

# **Local Plan Issues and Options (Regulation 18) Consultation**

4 July to 29 August 2025

# What is a Local Plan?

- Prepared in consultation with communities
- Guides planning decisions new development
- Sets out policies on how land should be used, including where new housing, employment and infrastructure should go
- And where development should be restricted





# What is the current consultation about?

- New Local Plan to replace current Local Plan (Part One) and (Part Two)
- Amount and location of new development
- Allocate sites
- Policies for sustainable development
- First formal consultation stage
- Seeking views
- Consultation open until 29 August 2025



- 15-year plan period
- 29,000 new homes
- 150 Ha employment land
- Three options:
  - **Option A** – Retain the Green Belt
  - **Option B** – Follow the current Local Plan level and distribution of development
  - **Option C** – Sustainable transport corridors





Green Belt



City/town/village



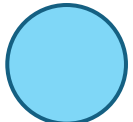
Rail line/station



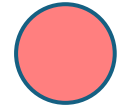
Principal road network



10,000+ homes



5,000+ homes



3,000-5,000 homes



1,500-3,000 homes



500-1,500 homes



Up to 500 homes



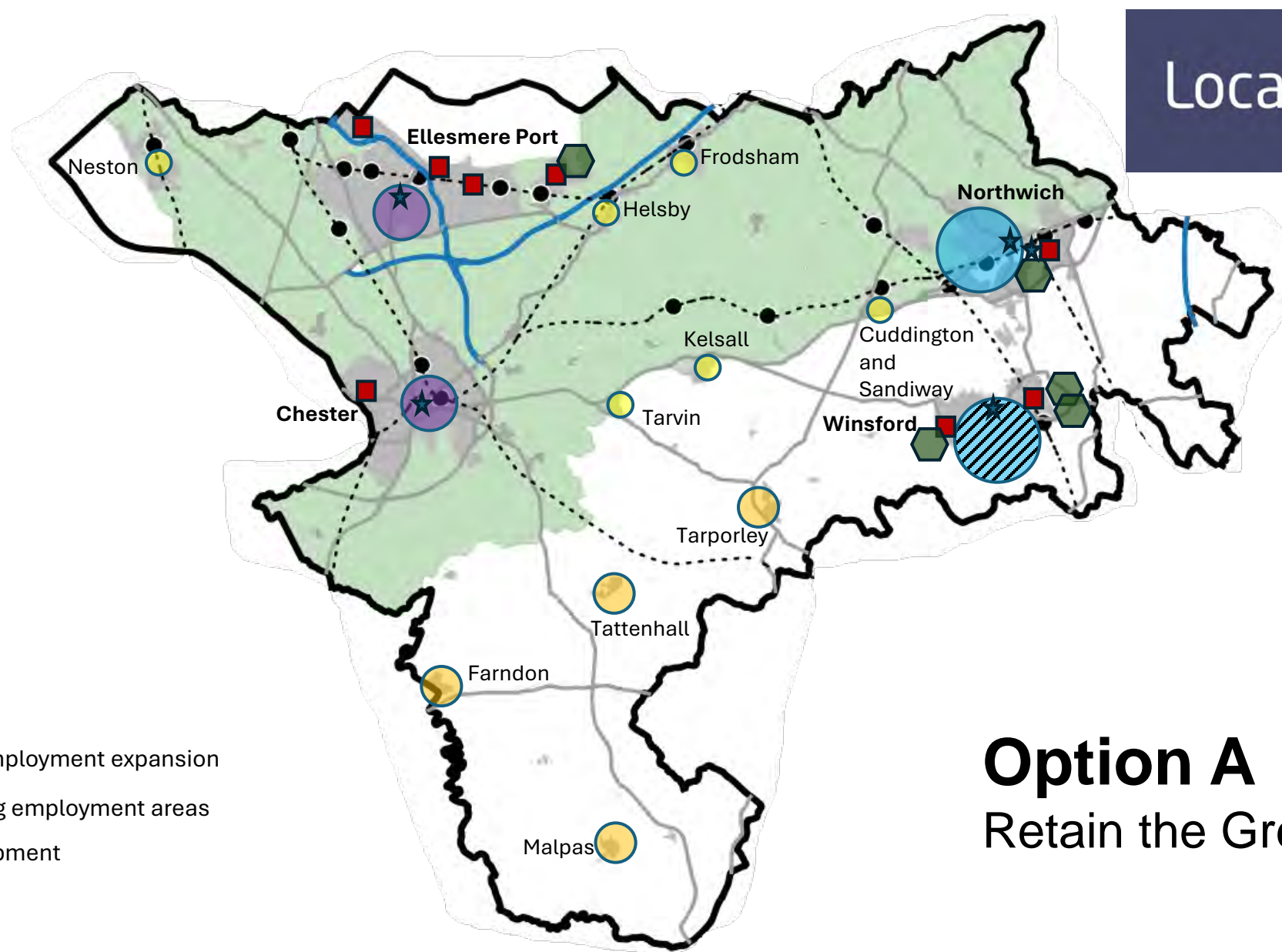
Potential greenfield employment expansion



Development in existing employment areas



Focus for office development



Local Plan



**Option A**  
Retain the Green Belt





Green Belt



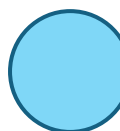
City/ town/village



Rail line/station



Principal road network



5,000+ homes



3,000-5,000 homes



1,500-3,000 homes



500-1,500 homes



Up to 500 homes



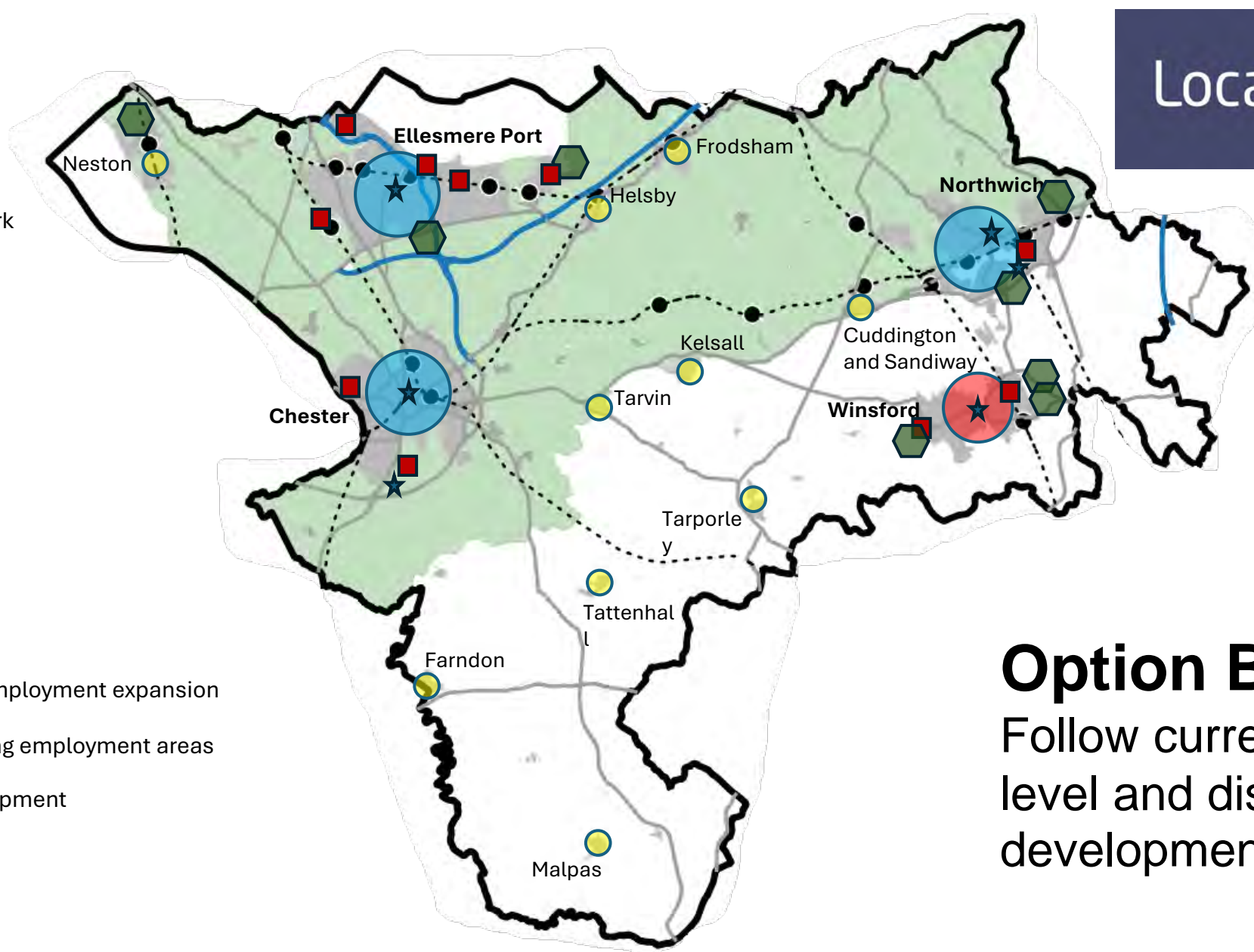
Potential greenfield employment expansion



Development in existing employment areas



Focus for office development



Local Plan



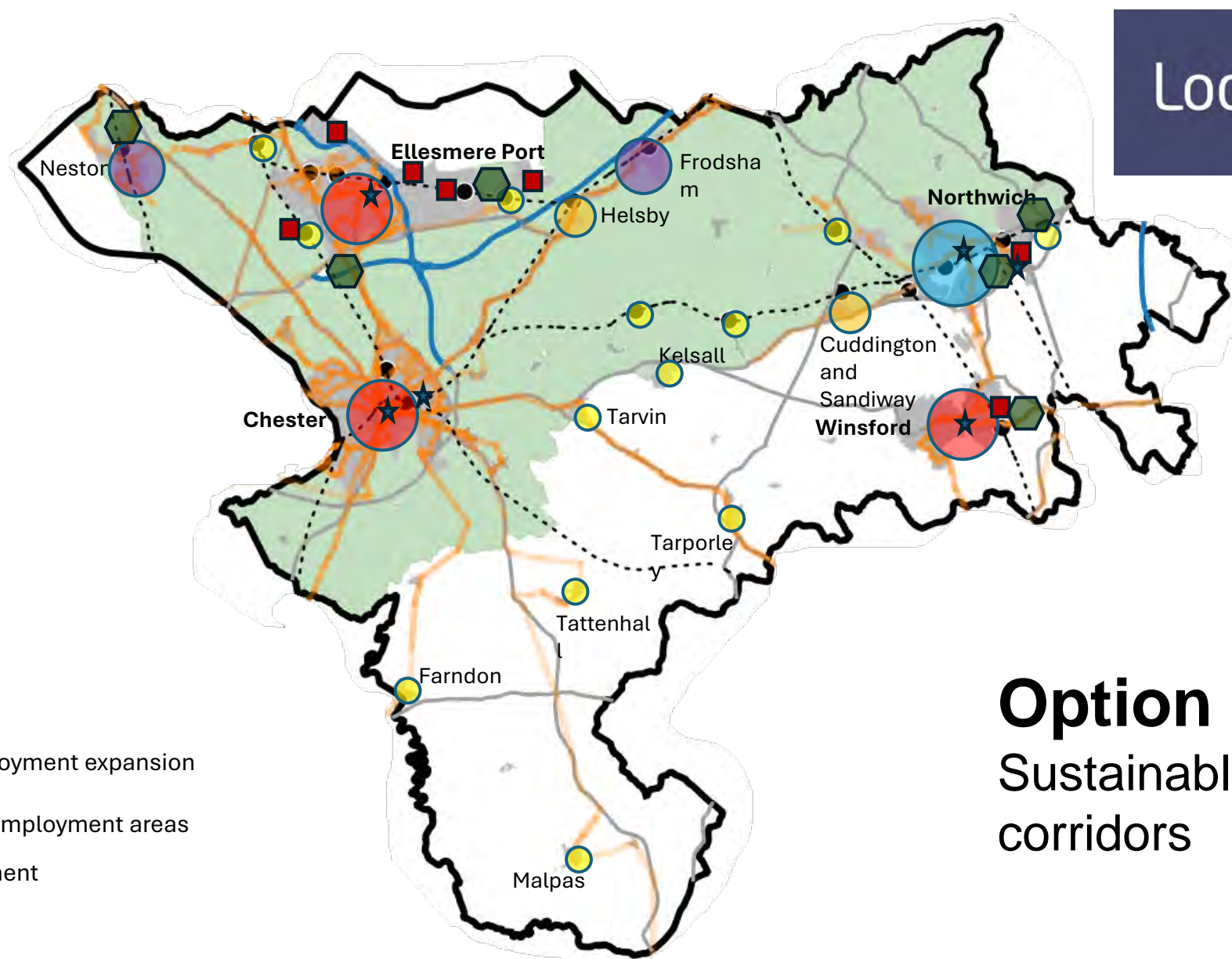
## Option B

Follow current Local Plan level and distribution of development



- Green Belt
- City/ town/ village
- Rail line/ station
- Principal road network
- High frequency bus route

- 5,000+ homes
- 3,000-5,000 homes
- 1,500-3,000 homes
- 500-1,500 homes
- Up to 500 homes
- Potential greenfield employment expansion
- Development in existing employment areas
- Focus for office development



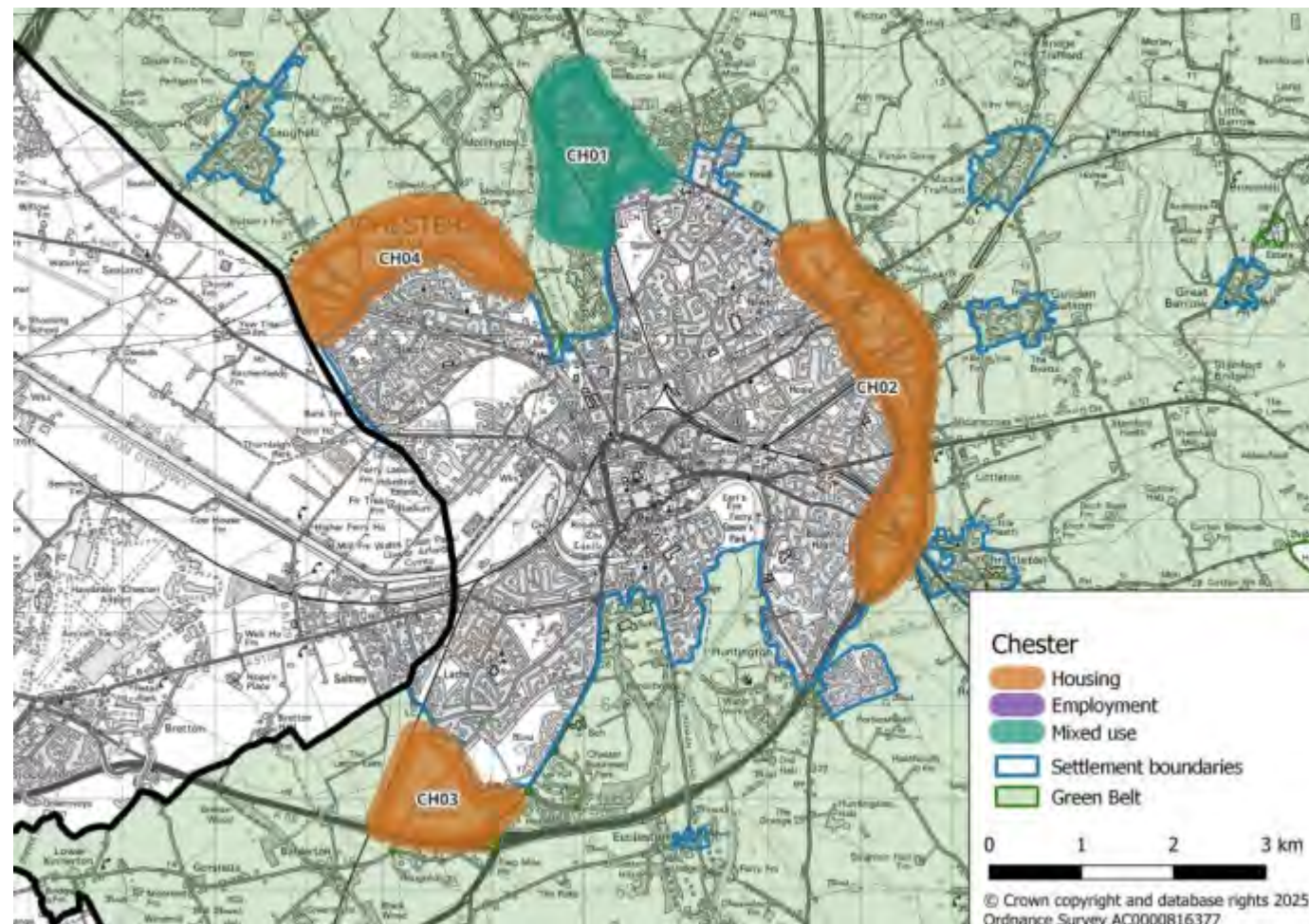
## Option C

### Sustainable transport corridors



# Potential growth areas

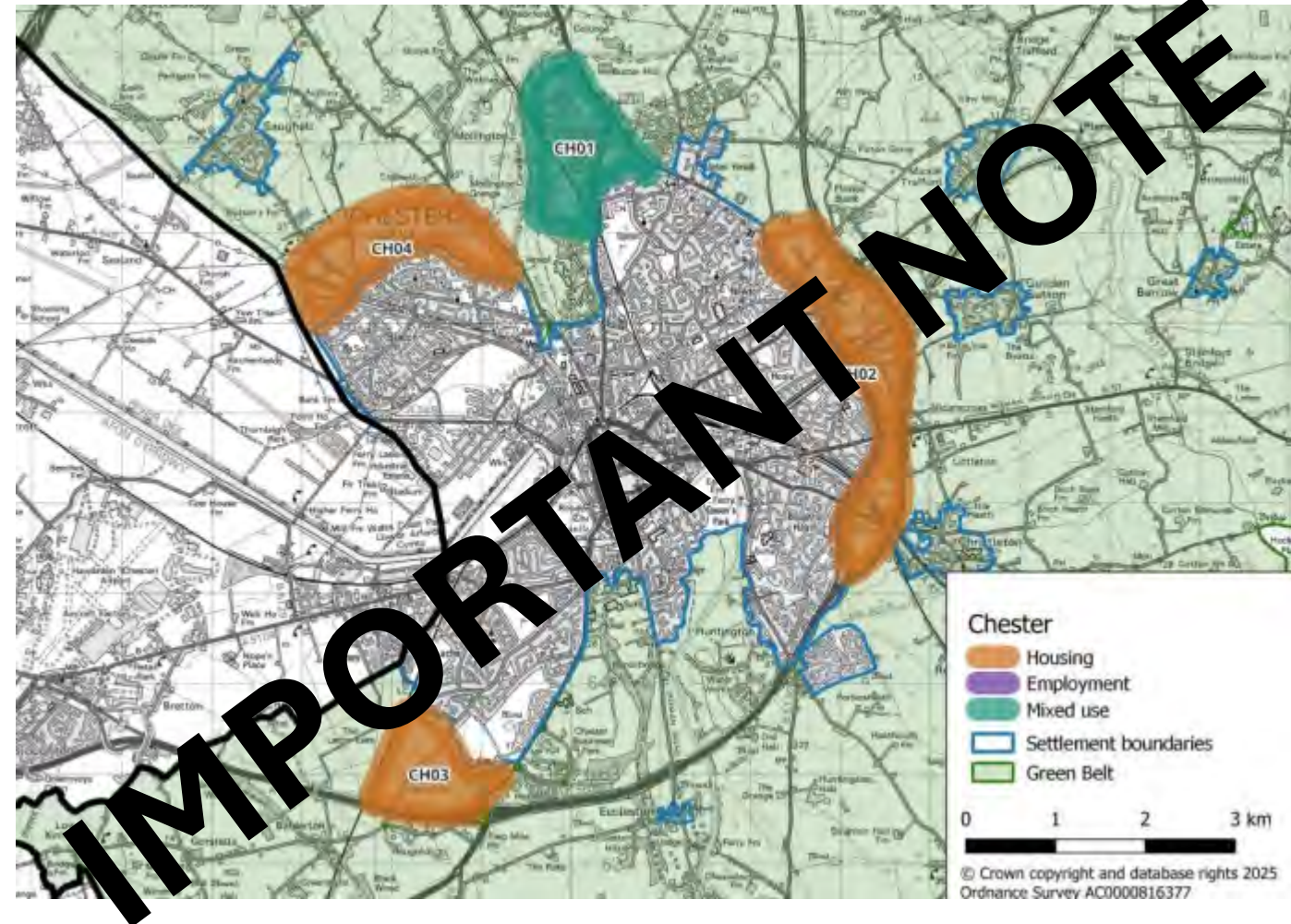
- Identified on edge of the city, main towns, market towns and larger villages
- Considered ‘call for sites’, undeveloped allocations, desktop review
- Excluded land with major restrictions making development unlikely
- Available to view through the consultation portal





# Potential growth areas

- No decisions made
- Inclusion does not mean that development would be supported
- Not all areas would need to be developed
- Additional technical assessment work is needed







## Option A – Retain the Green Belt

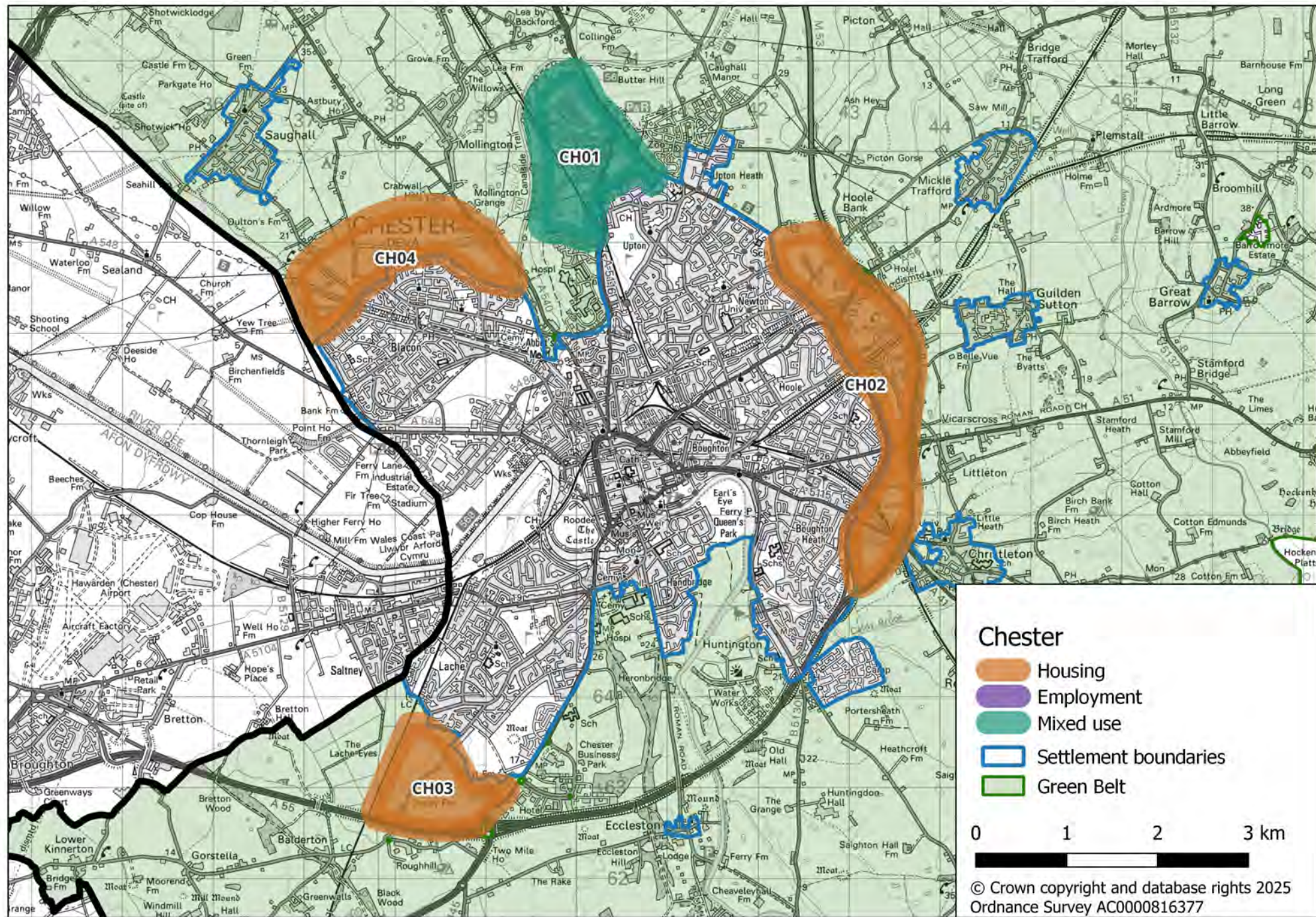
N/A

## Option B – Follow current Local Plan level and distribution of development

CH01 (mixed housing/  
community uses), CH02,  
CH03, CH04

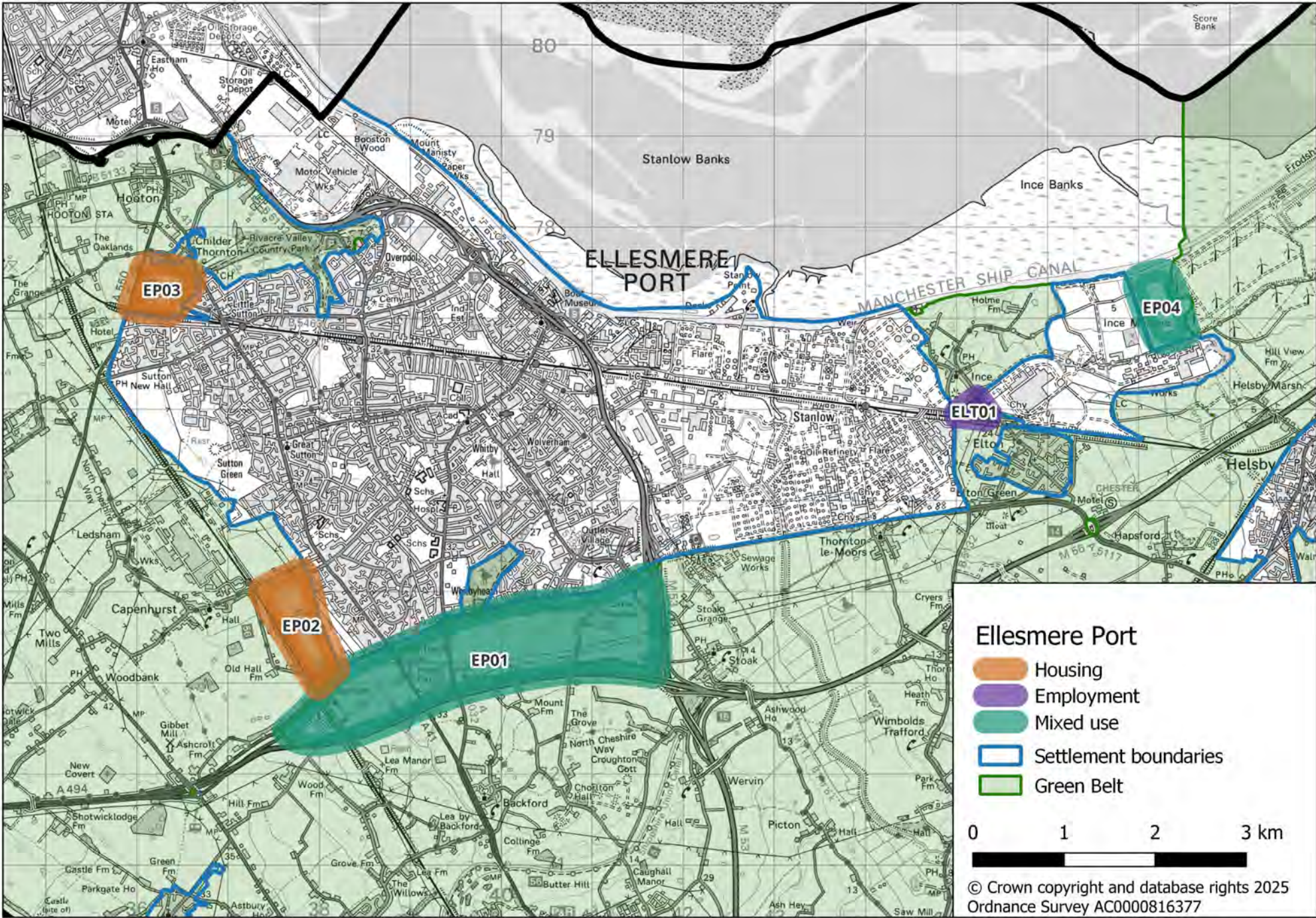
## Option C – Sustainable transport corridors

CH01 (mixed housing/  
community uses), CH02,  
CH03, CH04



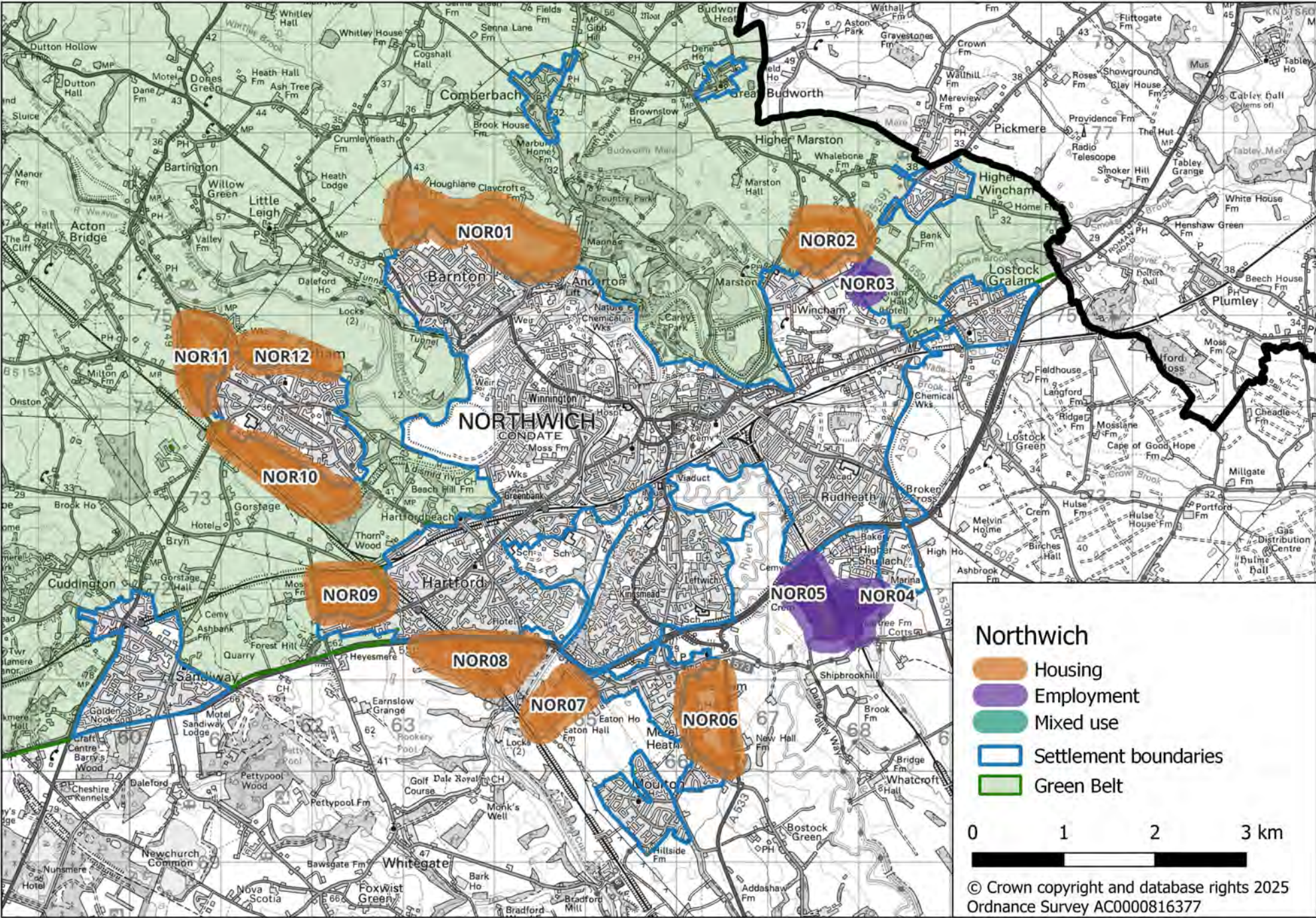


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| <b>Option A – Retain the Green Belt</b>  |
| EP04 (mixed employment/ waste/ energy uses)  |
| <b>Option B – Follow current Local Plan level and distribution of development</b>              |
| EP01 (mixed housing/ employment uses), EP02, EP03, EP04 (mixed employment/ waste/ energy uses) |
| <b>Option C – Sustainable transport corridors</b>  |
| EP01 (mixed housing/ employment uses), EP02, EP03, ELT01                                       |



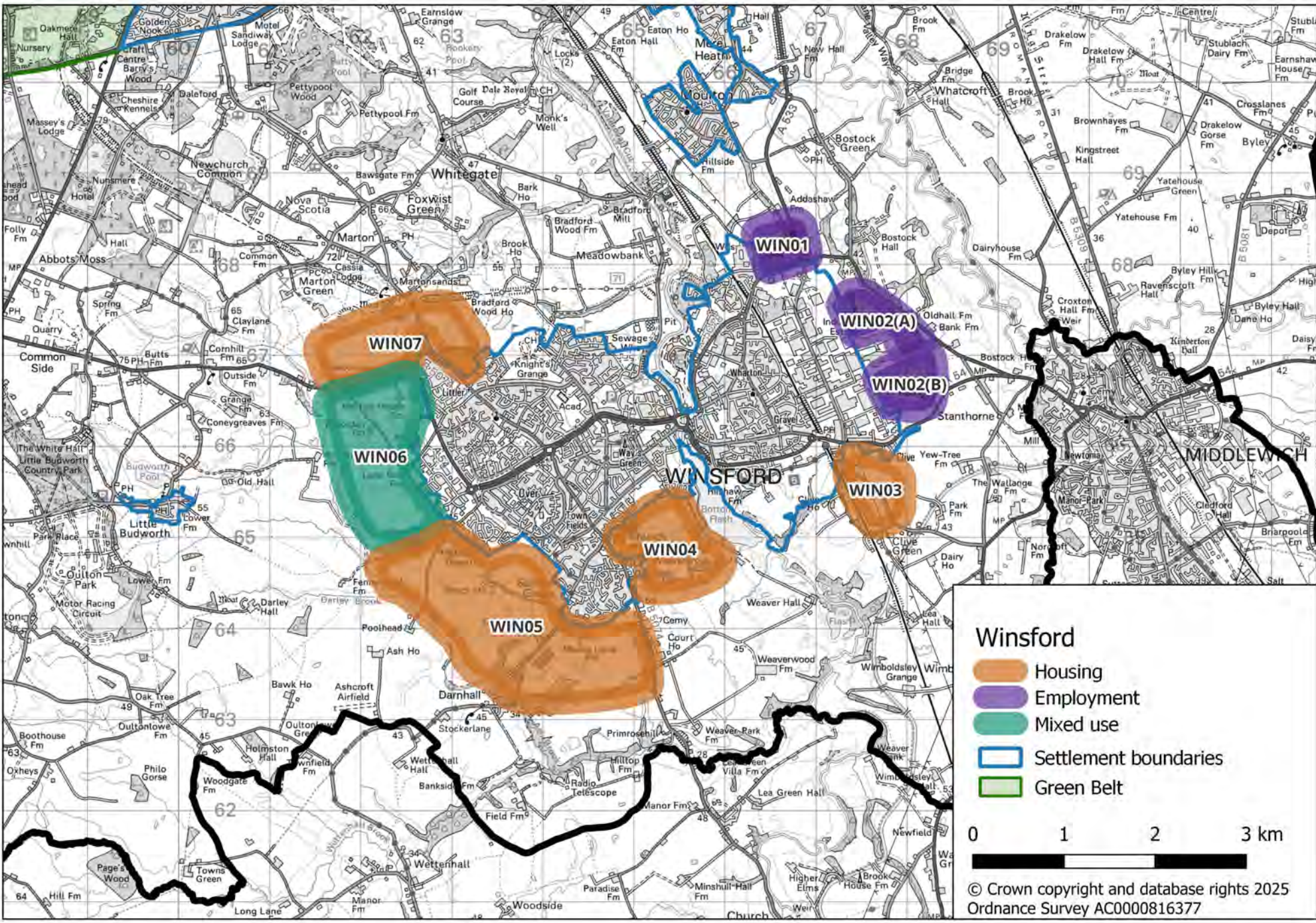


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| <b>Option A – Retain the Green Belt</b>  |
| NOR04, NOR05, NOR06, NOR07, NOR08  |
| <b>Option B – Follow current Local Plan level and distribution of development</b>  |
| NOR01, NOR02, NOR03, NOR04, NOR05, NOR06, NOR07, NOR08, NOR09, NOR10, NOR11, NOR12 |
| <b>Option C – Sustainable transport corridors</b>                                  |
| NOR01, NOR02, NOR03, NOR04, NOR05, NOR06, NOR07, NOR08, NOR09, NOR10, NOR11, NOR12 |



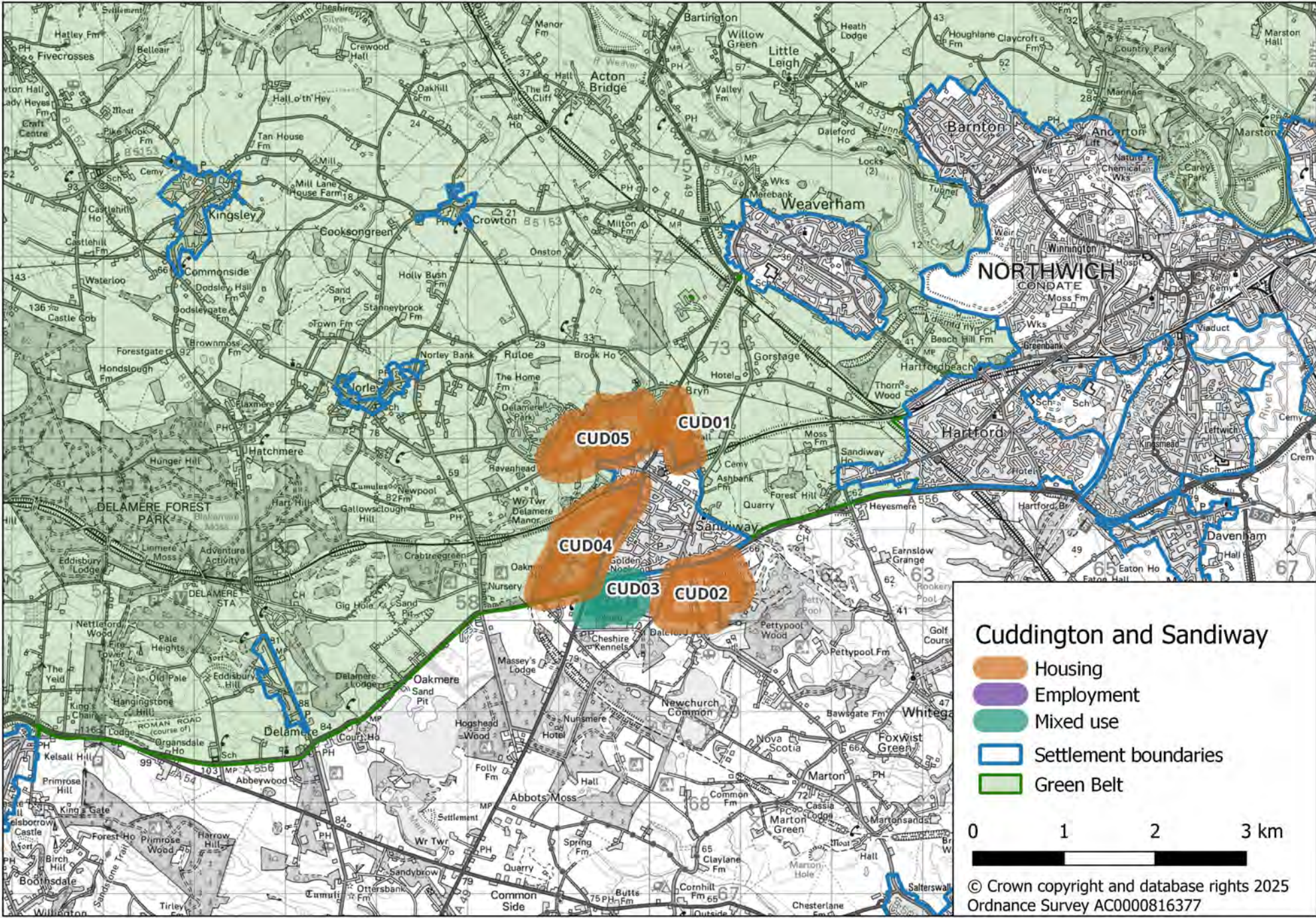


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| Option A – Retain the Green Belt   |
| WIN01, WIN02A, WIN02B, WIN03, WIN04, WIN05, WIN06 (mixed housing/employment uses), WIN07 |
| Option B – Follow current Local Plan level and distribution of development               |
| WIN01, WIN02A, WIN02B, WIN03, WIN04, WIN06 (mixed housing/employment uses), WIN07        |
| Option C – Sustainable transport corridors   |
| WIN02B, WIN03, WIN04, WIN05, WIN07   |



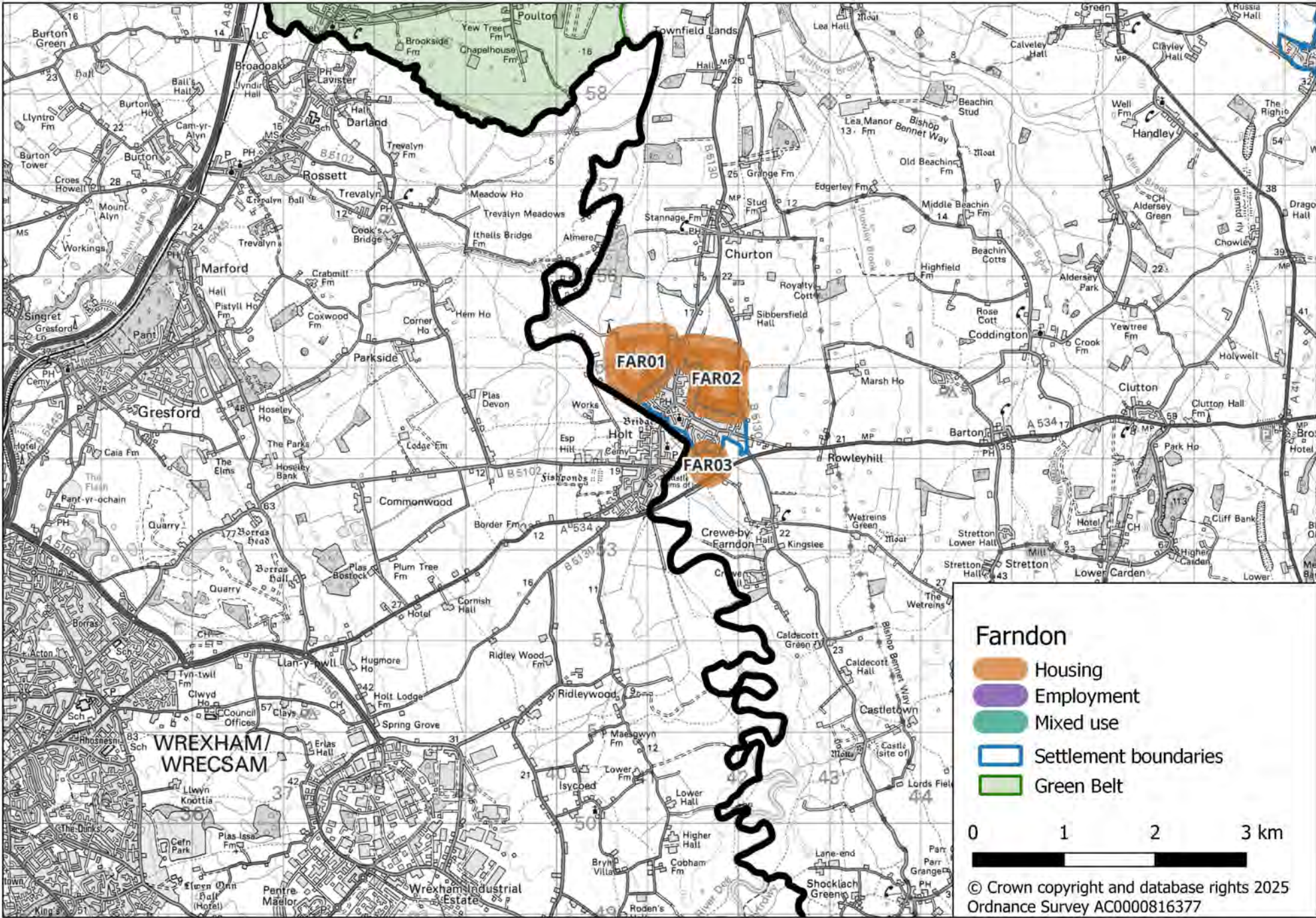


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| <b>Option A – Retain the Green Belt</b>   |
| CUD02, CUD03 (mixed housing, retail, commercial uses)                             |
| <b>Option B – Follow current Local Plan level and distribution of development</b> |
| CUD01, CUD02 CUD03 (mixed housing, retail, commercial uses), CUD04, CUD05         |
| <b>Option C – Sustainable transport corridors</b>                                 |
| CUD01, CUD02 CUD03 (mixed housing, retail, commercial uses), CUD04, CUD05         |



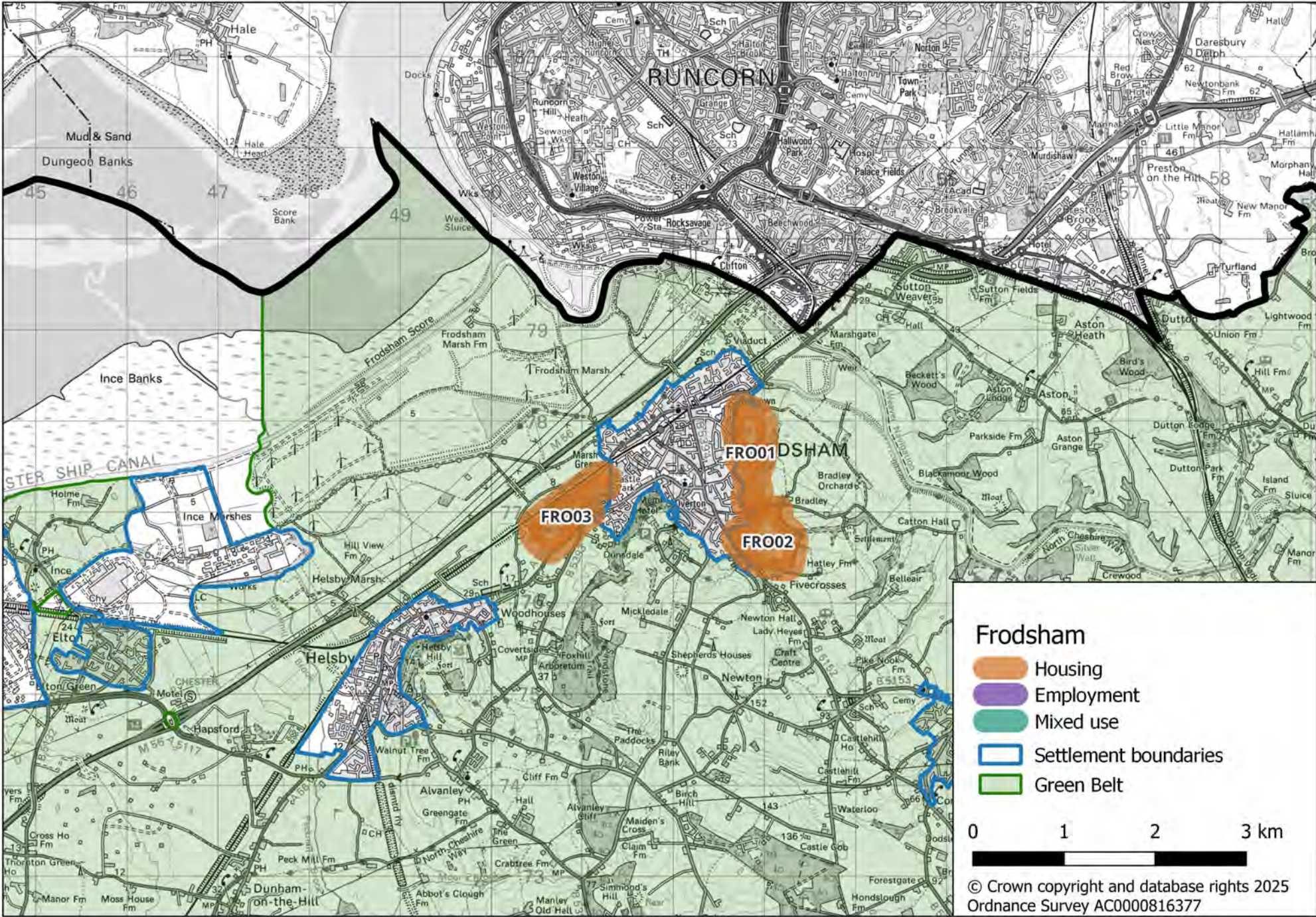


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| Option A – Retain the Green Belt   |
| FAR01, FAR02, FAR03  |
| Option B – Follow current Local Plan level and distribution of development |
| FAR01, FAR02, FAR03  |
| Option C – Sustainable transport corridors                                 |
| FAR01, FAR02, FAR03  |



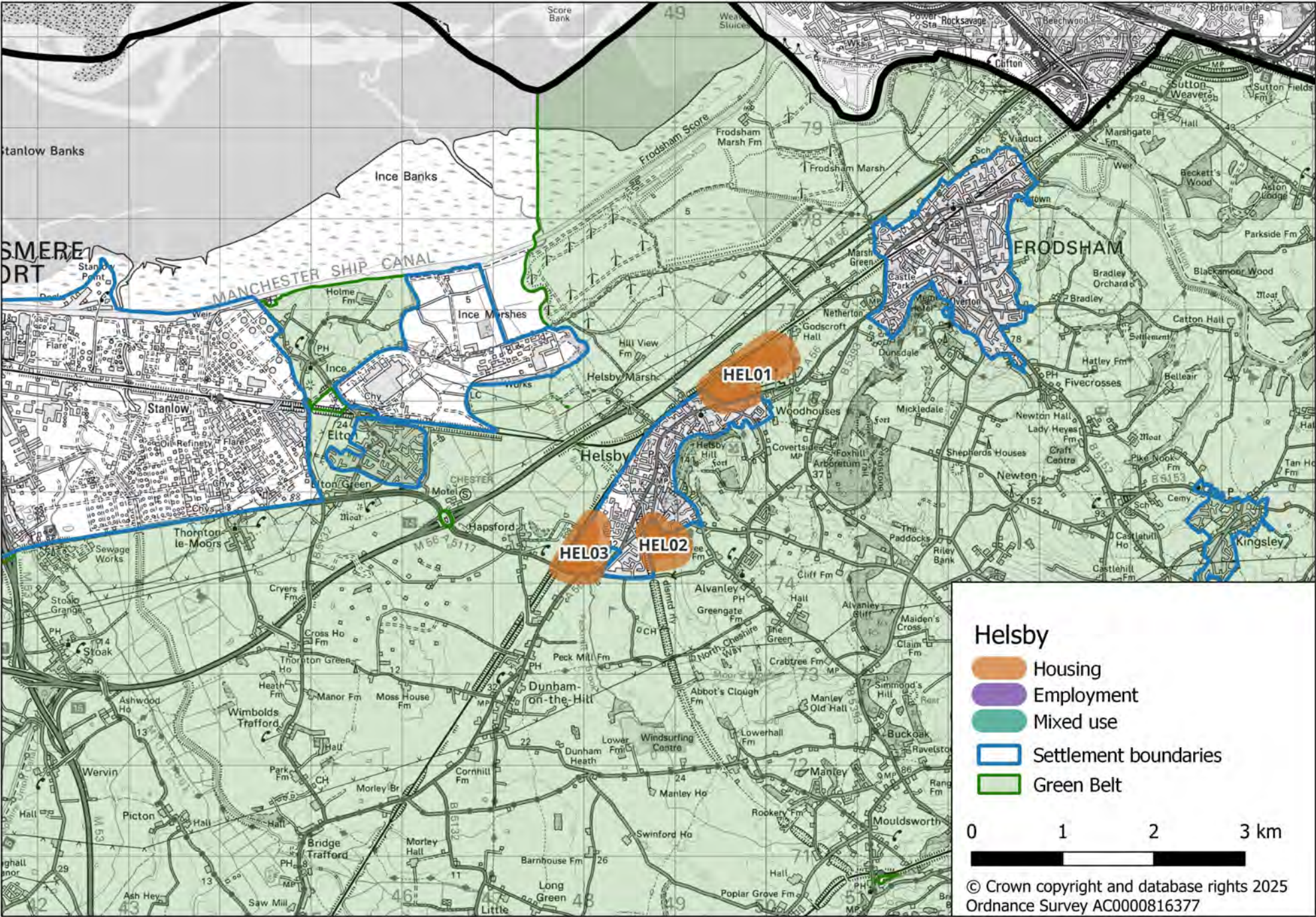


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| Option A – Retain the Green Belt   |
| N/A  |
| Option B – Follow current Local Plan level and distribution of development |
| FRO01, FRO02, FRO03  |
| Option C – Sustainable transport corridors                                 |
| FRO01, FRO02, FRO03  |



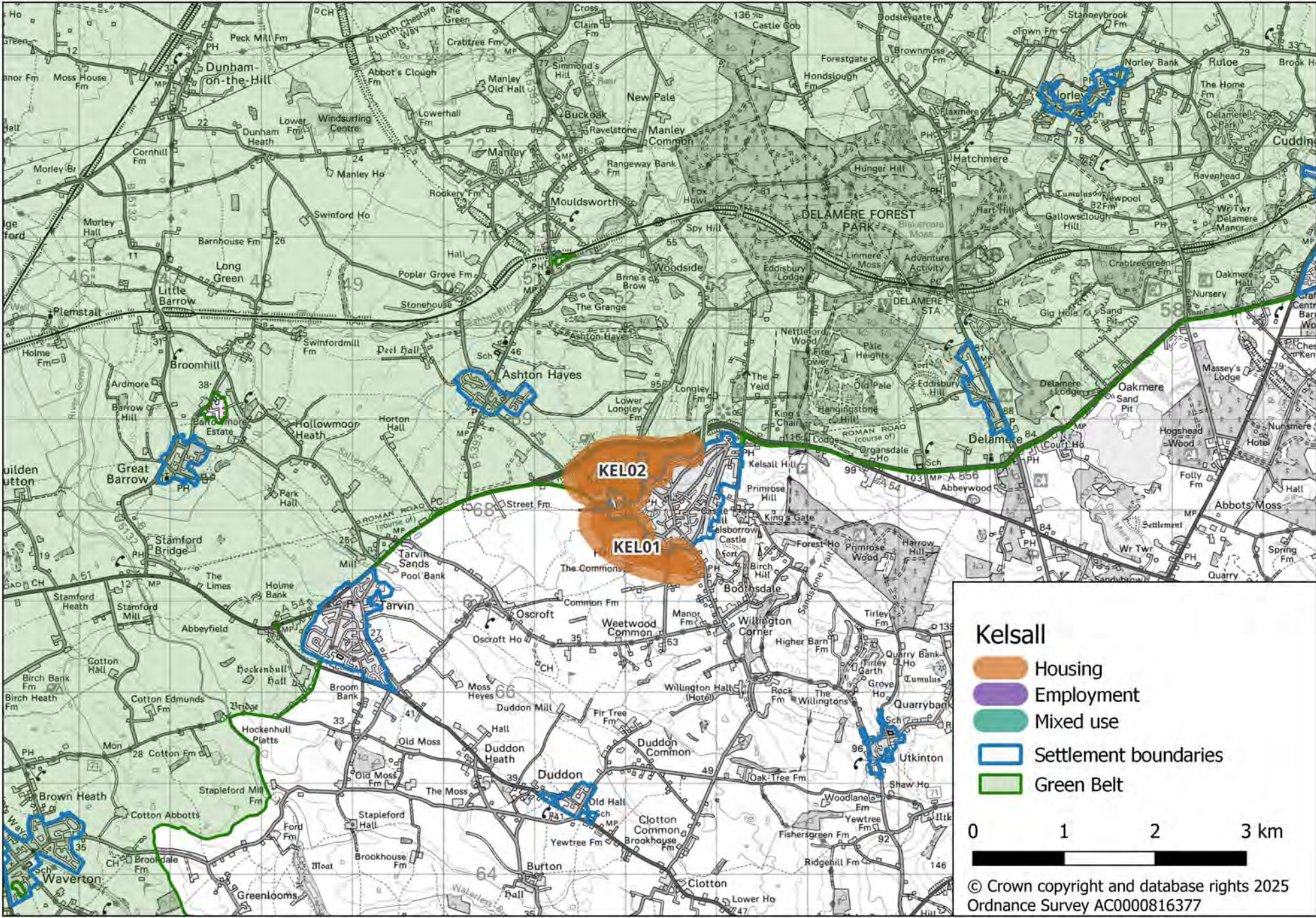


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| Option A – Retain the Green Belt   |
| N/A  |
| Option B – Follow current Local Plan level and distribution of development |
| HEL01, HEL02, HEL03  |
| Option C – Sustainable transport corridors                                 |
| HEL01, HEL02, HEL03  |



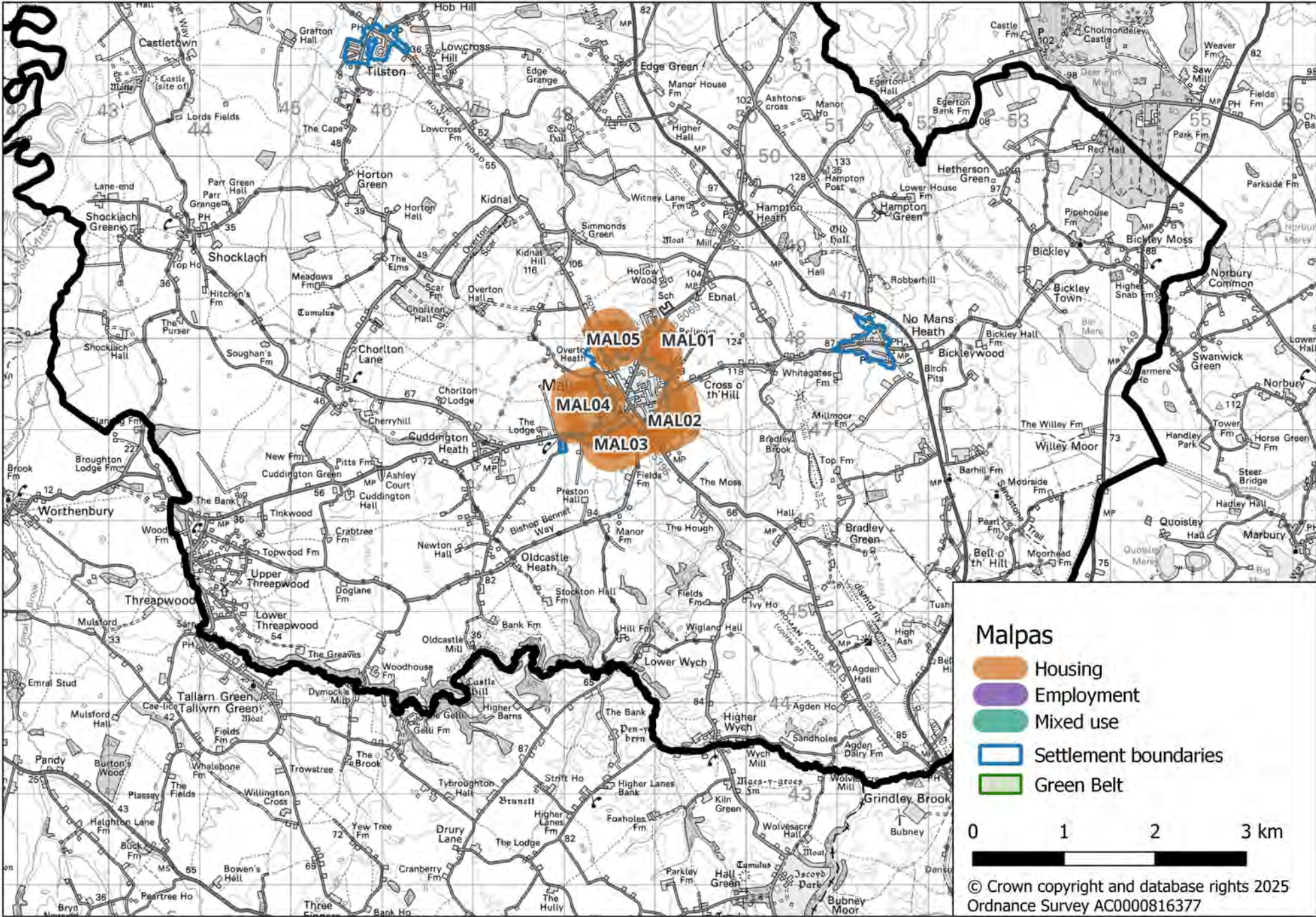


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| Option A – Retain the Green Belt   |
| KEL01  |
| Option B – Follow current Local Plan level and distribution of development |
| KEL01, KEL02   |
| Option C – Sustainable transport corridors                                 |
| KEL01, KEL02   |



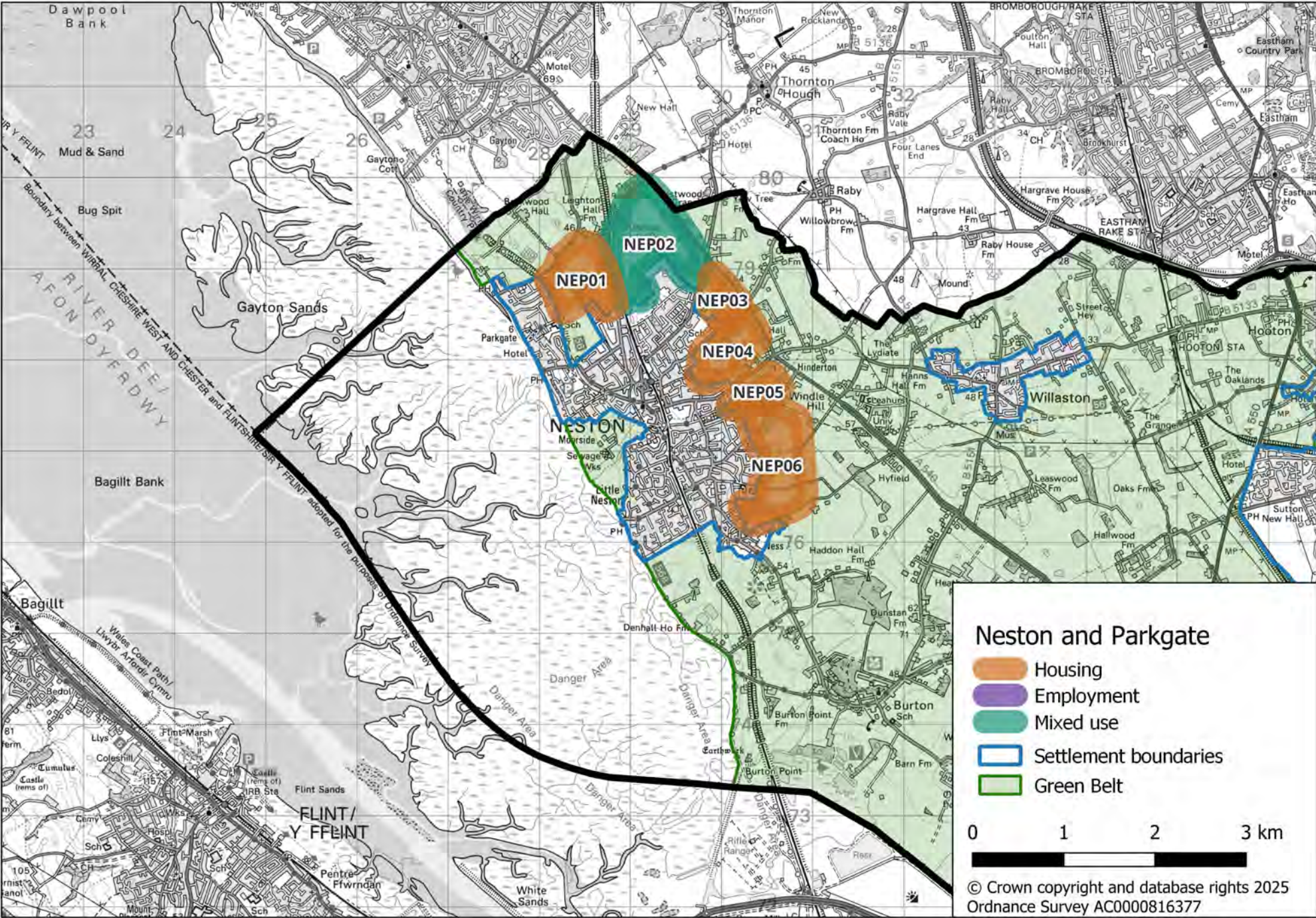


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| Option A – Retain the Green Belt   |
| MAL01, MAL02, MAL03, MAL04, MAL05  |
| Option B – Follow current Local Plan level and distribution of development |
| MAL01, MAL02, MAL03, MAL04, MAL05  |
| Option C – Sustainable transport corridors                                 |
| MAL01, MAL02, MAL03, MAL04, MAL05  |



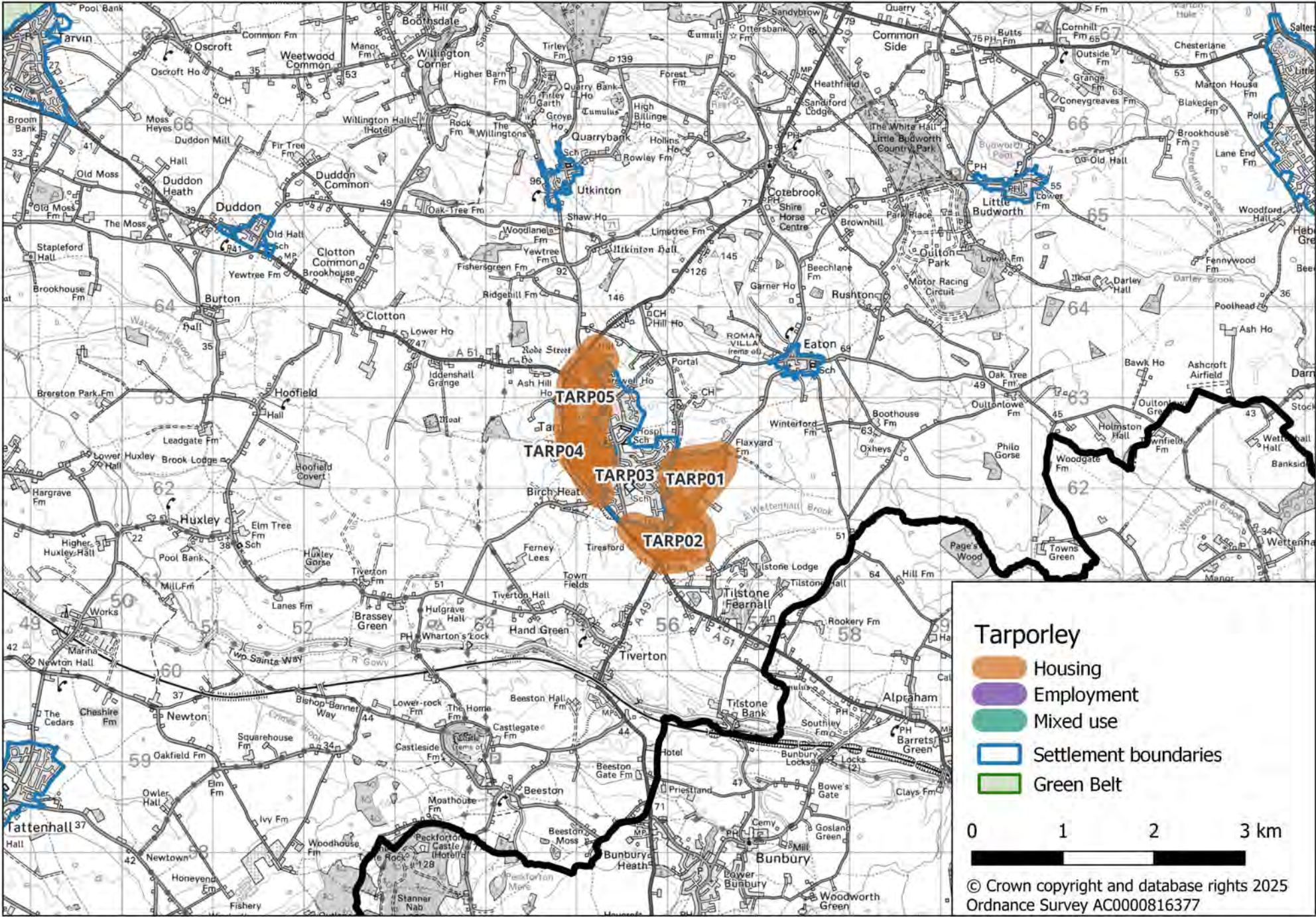


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| Option A – Retain the Green Belt   |
| N/A  |
| Option B – Follow current Local Plan level and distribution of development |
| NEP01, NEP02 (mixed housing/ employment uses), NEP03, NEP04, NEP05, NEP06  |
| Option C – Sustainable transport corridors                                 |
| NEP01, NEP02 (mixed housing/ employment uses), NEP03, NEP04, NEP05, NEP06  |



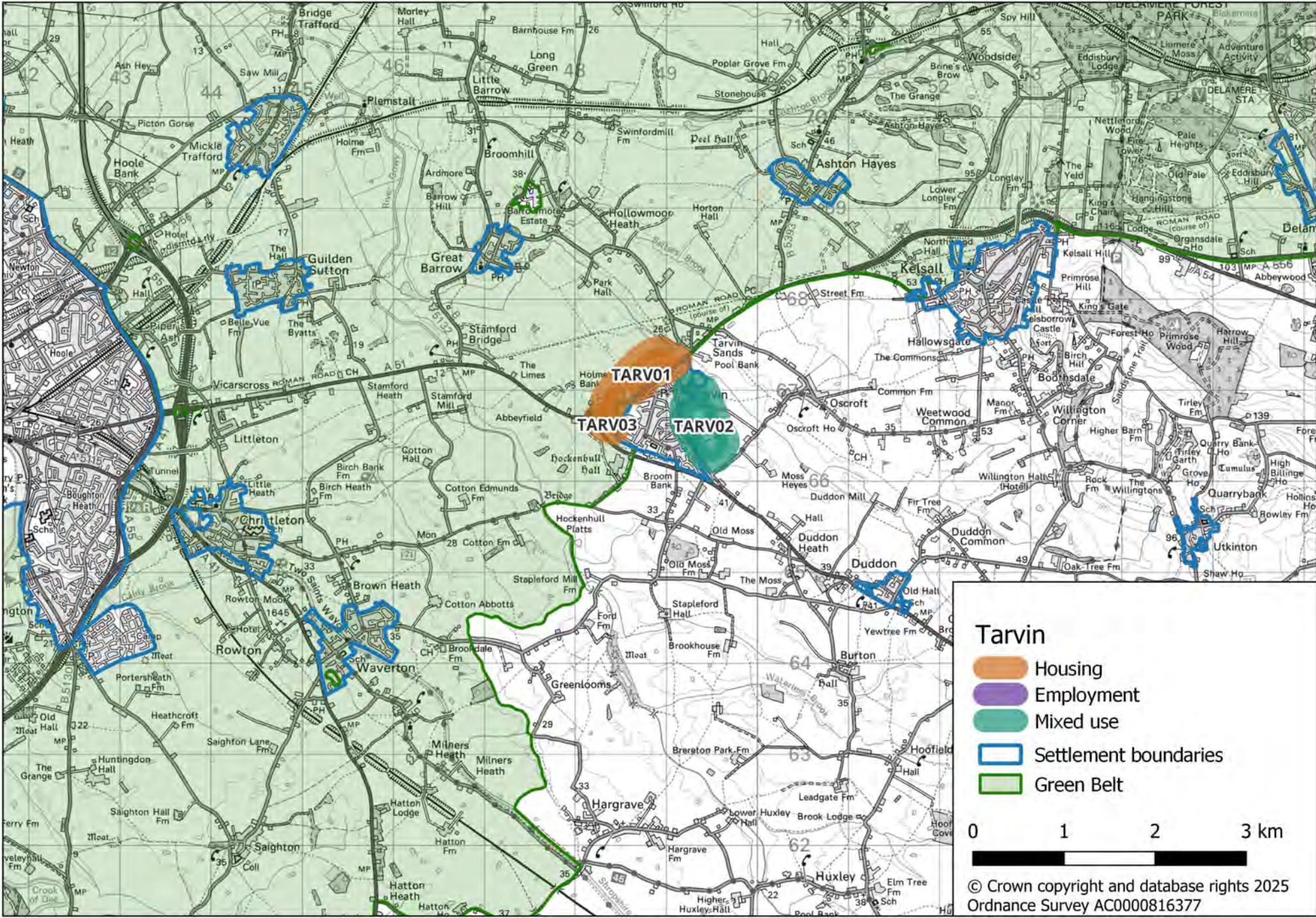


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| Option A – Retain the Green Belt   |
| TARP01, TARP02, TARP03, TARP04, TARP05                                     |
| Option B – Follow current Local Plan level and distribution of development |
| TARP01, TARP02, TARP03, TARP04, TARP05                                     |
| Option C – Sustainable transport corridors                                 |
| TARP01, TARP02, TARP03, TARP04, TARP05                                     |



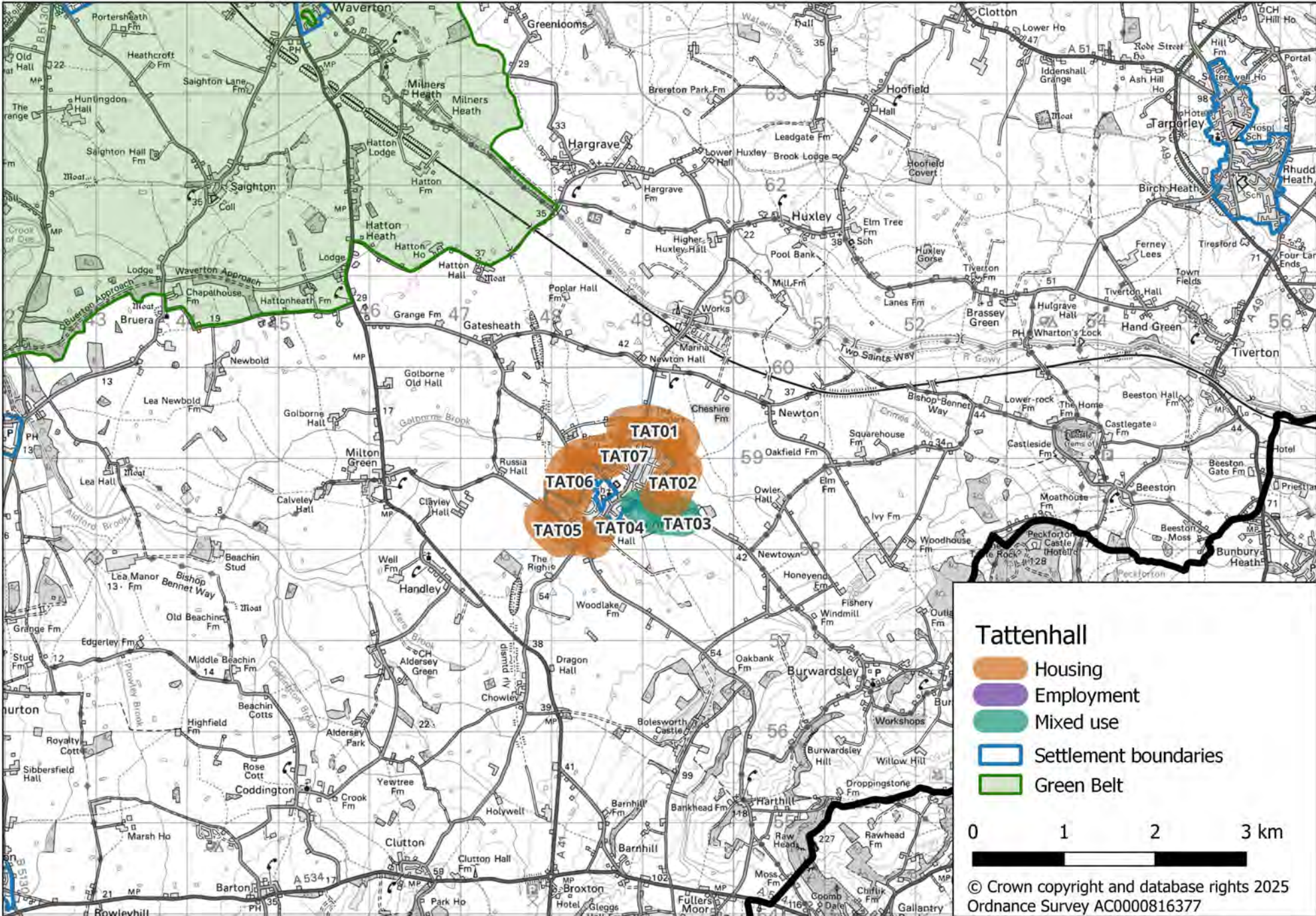


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| Option A – Retain the Green Belt   |
| TARV02 (mixed housing/ community uses)                                     |
| Option B – Follow current Local Plan level and distribution of development |
| TARV01, TARV02 (mixed housing/ community uses), TARV03                     |
| Option C – Sustainable transport corridors                                 |
| TARV01, TARV02 (mixed housing/ community uses), TARV03                     |



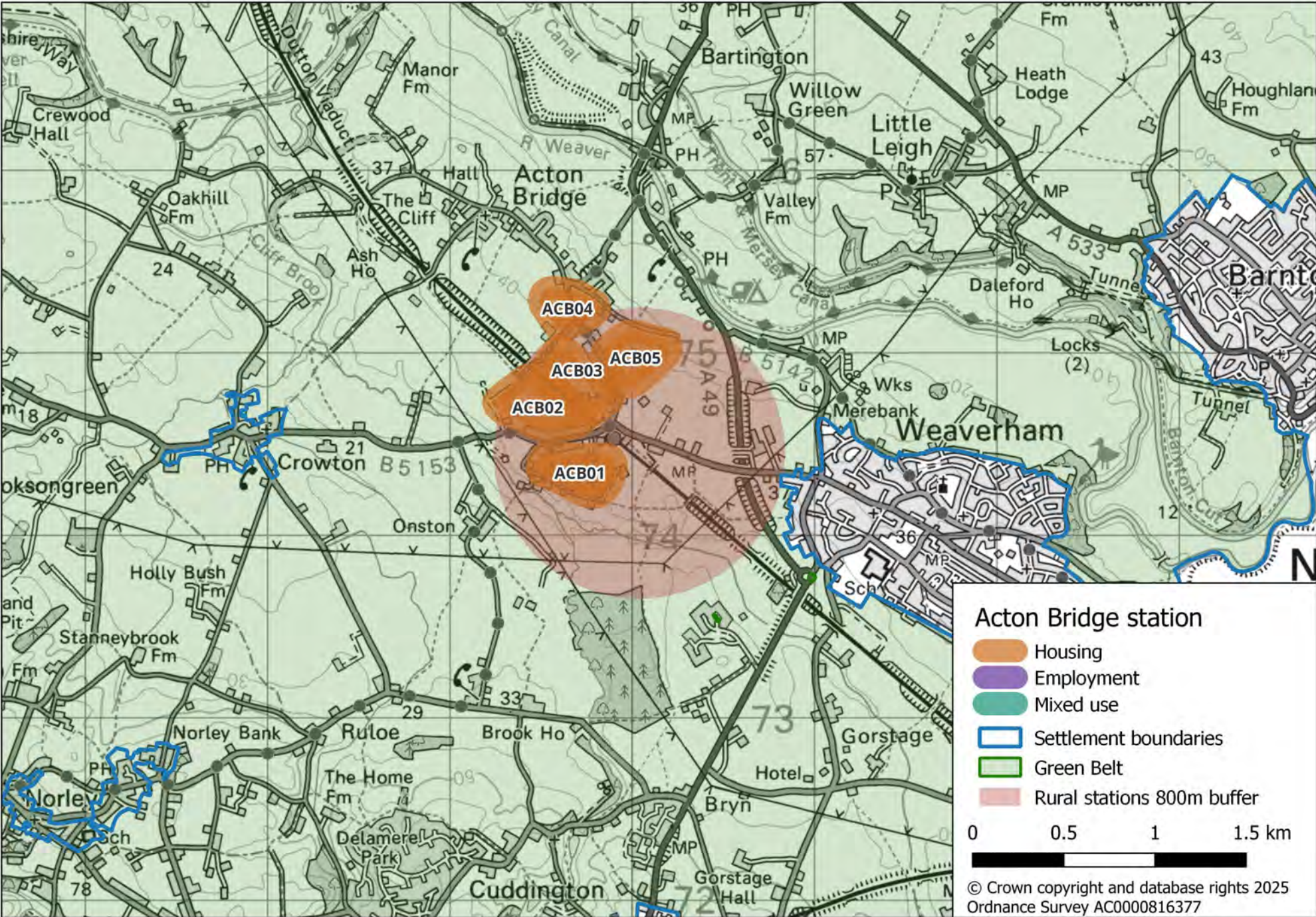


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| <b>Option A – Retain the Green Belt</b>  |
| TAT01, TAT02, TAT03 (mixed housing/ community uses),<br>TAT04, TAT05, TAT06, TAT07 |
| <b>Option B – Follow current Local Plan level and distribution of development</b>  |
| TAT01, TAT02, TAT03 (mixed housing/ community uses),<br>TAT04, TAT05, TAT06, TAT07 |
| <b>Option C – Sustainable transport corridors</b>                                  |
| TAT01, TAT02, TAT03 (mixed housing/ community uses),<br>TAT04, TAT05, TAT06, TAT07 |



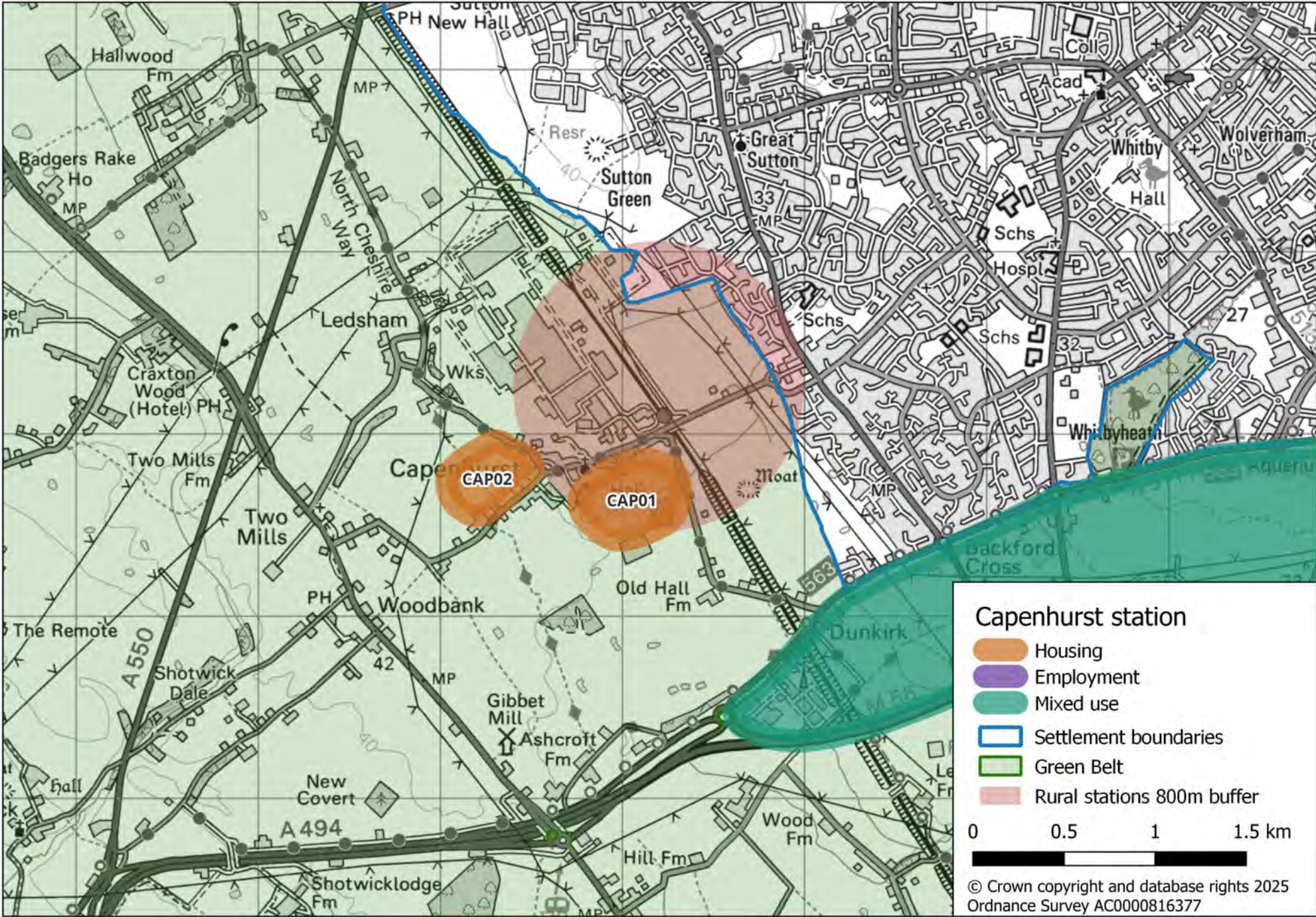


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| Option A – Retain the Green Belt   |
| N/A  |
| Option B – Follow current Local Plan level and distribution of development |
| N/A  |
| Option C – Sustainable transport corridors                                 |
| ACB01, ACB02, ACB03, ACB04, ACB05  |



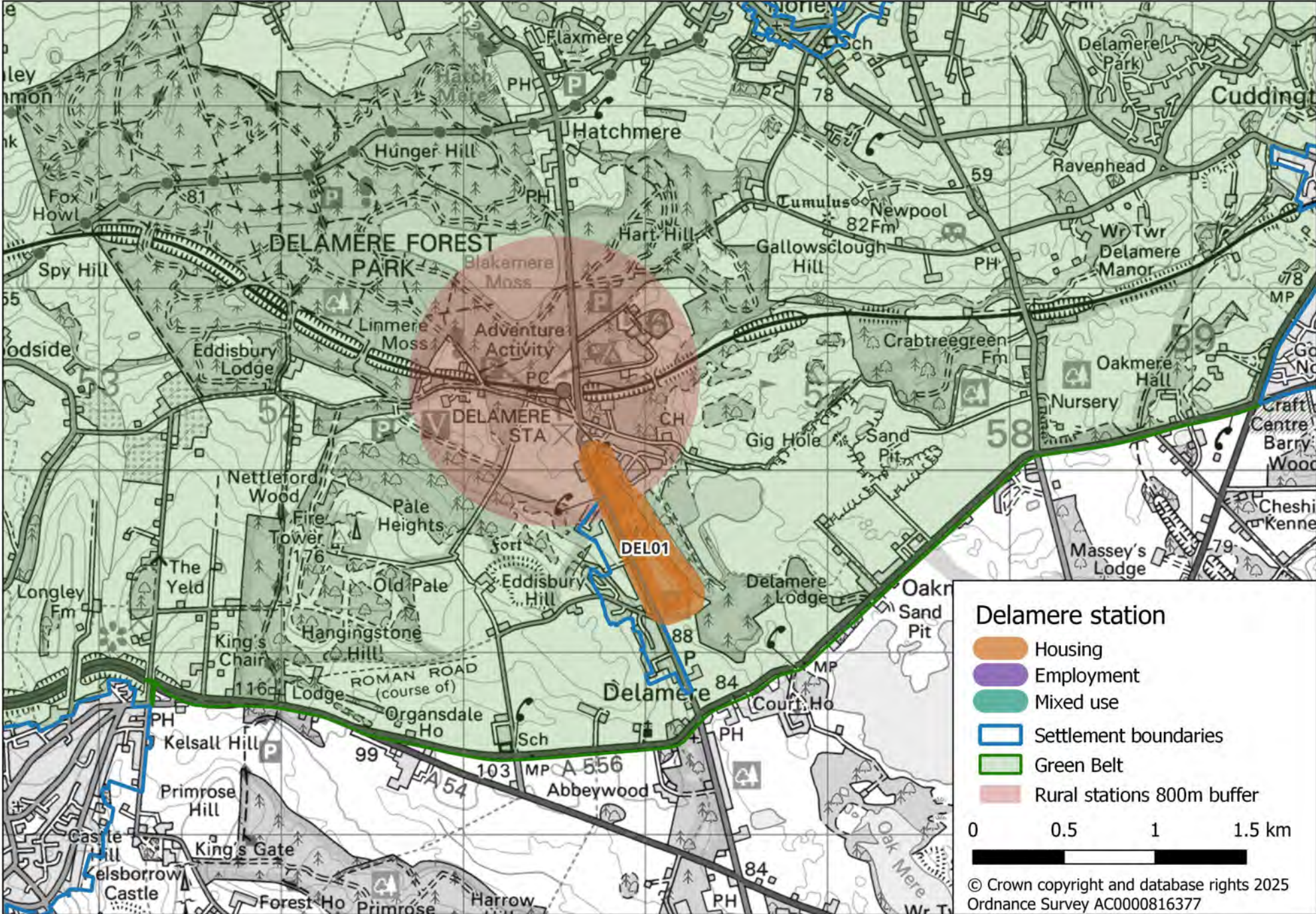


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|--|
| Option A – Retain the Green Belt   |
| N/A  |
| Option B – Follow current Local Plan level and distribution of development |
| N/A  |
| Option C – Sustainable transport corridors                                 |
| CAP01, CAP02   |



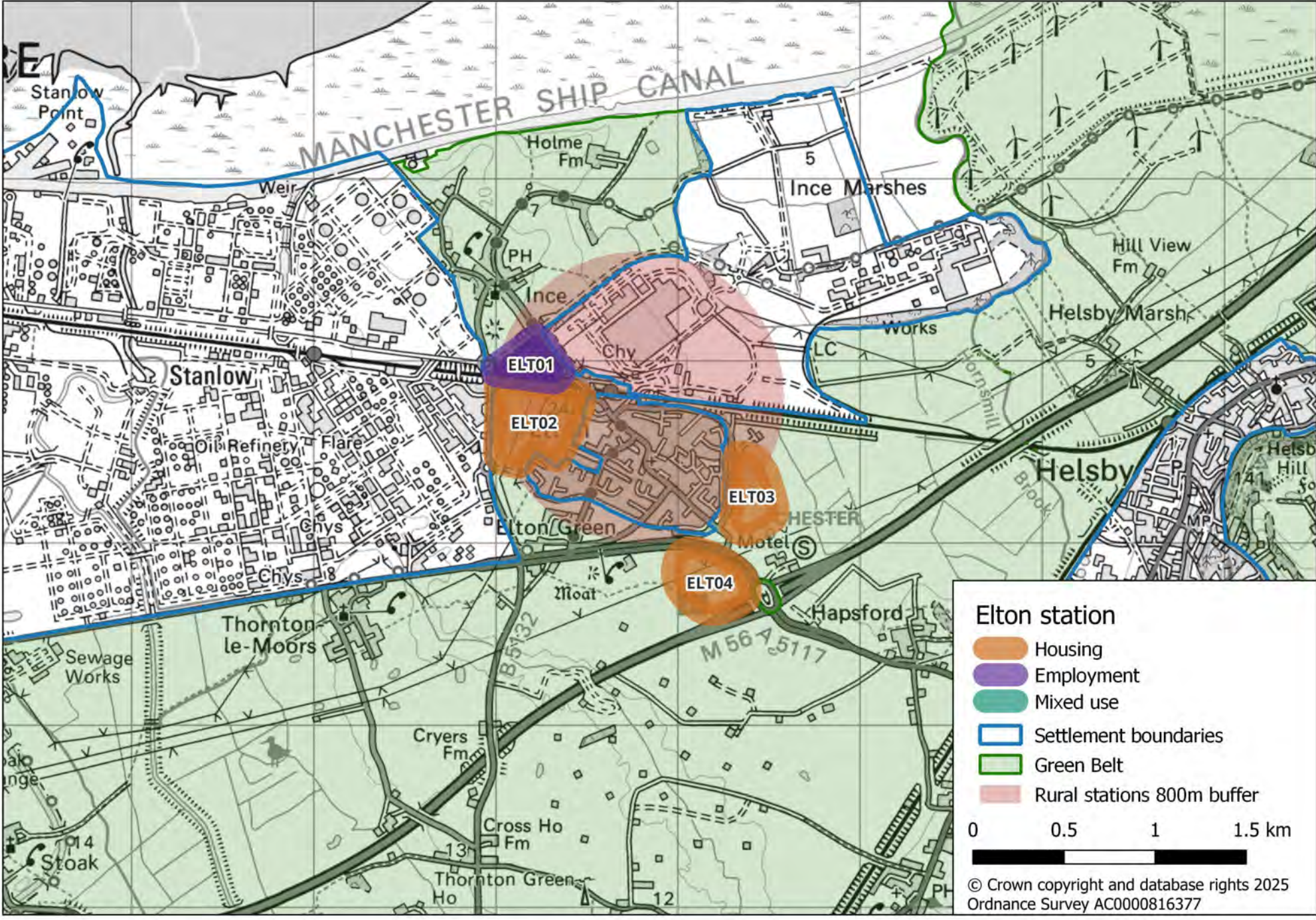


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| Option A – Retain the Green Belt   |
| N/A  |
| Option B – Follow current Local Plan level and distribution of development |
| N/A  |
| Option C – Sustainable transport corridors                                 |
| DEL01  |



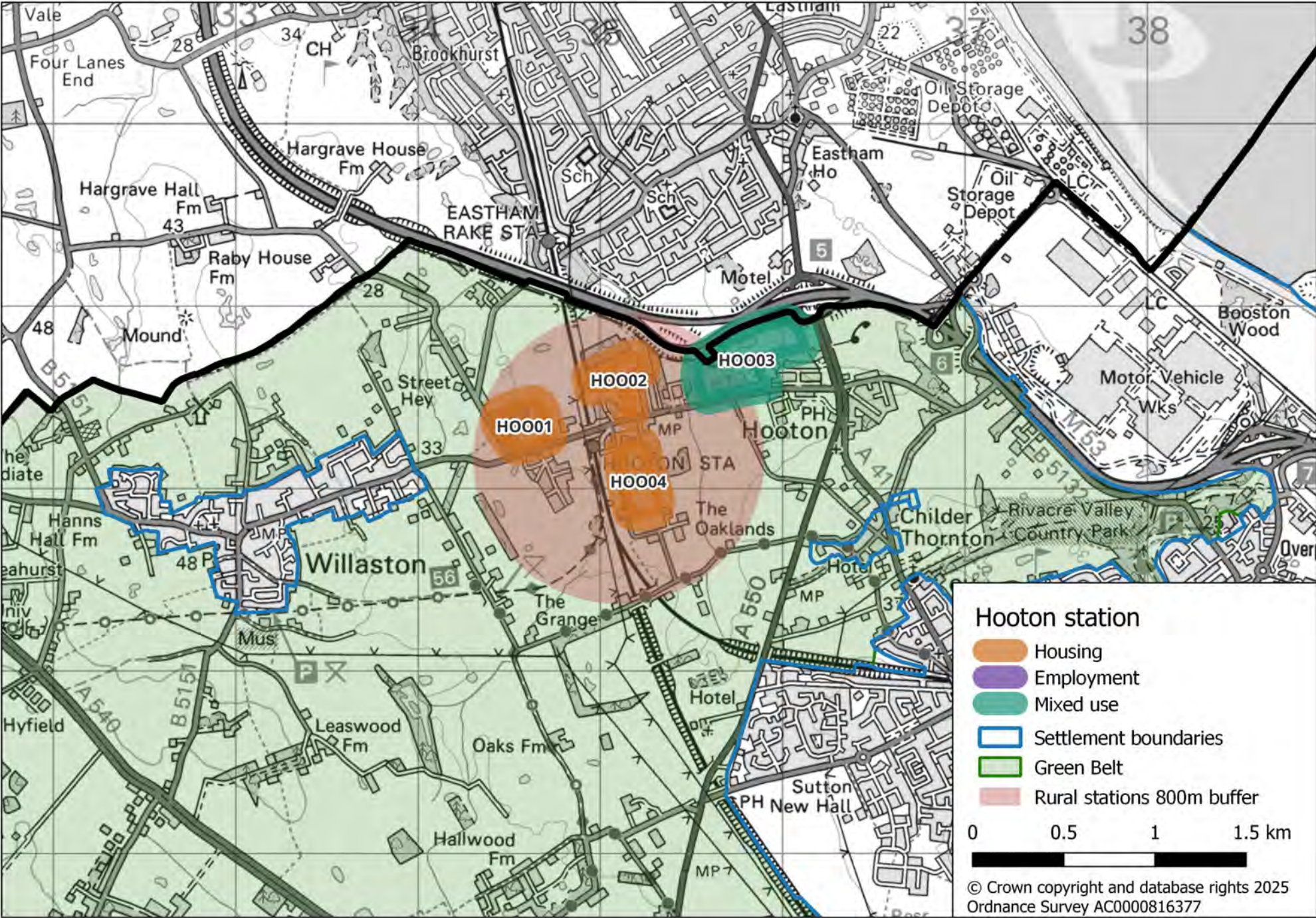


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|--|
| Option A – Retain the Green Belt   |
| N/A  |
| Option B – Follow current Local Plan level and distribution of development |
| N/A  |
| Option C – Sustainable transport corridors                                 |
| ELT01, ELT02, ELT03, ELT04   |



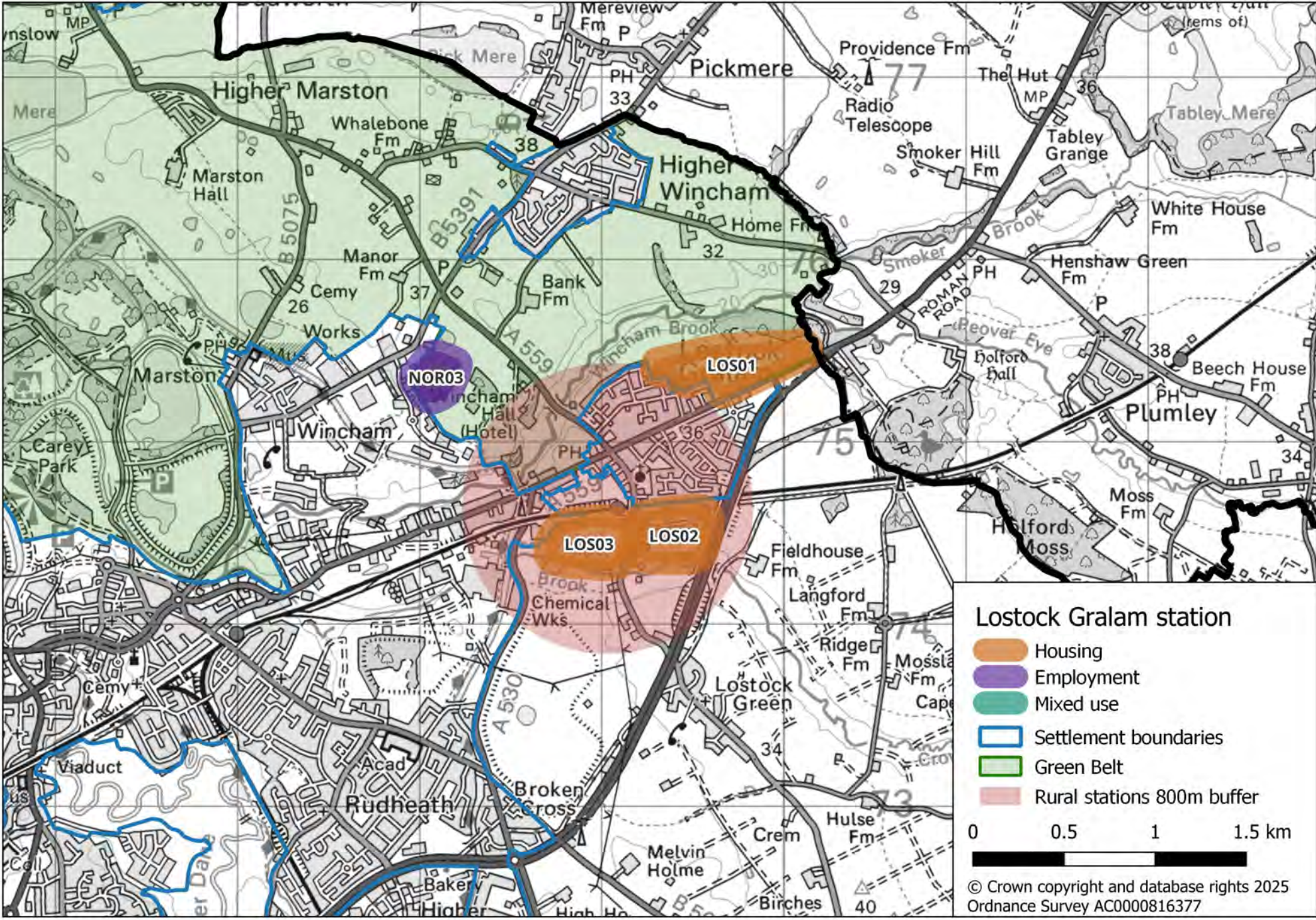


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| Option A – Retain the Green Belt   |
| N/A  |
| Option B – Follow current Local Plan level and distribution of development |
| N/A  |
| Option C – Sustainable transport corridors                                 |
| HOO01, HOO02, HOO03 (mixed housing/employment uses), HOO04                 |



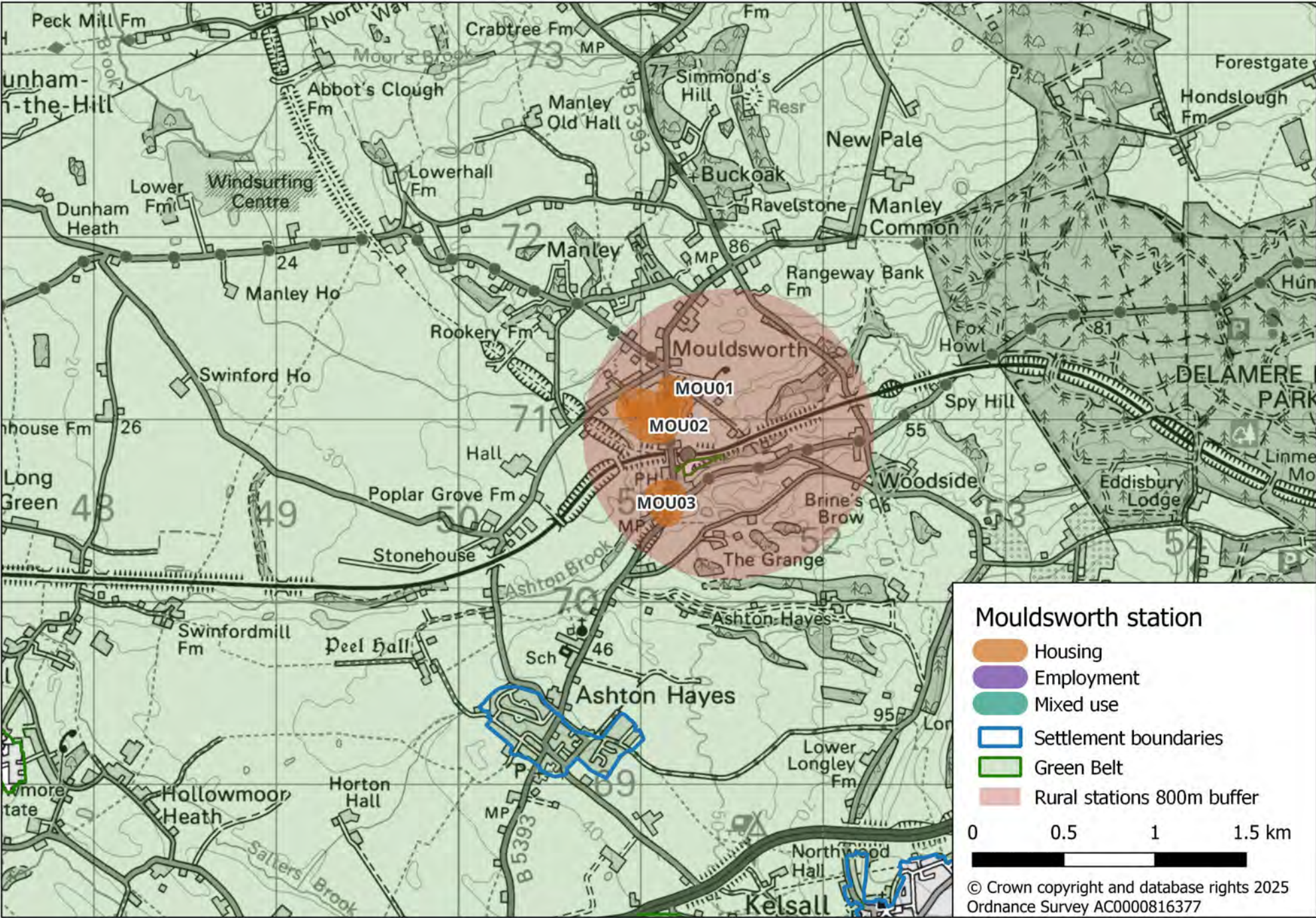


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|--|
| Option A – Retain the Green Belt   |
| N/A  |
| Option B – Follow current Local Plan level and distribution of development |
| N/A  |
| Option C – Sustainable transport corridors                                 |
| LOS01, LOS02, LOS03  |





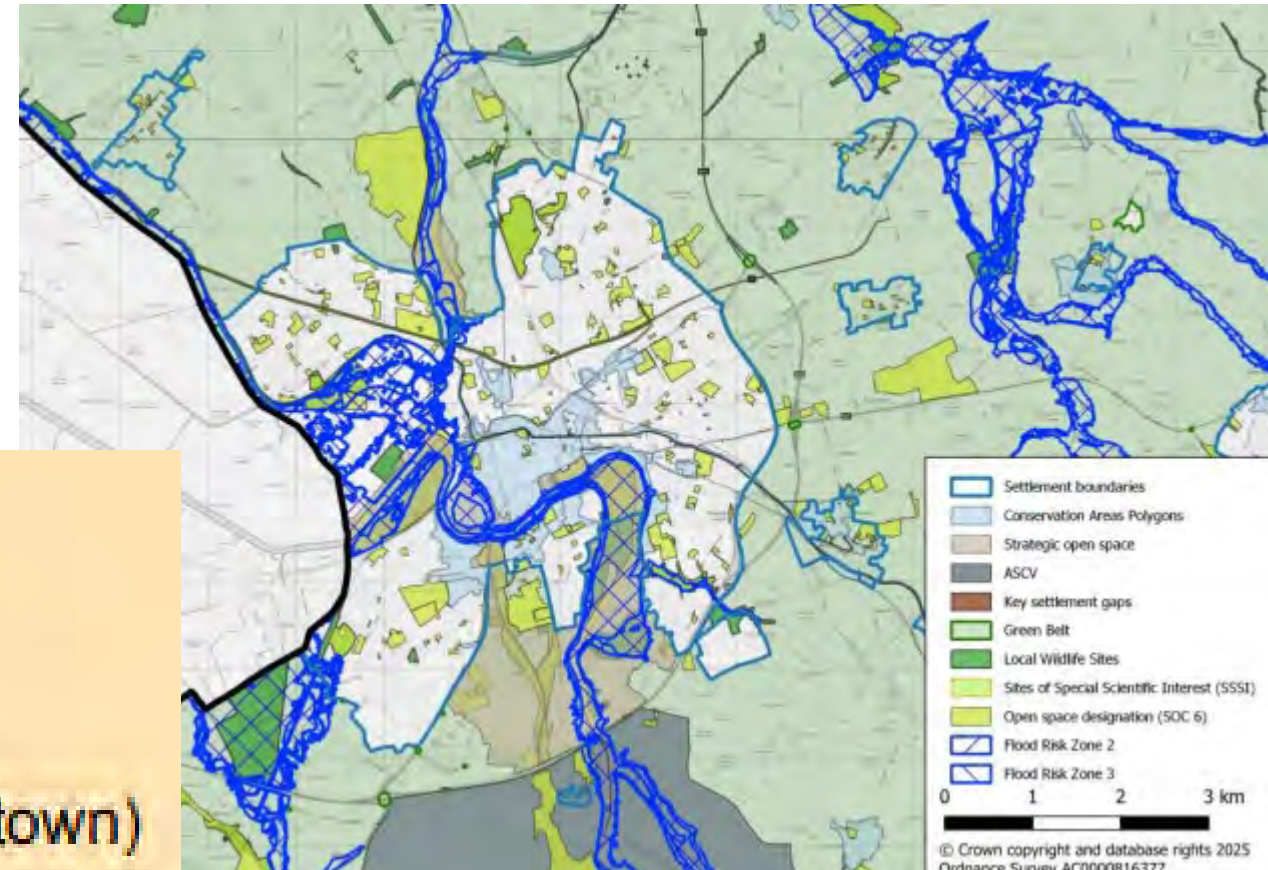
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|--|
| Option A – Retain the Green Belt   |
| N/A  |
| Option B – Follow current Local Plan level and distribution of development |
| N/A  |
| Option C – Sustainable transport corridors                                 |
| MOU01, MOU02, MOU03  |



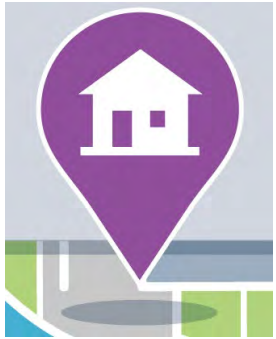


- Vision
- Main features
- Key challenges
- Future development

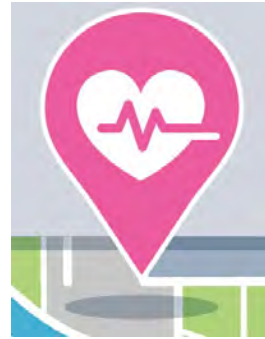
- Chester (city)
- Ellesmere Port (main town)
- Northwich (main town)
- Winsford (main town)
- Neston and Parkgate (market town)
- Frodsham (market town)



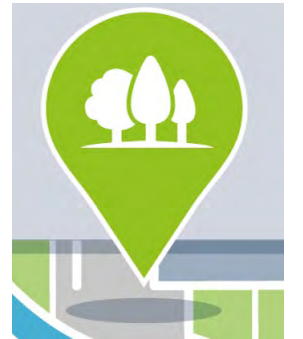
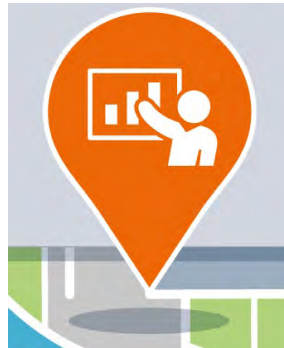




- Retail
- Leisure
- Minerals
- Waste
- Flood risk
- Sustainable development



- Biodiversity
- Open space
- Heritage
- Infrastructure
- Health
- Energy





- Online consultation portal:  
[www.cheshirewestandchester.gov.uk/localplan](http://www.cheshirewestandchester.gov.uk/localplan)
- In person at:
  - The Portal, Ellesmere Port
  - Wyvern House, Winsford
  - Storyhouse, Chester
  - Northwich Memorial Court
  - Council's mobile library







# How to comment

- Online consultation portal:  
[www.cheshirewestandchester.gov.uk/localplan](http://www.cheshirewestandchester.gov.uk/localplan)
- Comment on all parts or just the sections you are interested in
- Questions on key topics
- Answer as many or as few as you wish







- **Email:** [planningpolicy@cheshirewestandchester.gov.uk](mailto:planningpolicy@cheshirewestandchester.gov.uk)
- **Post:** Planning Policy, Cheshire West and Chester Council, The Portal, Wellington Road, Ellesmere Port, CH65 0BA
- Please include your:
  - Name and contact details
  - Organisation
  - What you are commenting on – including:
    - ✓ the chapter, policy or section
    - ✓ the relevant question number





# What happens next?

- We will review the responses received
- Next stage is to prepare Publication Draft Local Plan
- Aiming for examination in 2027
- If you have made comments, we will keep you updated on progress
- If you just want to be kept up to date with the Local Plan, please contact us:  
[planningpolicy@cheshirewestandchester.gov.uk](mailto:planningpolicy@cheshirewestandchester.gov.uk)





- Consultation is open until 29 August 2025
- **Respond:**  
[www.cheshirewestandchester.gov.uk/localplan](http://www.cheshirewestandchester.gov.uk/localplan)  
and via the QR code
- **Email:**  
[planningpolicy@cheshirewestandchester.gov.uk](mailto:planningpolicy@cheshirewestandchester.gov.uk)
- **Phone:** 0300 123 8 123 (quote Local Plan 2025)

