

Cheshire West & Chester Council

Local Plan



Ideas for our new Local Plan July 2025

What do you think?



Easy Read version



Visit: www.cheshirewestandchester.gov.uk/localplan



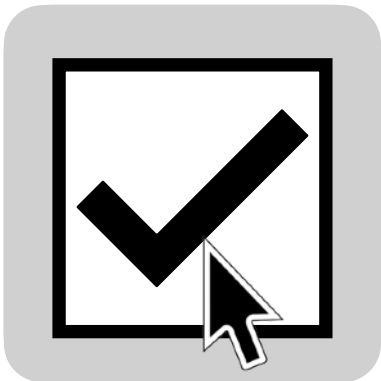
Cheshire West
and Chester

How to use this survey on a computer

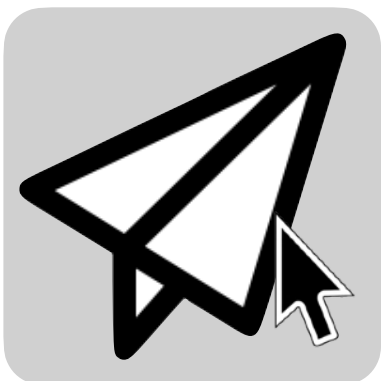


You can complete this survey on your computer.

First you will need to download it.



When you open the survey on your computer, you will be able to click on the tick boxes and write in the text boxes.



When you have finished the survey, save it to your computer and email a copy to:

planningpolicy@cheshirewestandchester.gov.uk

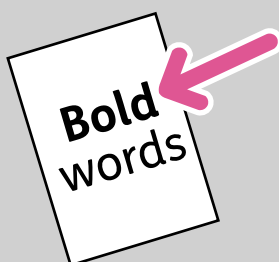
Easy Read



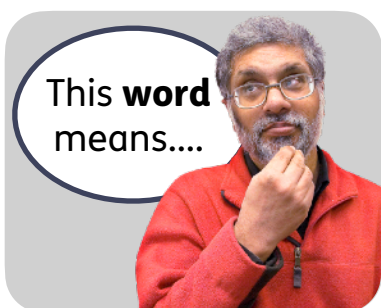
This is an Easy Read version of some information. It may not include all of the information but it will tell you about the important parts.



This Easy Read booklet uses easier words and pictures. Some people may still want help to read it.



Some words are in **bold** - this means the writing is thicker and darker. These are important words in the booklet.



Sometimes if a bold word is hard to understand, we will explain what it means.



[Blue and underlined](#) words show links to websites and email addresses. You can click on these links on a computer.

What is in this booklet

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You can fill in a quick survey to say what you think about this Easy Read booklet:
info.easy-read-online.co.uk/easy-read-feedback-survey

About this booklet



Cheshire West and Chester Council is making a new plan called the **Local Plan**.

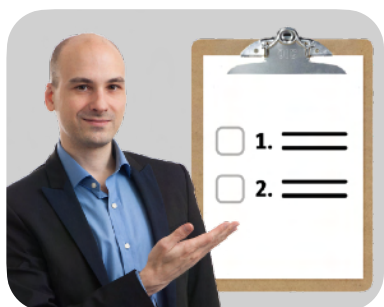


The **Local Plan** says where we need new homes, jobs and services and things we want to protect.



This booklet is the first part of making the Local Plan.

It is called **the Issues and Options stage**.



We will explain the issues and what the choices are for dealing with them.



Please help us write our Local Plan by telling us what you think.

Our vision and principles



Our **vision** means what we want Cheshire West and Chester to be like for the next 15 years.



Our **principles** are the things that are most important to us.



Our new vision is that Cheshire West and Cheshire should be:

- A good place to live, work, learn and visit.



- A place with lively towns and villages.



- A place where new buildings are built in the right places.

Our principles are to:



- Help to stop **climate change**.

Climate change means big changes in the weather, like storms getting worse than they used to be.



- Help people feel healthy and happy.



- Give people the homes and services they need.



- Make sure that the local area does not change too much.



Question 1: Do you agree with our vision and principles?

What we want to achieve



We need to decide what we want our Local Plan to achieve.



Our last Local Plan had ideas, called **objectives**, that we wanted to work on.

We could keep using these objectives. This is called **option A**.



These objectives are about people's jobs, where they will live and learn and protecting the environment.



Or, we could use new objectives, based on a report from 2023. This is called **option B**.

These objectives are more about people's health, getting around and protecting the environment.



Question 2: Do you think we should choose option A or option B?

Being sustainable



Being sustainable means making sure that we look after the environment and protect it for the future.

Our Local Plan will be all about being sustainable. This will include:



- Making changes to stop climate change, like building homes that use less gas and electricity.



- Making changes to get ready for climate change, like building homes that can cope with floods and hot weather.



- Looking after our best land.
This includes making sure we use land that has already been built on first when we build new homes.



Question 3: Do you agree with these ways of being sustainable?

Where should new buildings go?



Our last plan was to build 1100 homes each year.



But we need to build 1914 homes each year now.



So we need to find a lot of places for these new homes.



Question 4: Is there any reason we should not try to build at least 1914 new homes each year?



We also need to build offices and places for people to work.



We will need to build on 9.9 **hectares** of land for this each year.

A **hectare** is an amount of land. It is 10,000 square metres, which is around the size of a rugby pitch.



Question 5: Do you agree that we should do this?

When we look for places to build on, we will start by looking at:



- Land that has already been built on.



- Places that are close to towns and villages, so they are close to buses, trains and shops.



Question 6: Do you agree with these ideas?



When we talk about where to build new homes, we need to think about our city, towns and villages.



Chester is our city.



Our main towns are Northwich, Winsford and Ellesmere Port.



Our market towns are Neston and Frodsham.



Smaller places where we could build homes include:

- Cuddington and Sandiway.
- Farndon.
- Helsby.
- Kelsall.
- Malpas.
- Tarporley.
- Tarvin.
- Tattenhall.



Question 7: Do you agree that these are our main towns where we could build homes?

When we think about where to build new homes, we have 3 choices:



1. Do not build on the **Green Belt**.

The **Green Belt** is an area of land around the edges of towns and cities that we could not build on in the past.



2. Use the same rules as the last Local Plan when we built homes in and on the edges of the main towns.



3. Build new homes near train stations and bus services.



Each of these choices will mean that we build enough homes and places for people to work.



Question 8: Which of the choices on the last page do you prefer?

- ☐ Choice 1.
- ☐ Choice 2.
- ☐ Choice 3.
- ☐ None of these.



If there is not enough space in towns, we might need to find new places to build.



These places might be in the Green Belt or the countryside.



We have found about 100 places where we could build new buildings in the future.



We have not decided on where the new buildings will go yet.



Question 9: Is there anything else you would like to say about how we choose where to build new homes?

A large, empty rectangular box with rounded corners and a dark blue border, intended for a response to the question.

Our plans for different areas

Chester

We want to make Chester even better, and protect what is special about it.

To do this, we will:

- Make it easier for people to get around by walking, cycling, bus or train.
- Give more people the chance to live in the middle of the city by building new homes.
- Help the city centre be a lively place to spend time.
- Have good office spaces.





Question 10: Do you agree with our ideas for Chester?

Ellesmere Port



Ellesmere Port could grow a lot in the future.

We could:



- Build more homes.



- Repair old and empty homes.



- Make the town centre nicer.



Question 11: Do you agree with our plan for Ellesmere Port?

Stanlow and Thornton Science Park



We will keep land at Stanlow for important industrial and scientific uses.



Question 12: Do you agree with this plan for Stanlow and Thornton Science Park?

Protos



Protos is an area where companies work on making electricity and getting rid of waste.



We want to help them move things by boat and train.



Question 13: Do you agree with this plan for Protos?

Northwich

Our plan for Northwich will think about:



- How to use empty buildings.



- How to make the town centre better.



- Make it easier for people to get around Northwich by walking, cycling or bus.



Question 14: Do you agree with this plan for Northwich?

Gadbrook Park



Our plan for Gadbrook Park and the area around it is to support companies to work there.



Question 15: Do you agree with this plan for Gadbrook Park?

Winsford

We want to make Winsford better, including:



- Making the town centre and the old High Street nicer.



- Giving people the chance to live in the town centre.

We also want to make Winsford better by:



- Making parks and places by the river nicer.



- Making it easier for everyone to get to the train station.



Question 16: Do you agree with this plan for Winsford?

Winsford Industrial Estate



Winsford Industrial Estate is an area where a lot of people work.



We want to help different types of companies work in this area.



Question 17: Do you agree with this plan for Winsford Industrial Estate?

Frodsham



We want to say that Frodsham is a **market town**.

A **market town** is a medium-sized town where a regular market is held. It is larger than a village.



This will change how many homes we build there.



Question 18: Do you agree with this plan for Frodsham?

Neston and Parkgate



We also want to say that Neston and Parkgate is a market town. This will change how many homes we build there.



Question 19: Do you agree with this plan for Neston and Parkgate?

Middlewich



We are going to work closely with Cheshire East Council on building new homes and places to work in Middlewich.



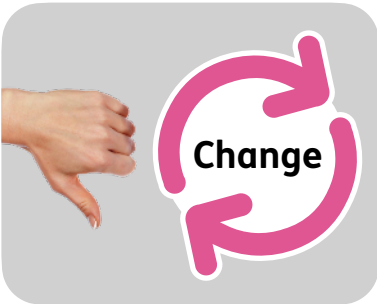
Question 20: Do you agree with this plan for Middlewich?

What we are thinking of doing

The Green Belt and the countryside



We might think about how we can use the countryside in new ways.



But we do not want to change the countryside too much.



We might need to change how we think about the Green Belt, to make it easier to build on some parts of it.



Question 21: Do you agree with these ideas?

Getting around



We want to build homes close to local shops and services, so people do not need to travel as much.



We want to support people to walk and cycle more, and drive less.



Question 22: Do you agree with these ideas?



We have thought about whether we need to build new roads, railways or bus stops.



Question 23: Are there any extra roads, railways or bus stops that you think we should build?

What home builders need to do



Home builders help to make the places they build good to live in.



We want them to help pay for services for people who live in their homes.



These services could include paying for things like schools and doctors' surgeries.



We also want to make sure that new buildings help the environment and local people.



Question 24: Do you agree with these ideas?

Jobs and companies

We want to:



- Bring new companies to Cheshire West and Chester.



- Help companies that are here already to grow.



- Make new jobs in our area.



Question 25: Do you agree with these ideas?

Town centres



We want to build more shops and places to spend time in town centres.



These shops and places should be built in town centres first, unless there is nowhere to put them.



New places should fit in with the town centre.



Question 26: Do you agree with these ideas?

Visitors



We want to support places for people to visit in Cheshire West and Chester.



We want to support places that are already good for tourists, like Chester, Northwich, Ellesmere Port and Winsford.



Question 27: Do you agree with these ideas?

The right mix of homes



We will look at what type of homes local people need.



We will only build care homes in places that are near lots of things.



We might also change the rules for homes for students in Chester.



Question 28: Do you agree with these ideas?

Homes that people can afford



We will think about how many of the new homes should be **affordable** – this means that they are not too expensive.



If we build on the Green Belt, then half of the homes will be affordable.



We will say what type of affordable homes should be built.



Question 29: Do you agree with these ideas?

New homes in towns

When we build new homes in towns, we will:



- Protect people's gardens.



- Try to make sure local areas do not change too much.



Question 30: Do you agree with these ideas?

Homes for workers in the countryside



Workers in the countryside are people who work on farms and other places in the country.



If a worker stops needing their home, then the home should be used as an affordable home.



Question 31: Do you agree with this idea?

Homes in villages



We want to keep the same rules for building homes on the edge of villages.



New homes should only be built on the edge of villages where they are really needed.



The homes should fit in with the rest of the village and there should only be a small number of new homes in one village.



The buildings must stay affordable forever.



Question 32: Do you agree with this idea?

Houses in Multiple Occupation



Houses in Multiple Occupation are when a group of people live together in a house, who are not part of the same family.

Sometimes, they are called an **HMO** for short.



We want to keep the same rules for when a building changes into an HMO.



Question 33: Do you agree with this idea?

Gypsies, Travellers and Travelling Showpeople



The Local Plan will find places for Gypsies, Travellers and Travelling Showpeople to live.

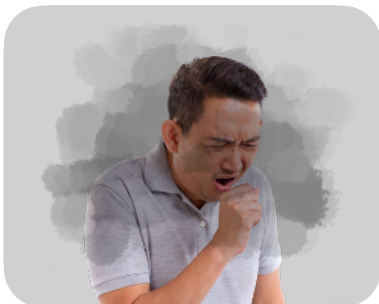


Question 34: Do you agree with this idea?

Staying healthy



We want to help keep people healthy and happy, by making sure they can use health services and parks.



We will also think about how things like noise and dirty air can make people less healthy.



Question 35: Do you agree with this idea?

Sport and exercise



It is important that people have places, like parks, to spend time outside and exercise.



We will keep looking after parks and places to exercise and play sport.



Question 36: Do you agree with this idea?

Community centres and local services



We want to build new and better community centres and local services.



We will have clear rules to try and stop community centres and local services from closing down because of new buildings.



Question 37: Do you agree with this idea?

Floods and water



We want to follow the government's rules for floods and looking after water.



Question 38: Do you agree with this idea?

Land and nature



We want to protect important parts of the countryside, with a lot of history and nature.



There are important places that should not be built on.



Question 39: Do you agree with this idea?



Some important places are called **Areas of Special County Value**.



We will make sure that any new buildings in these areas fit into the local area.



Question 40: Do you agree with this idea?



We want to have 1 clear set of rules for protecting nature when building new buildings.



Question 41: Do you agree with this idea?

Important old places



We want to keep the same rules for protecting old places, like old buildings.



Question 42: Do you agree with this idea?

Good quality buildings



Our plan will have clear guides to help builders make homes that are good quality and look nice.



Question 43: Do you agree with this idea?

Building in ways that are good for the environment



We want to get builders to prove to us that they are working in ways that are good for the environment.



We want to use empty buildings again.



This uses less energy than building new buildings, which is good for the environment.



Question 44: Do you agree with these ideas?

Climate change



Climate change is going to mean that the weather changes.



So new buildings need to be able to deal with these changes.



We also need to make sure that people who live in the buildings are safe and healthy.



Question 45: Do you agree with these ideas?

Energy supplies



Energy supplies are the things that power our homes, like gas and wind power.



We want to have special rules for buildings that will use energy supplies that are better for the environment.



Question 46: Do you agree with this idea?



Wind power makes electricity from the wind, using wind farms.



It is important that wind farms are in the right place.



We do not want to put them in places that are important or special.



Question 47: Do you agree with this idea?



Solar energy makes electricity from the sun, using solar panels.



We do not want to put solar panels in places that will be badly affected by them.



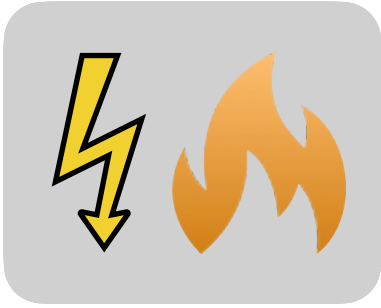
Question 48: Do you agree with this idea?



We want to support projects that make electricity and heat without hurting the environment.



Question 49: Do you agree with this idea?



Two ways of making electricity and heat are called **low carbon fuel** and **carbon capture**.



Low carbon fuel can be burned to make heat and electricity. It does not damage the environment as much as other fuel.



Carbon capture is a way of stopping chemicals from getting into the air.



We want to have clear rules for projects that use low carbon fuel and carbon capture.



Question 50: Do you agree with this idea?



We want to have clear rules for dealing with waste in ways that do not hurt the environment.



Question 51: Do you agree with this idea?

Building materials



We will make sure that there is enough sand, gravel, salt and brine for building. These are called **building materials**.



Question 52: Do you agree with this idea?



We will write clear rules for where to dig up sand and gravel for buildings.



Question 53: Do you agree with this idea?



We want to have clear rules to make sure that we do not run out of sand or gravel.



Question 54: Do you agree with this idea?

Oil and gas



We want to have clear rules for when we will allow companies to build buildings for finding and making oil and gas.



Question 55: Do you agree with this idea?



We want to support companies looking for oil and gas as long as they work to make the environment better.



Question 56: Do you agree with this idea?

Other ideas

We also have ideas for:



- Keeping areas around airports safe.



- Jodrell Bank – this is a place where scientists look at the stars.



- Waterways and canals.



- Building enough homes in Tattenhall.



- Making sure there are enough places for people to work in the countryside.

We also have ideas for:



- New buildings for farms and forests.



- Using land in the countryside in different ways.



- Stables and other buildings for horses.



- Shops.



- Adverts.



Question 57: Do you have anything you would like to tell us about any of these things?

Find out more



You can look at our website here:

[www.cheshirewestandchester.gov.uk/
localplan](http://www.cheshirewestandchester.gov.uk/localplan)

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

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如欲索取以另一語文印製或另一格式製作的資料，請與我們聯絡。

Türkçe bilgi almak istiyorsanız, bize başvurabilirsiniz.

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Tel: 0300 123 8 123 **Textphone:** 18001 01606 275757

email: equalities@cheshirewestandchester.gov.uk

web: www.cheshirewestandchester.gov.uk