring report suggests that where targets have been identified, they are being met or exceeded. As such, the policy is acting effectively.</p>
<p>ENV 7 Alternative energy supplies The policy supports renewable and low carbon energy proposals.</p>	<p>The policy is in general conformity with section 14 of the NPPF. The Framework encourages local plans to support a transition to renewable, low carbon energy and heat and identify opportunities for decentralised networks (paragraph 151) and the policy provides a positive strategy for supporting low carbon and renewable energy which</p>	<p>Monitoring information shows a large increase in installed capacity from renewable energy sources between 2014 and 2018 from 23 MW to 118 MW. This is mostly attributed to the introduction of onshore wind capacity (50.4MW), anaerobic digestion facility</p>	<p>Monitoring information from the 2024 period shows an increase in installed capacity (133.6 MW) with a total of 174,368 MWh of renewable energy generated. Most of this is due to the increase of Photovoltaics (47.1MW).</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
	<p>aligns directly with this. Further detail on specific impacts and the implementation of the policy is provided in Local Plan (Part Two) policies on wind, solar and energy generation and storage. The policy also recognises the potential role of unconventional hydrocarbons, which is expanded on in more detail in the Local Plan (Part Two) policy M 4 which together, are in line with paragraph 209 of the Framework.</p>	<p>(5.2MW) and plant biomass facility (21 MW), along with significant increases in photovoltaics. Data from the Annual Monitoring Report 2019 demonstrates that where targets are identified, that they are being met or exceeded – as such the policy is operating effectively.</p>	<p>Data from the 2024 monitoring report suggests that where targets are identified they have been met, therefore the policy is operating effectively.</p>
<p>ENV 8 Managing waste The policy sets out how the borough's waste management needs will be met in line with the requirements of the waste hierarchy. In addition, it seeks to identify sufficient facilities and safeguard permitted capacity to meet predicted waste arisings.</p>	<p>The policy is in general conformity with the NPPF, and in particular it is consistent with paragraph 8 as it promotes waste minimisation and sets out a waste hierarchy; and paragraph 20 as the policy sets out existing and planned capacity in 2012 and identifies the need for any additional facilities. Waste is not included in the NPPF in more detail, which says that the Framework should be read in conjunction with the Government planning policy for waste. The policy is consistent with guidance in the National Planning Policy for Waste (2014) as it was prepared using a proportionate evidence base; it identified sufficient sites, and sets a suitable waste hierarchy.</p>	<p>The evidence base is up to date. The Waste Needs Assessment was updated in 2013, and which confirmed there was sufficient capacity in existing and planned waste sites for the various waste streams. As part of the Local Plan (Part Two) evidence base the forecasts were updated in 2016, which confirmed the previous conclusions that Cheshire West have sufficient capacity to meet forecast need. There are sites with planning permission that are not yet operational. It is clear that there is still sufficient capacity in operational and planned sites within the borough to meet predicted waste management</p>	<p>Data from the 2024 monitoring report suggests that where targets are identified they have been met, therefore the policy is operating effectively.</p> <p>Any new/ update Plan will set out future requirements beyond current plan period.</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
		<p>needs. This indicates that the approach in the policy to meeting the borough's waste needs remains appropriate. Data from the Annual Monitoring Report 2019 demonstrates that where targets are identified, that they are being met or exceeded – as such the policy is operating effectively.</p>	
<p>ENV 9 Minerals supply and safeguarding This policy makes provision for an adequate and steady supply of aggregate minerals in accordance with the sub-regional apportionment for the North West. The policy also seeks the prudent use of the borough's natural finite resources whilst contributing to the need for nationally significant gas storage capacity.</p>	<p>The policy is in general conformity with the NPPF, and in particular section 20. It sets out the method for identifying a sufficient supply of minerals, which is then carried out in Local Plan (Part Two) which identifies specific sites and areas, consistent with paragraphs 203-208 of the Framework. It conforms to the NPPF in terms of aggregate sand and gravel as it provides for the extraction of mineral resources, takes account of the contribution of secondary and recycled materials and defines Minerals Safeguarding Areas. Some of the requirements in the NPPF (e.g. encouraging prior extraction of minerals, noise limits and setting criteria to protect the natural environment, historic assets, environment and health, and provision of industrial minerals) are</p>	<p>Through the monitoring process the Council prepares an annual Local Aggregate Assessment and participates in the Aggregate Working Party, and maintains a land-bank of at least 7 years (consistent with NPPF paragraph 207). Data from the Annual Monitoring Report 2019 demonstrates that where targets are identified, that they are being met or exceeded – as such the policy is operating effectively.</p>	<p>Data from the 2024 monitoring report suggests that where targets are identified they have been met, therefore the policy is operating effectively.</p> <p>Any new/ update Plan will set out future requirements beyond current plan period.</p>

Policy and summary	Conformity with NPPF (2020)	Evidence base and monitoring (2020)	2025 Update
	covered in policies in the Local Plan (Part Two).		

Appendix C: Assessment of deliverability of Local Plan (Part One) key site allocations

Key site/ Local Plan (Part One) policy	Progress	2020 Assessment	2025 Update
Chester Business Park (STRAT 3)	There is an extant outline planning permission for B1 (a) office development, on the remaining plot on the business park granted September 2017. No losses of employment land in the last monitoring period and small scale losses in previous years, where compatible with established businesses. Overall this does not impact on the range and type of employment land supply to meet strategic development requirements.	On target.	Some pressure for non B1 (a) Uses but Chester Business Park remains a key employment location, and as such, the site/policy remains on target.
Chester Business Quarter (STRAT 3)	The first office building within the Chester Business Quarter was completed in 2016, and outline permission is in place for the remainder.	On target.	Since the completion of the first office building no further progress and some pressure for other complementary uses (for example planning permission for hotel granted). However, Chester Business Quarter remains a key employment location and as such, the site/policy remains on target.
Chester West Employment Park and Sealand Industrial Estate (STRAT 3)	There are planning permissions for new employment development. The Dee View Trade and Industrial Park was under	On target.	Generally, there have been limited employment land losses at Chester

Key site/ Local Plan (Part One) policy	Progress	2020 Assessment	2025 Update
	<p>construction during the 2019 monitoring period (development since completed). No losses of employment land in the last monitoring period and small scale losses in previous years, where compatible with established businesses. Overall this does not impact on the range and type of employment land supply to meet strategic development requirements.</p>		<p>Business Park, and as such the site/policy remains on target.</p>
<p>Northgate (STRAT 3)</p>	<p>A planning application to amend the initial phase of the Northgate scheme was approved by Planning Committee in September 2019. Once Phase 1 is on site, the Council will then be able to consider how best to take forward the development of future phases, which are more likely to be fluid in terms of the mix of land uses.</p>	<p>Phase 1 construction due to commence in February 2020, with completion planned for the end of 2021.</p>	<p>Phase 2 still under consideration, and as such, the site/policy remains on target.</p>
<p>Chester Theatre (STRAT 3, ECON 2)</p>	<p>Development completed.</p>	<p>Complete.</p>	<p>Complete.</p>
<p>Wrexham Road (STRAT 3)</p>	<p>Preparatory work on site infrastructure for the Redrow/ Taylor Wimpey development has commenced, with the first dwellings expected to be completed by the end of March 2020. The smaller Sherbourne Avenue part of the site is complete and fully occupied.</p>	<p>On target.</p>	<p>The Wrexham Road strategic site has had a total of 612 site completions as of 2023-2024 monitoring period, and as such, the site/policy remains on target.</p>
<p>New Bridge Road (STRAT 4, ECON 1)</p>	<p>Employment development was completed during the 2019 monitor on the former Cabot Carbon (phase 1) for a new manufacturing facility. During the 2018</p>	<p>On target.</p>	<p>On target.</p>

Key site/ Local Plan (Part One) policy	Progress	2020 Assessment	2025 Update
	<p>period, speculative development of Helix Business Park took place (one of the Cheshire Science corridor enterprise zone sites). There remains undeveloped land available to meet future employment requirements.</p>		
Stanlow (STRAT 4)	<p>This includes the New Bridge Road area (above). In addition, a biodiesel facility was completed during the 2018 Monitor. There remains sufficient land available within the area for future employment development, to meet strategic development requirements.</p>	On target.	On target.
Hooton Park (STRAT 4)	<p>Local Development Order (LDO) was approved in May 2016 to support the delivery of vacant development sites and minimise uncertainty from the planning process. During 2018-19 the first applications granted permission under the LDO for more than 30,000 sqm of B2/ B8 employment floorspace.</p>	On target.	On target.
Ledsham Road (STRAT 4)	<p>Site is under construction, with total site completions of 144 dwellings with another 41 dwellings under construction, as at 1 April 2019.</p>	On target.	<p>As of 2024 monitoring the Ledsham Road site has completed phase 1 and 2 with phase 3 underway with 55 annual completions with the total site completions at 502 dwellings. As such the site/policy remains on target.</p>
Barons Quay (STRAT 5)	<p>Both phases were completed in 2017.</p>	Complete.	Complete

Key site/ Local Plan (Part One) policy	Progress	2020 Assessment	2025 Update
Gadbrook Park (STRAT 5)	No losses of employment land in the last monitoring period.	On target.	Some pressure for non B1 (a) Uses but Gadbrook Park remains a key employment location, and as such, the site/policy remains on target.
Wincham Urban Village (STRAT 5)	The site has been re-considered through the preparation of the Local Plan (Part Two) Land Allocations Background Paper due to the nature of land ownership across the site. The site remains a mixed use redevelopment opportunity with significant potential for the reuse of previously developed land. It therefore remains an allocation for both housing and employment, to include in the region of 200 dwellings.	Anticipated that the site could be delivered within the plan period.	Development commenced on site in 2022 and has continued in the 2024 monitoring period. During the 2023-2024 monitoring period, 49 dwellings were completed bringing a total site completion of 60 dwellings. As such the site/policy remains on target.
Winnington Urban Village (STRAT 5)	Under construction – the scheme has completed 869 dwellings out of a potential 1,200.	On target.	Nearing completion, and as such, the site/policy remains on target.
Station Quarter Urban Extension (STRAT 6)	A reserved matters application on part of the Station Quarter strategic site for the development of 215 homes was approved in January 2018. Development commenced 2018/19.	On target.	No further planning permissions have been issued, however, a total of 106 site completions as of 2024 monitoring period. The station Quarter Urban extension remains a key development location for Winsford and as such, the

Key site/ Local Plan (Part One) policy	Progress	2020 Assessment	2025 Update
			site/policy remains on target.
Winsford Industrial Estate (STRAT 6)	<p>Planning permission has been granted for part of the extension to Winsford Industrial Estate east of Road One. Tiger Trailers phase 1 development completed during the 2019 monitoring period.</p> <p>No losses of employment land in the monitoring period and small scale losses in previous years. Planning permission has been granted for a mixed use scheme to include other commercial uses. Overall this does not impact on the range and type of employment land supply to meet strategic development requirements for Winsford.</p>	On target.	30 ha development land unlocked. Some alternative uses delivered to support wider employment opportunities. Further development is anticipated during the plan period and as such, the site/policy remains on target.
Woodford Park (STRAT 6)	No losses of employment land in the monitoring period.	On target.	No loss of employment land (ha) or premises (sqm) during the monitoring period. As such the site/policy remains on target.
Chester Bus Interchange (STRAT 10)	Development completed.	Complete.	Complete
Kinderton Lodge (ENV 8)	Development technically commenced but site not operational.	On target.	Still extant permission. As such, the site/policy remains on target.
Lostock Works (ENV 8)	<u>Sustainable Waste Treatment Facility with energy generation (Orsted)</u> – Construction complete and site operational. Planning	On target	Lostock Sustainable Energy Plant (previously known as Brunner

Key site/ Local Plan (Part One) policy	Progress	2020 Assessment	2025 Update
	<p>application for extensions approved Nov 2018.</p> <p><u>Bioenergy Plant (Organic Waste Management Ltd)</u> – Pre-commencement conditions being discharged.</p> <p><u>Energy from Waste plant – Tata</u> – Pre-commencement conditions discharged and permission implemented. Construction not yet started.</p> <p><u>Broadthorn recycling/transfer facility</u> – Planning permission implemented, construction not yet started.</p>		<p>Mond/Tata – Energy from waste plant complete but not yet operational.</p> <p>Organic Waste Management, Griffiths Road – Bio energy plant not started (but implemented).</p> <p>As such the site/policy remains on target.</p>
Ince Park (STRAT 4, ECON 1, ENV 8)	<p><u>Phase 1</u> infrastructure works complete.</p> <p><u>Plot 3</u> – Timber recycling facility is under construction.</p> <p><u>Plot 8</u> – Energy from waste plant is under construction.</p> <p><u>Plot 9</u> – Biomass renewable energy plant is now complete and operational.</p>	On target.	<p>On target – no further loss of land to other uses, Local Plan (Part One) ENV 8 is successfully safeguarding land for waste management uses at these sites.</p> <p>As such, the site/policy remains on target.</p>