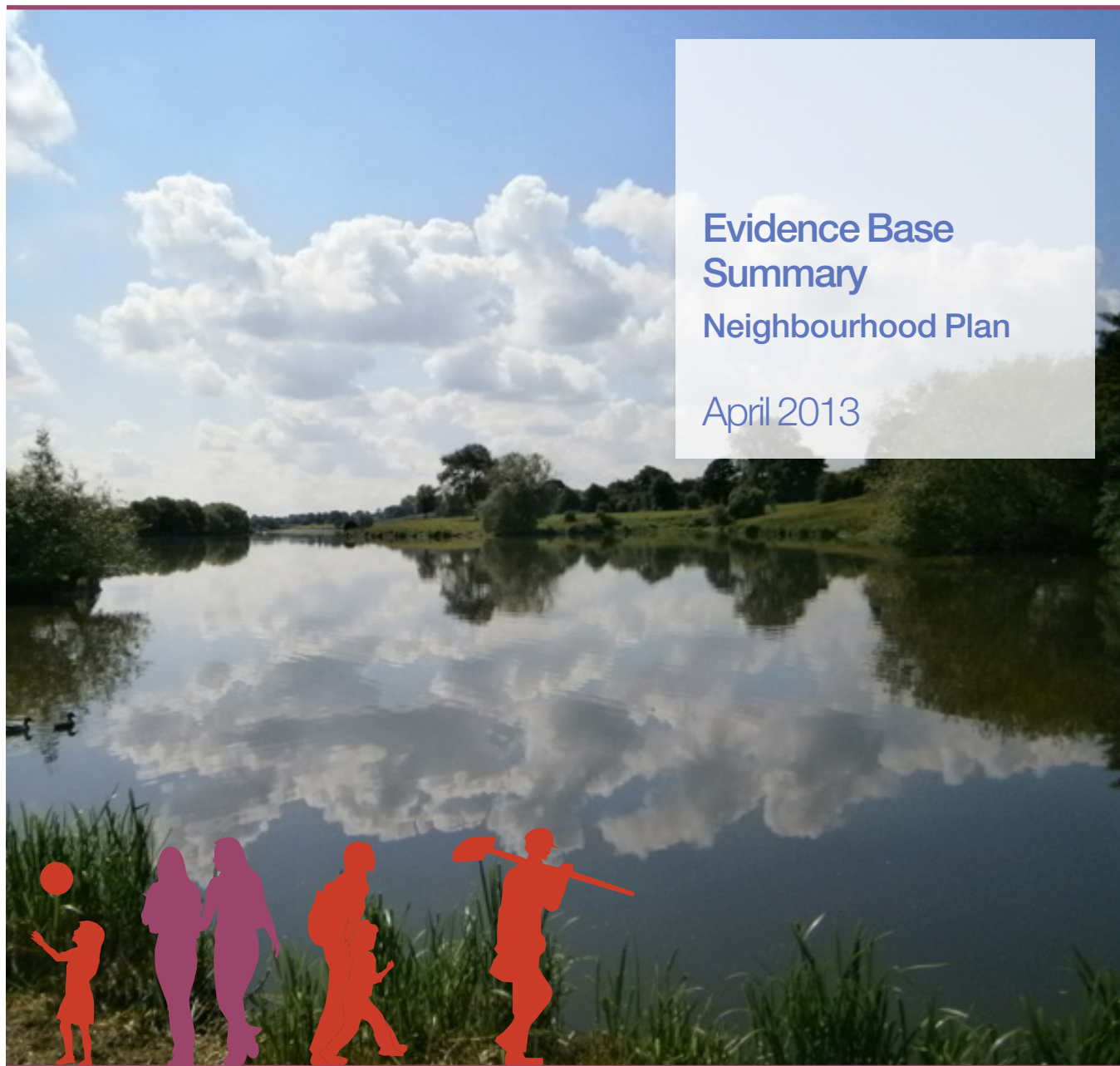


Winsford

The only town you'll ever need

Evidence Base Summary Neighbourhood Plan

April 2013



Winsford Town Council
Cheshire West and Chester Council
The Weaver Valley Partnership



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Chapter 1: Introduction

This report is part of the first stage of the production of the Winsford Neighbourhood Plan. The Winsford Neighbourhood Plan will set out a vision for the future of the town, providing a regeneration strategy and land-use planning framework to guide development within the town for at least the next 15 years.

Work on the Winsford Neighbourhood Plan started in December 2011, with the appointment of a team comprising Tibbalds Planning and Urban Design along with Urban Vision Consultancy. The Neighbourhood Plan is expected to take around 12 months to complete.

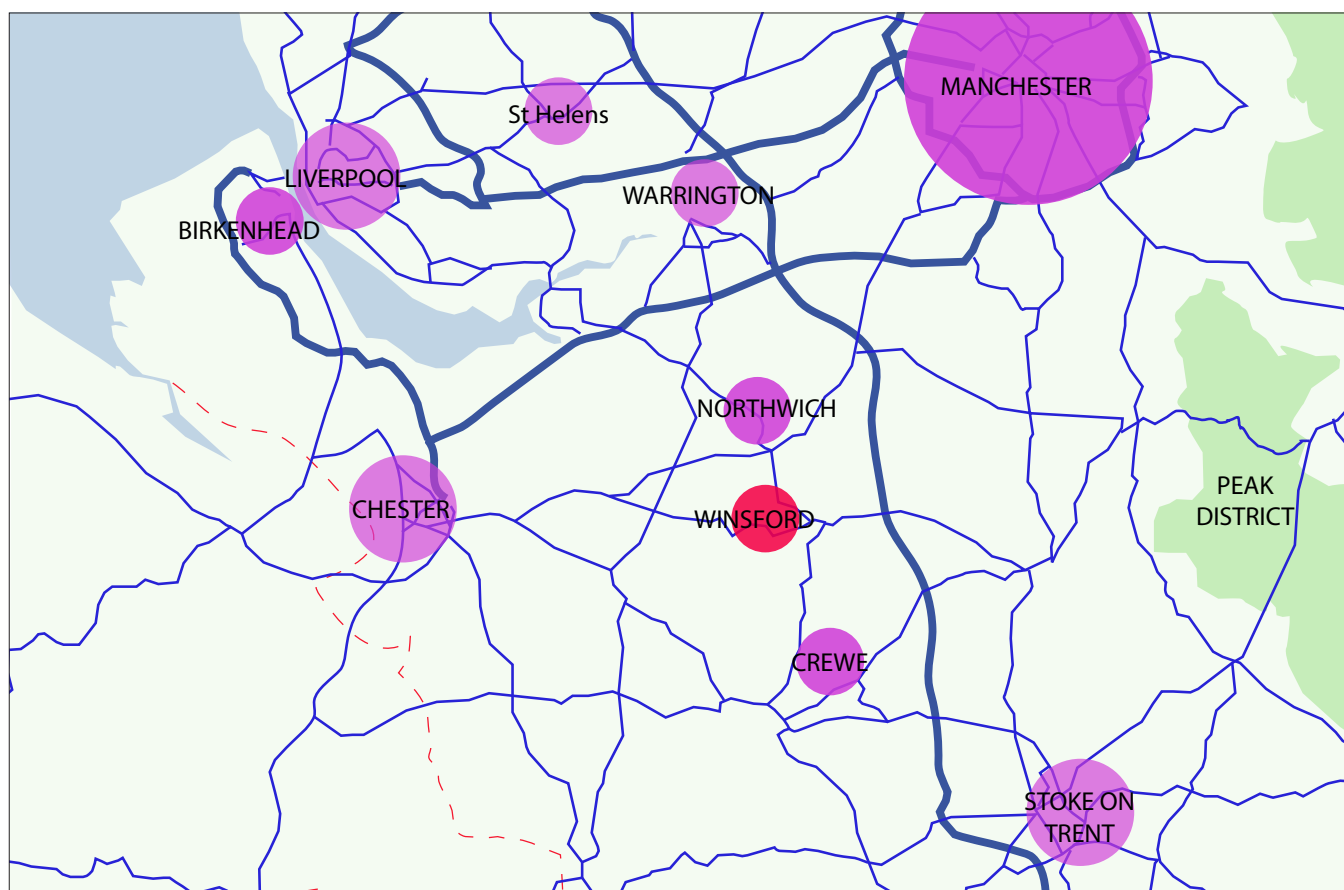
This documents brings together a summary of reports, documents and studies that together form the 'Evidence Base' for the Neighbourhood Plan. We have supplemented this with Tibbalds' own assessment of the character of the town. In addition, it draws on a draft report of the first consultation events – a public exhibition / discussion over

three days in Winsford town centre, along with a number of workshops. The report is structured as follows:

Chapter 2: Setting the Context explains Winsford's role in the region, provides an overview of socio-economic characteristics, and sets out key information in relation to retail, housing and employment.

Chapter 3: Physical Analysis provides an analysis of the various physical issues that may need to be addressed in improving existing places or may influence where new development is located.

Chapter 4: Opportunities and Constraints provides an overview of the issues that will affect where Winsford can grow, as well as those affecting the town as it is today.



Winsford Strategic Location Plan

Chapter 2: Setting the Context

Winsford's role in the wider area

Winsford is located in the eastern part of Cheshire West and Chester and surrounded by rural farmland and smaller settlements. Winsford is the major town in the area, providing shops and services for people in the town and surrounding settlements. The surrounding area, known as 'Rural East' is characterised by open countryside, farmland and small villages, though some areas to the north are closely associated with Northwich and are more urban in character. Winsford is an important administrative centre.

Cheshire Police and Cheshire Fire Brigade have their headquarters in the town and it is also an administrative base for the Local Authority. There are links to Cheshire East, with Winsford, Lostock Gralam and Tarporley located near the boundary of East and West Cheshire.

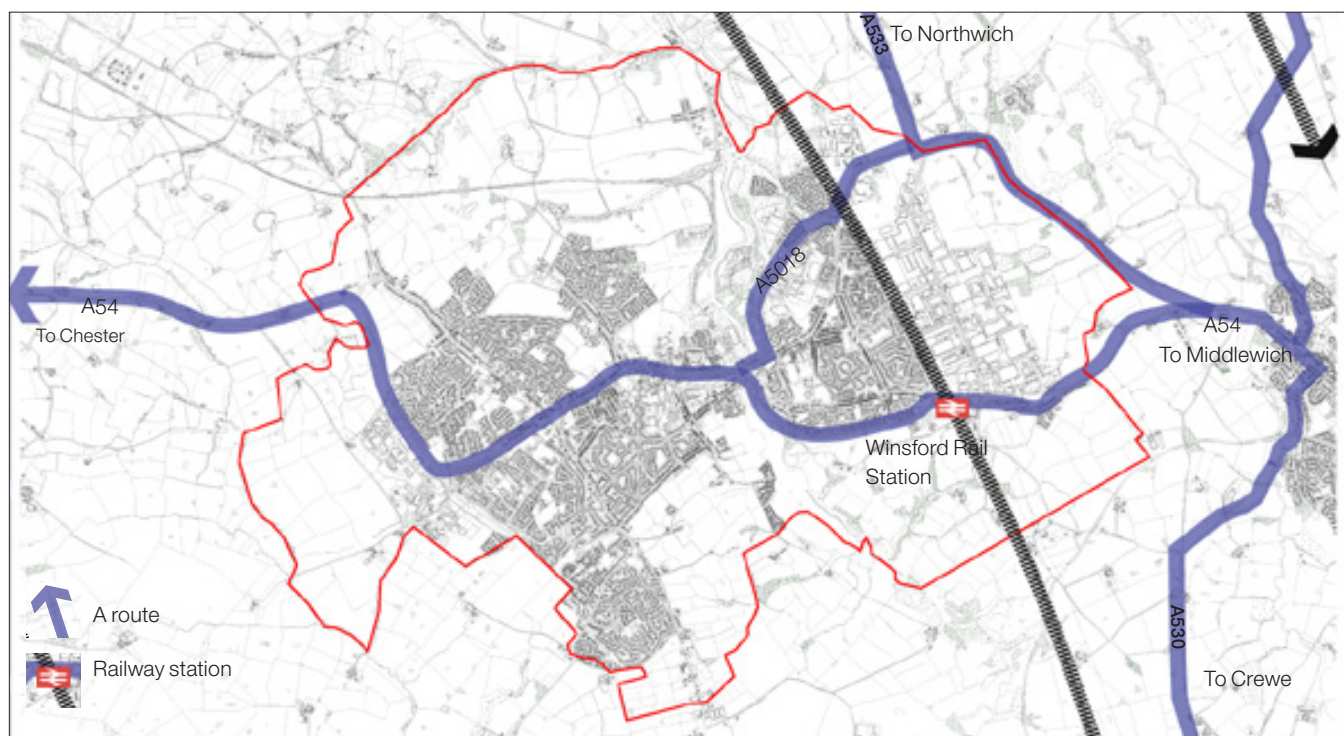
Winsford expanded as a result of the salt industry during the 19th Century, becoming the largest centre for the salt industry in the country. This is an industry which remains important today. The largest rock salt mine in the UK is located in Winsford, with mines extending under the north eastern part of the town. The main function of the mine is

to produce grit used as de-icing agent on roads, however, in recent years new uses for the mines have also been introduced, such as document storage.

During the 1960's Winsford saw an influx of people from the neighbouring cities of Manchester and Liverpool. Housing and employment areas were developed for the incoming population. However, towards the end of the 1960's the programme was cutback and the plan for the town was not fully implemented. Despite this, the layout of the town and infrastructure which exists today is largely a result of this earlier plan.

More recently, Winsford and the surrounding area has seen new housing development and dedicated employment sites being created in the town, including Winsford Industrial Estate and Woodford Park, which have attracted new industry and business to the area. These are now centres for employment in the area and sites continue to be developed, such as the Cheshire Business Park on the edge of Lostock Gralam.

Since 2007 work was undertaken on a number of initiatives aimed at regenerating the town.



Winsford strategic connections

Socio Economic Characteristics

In terms of socio economic profile Winsford is split into three wards, Wharton, Over and Verdin, and Swanlow and Dene.

In the populations estimate of 2007 Winsford Parish had a population of 30,700. The population of Winsford and Rural East is expected to increase by about 3% between 2006 and 2016 according to Council forecasts. Winsford, however, has a higher density of 13.94 people per hectare.

Winsford has the highest proportions of 0-19 and 35-39 year olds and lowest proportions of people aged 75+ in Cheshire West and Chester (Cheshire County Council population estimates 2007).

Just over 50% of the population in Winsford is 25-64 years of age. The town has a slightly higher than regional average population of 5-15 year olds. Overall Winsford has a high percentage of population in work age.

By far the majority of residents are lower income residents (42%). This is also reflected in the number of children eligible for free school meals. The percentage of these as well as children with special needs is higher in Winsford than in the remaining Cheshire West and Chester area. In line with this education attainments are lower than in the surrounding area.

There are a number of severely deprived areas in Winsford, three areas are ranked within the top 10% most deprived areas nationally and three in the top 20% most deprived areas. These are the areas around Bradbury Road, around Denbigh Drive and off St Johns Drive and the area around north-west of Darnhall School Lane.

However, one small area outside the built up area is ranked in the 10% least deprived.

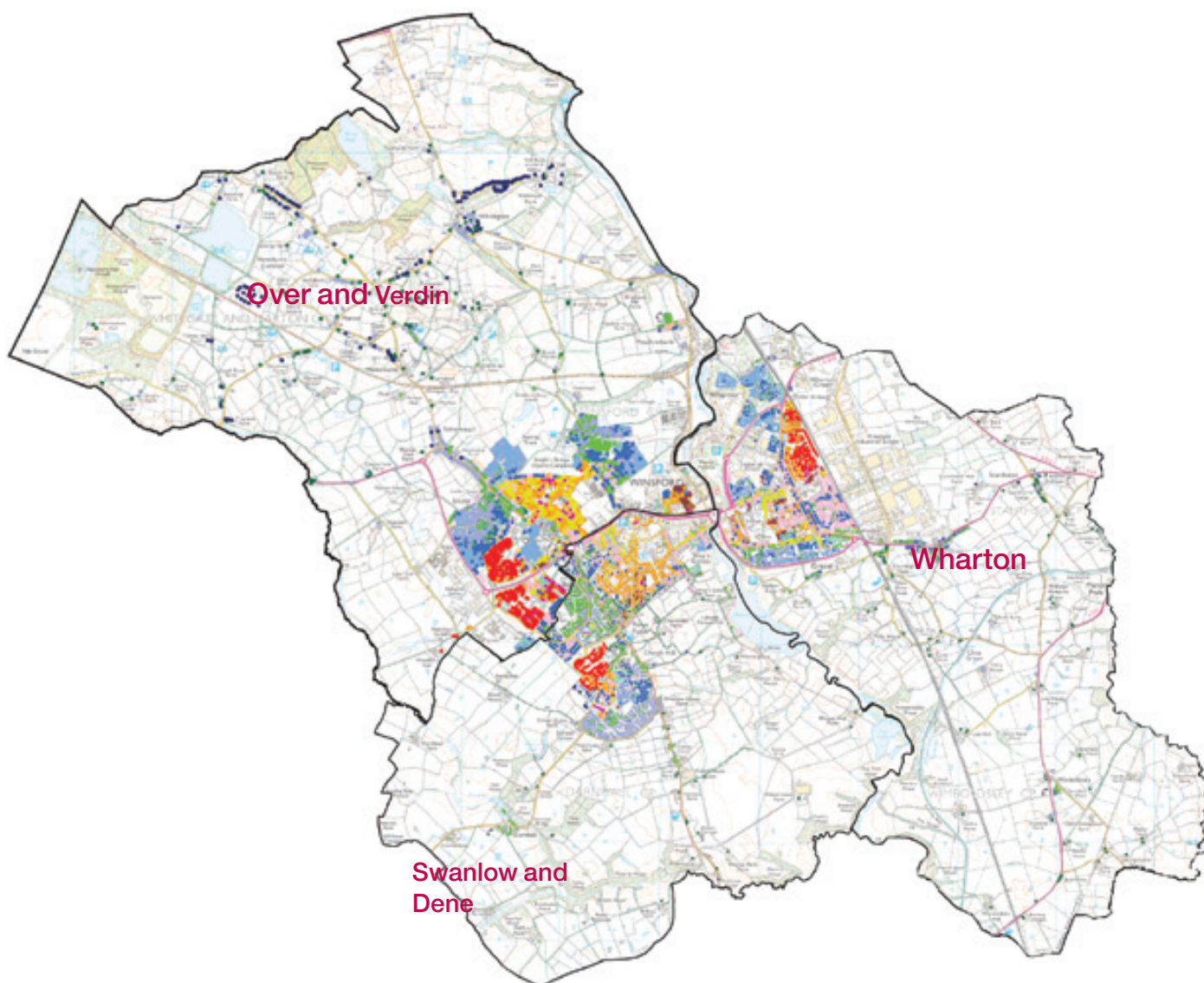
Winsford has some of the lowest life expectancy rates in Cheshire West and Chester. Winsford Dean ward has the lowest average life expectancy in the Borough, at 72.6 years (Office for National Statistics).

In the 2001 Census, 99% of people the in Winsford and the Rural East said they were either White British or Other White, which was similar to Cheshire West and Chester (98%).

The 2001 Census showed there were 22,500 households in the Winsford and Rural East area. Single person households formed 23% of the total number of households, compared to 27% in Cheshire West and Chester.

In addition, 33% of households in the area had dependent children, which is higher than the Cheshire West and Chester average of 29%. 6% of all households in the area comprised of lone parents with dependent children, which is the same as the Cheshire West and Chester average. However, this figure rises to 14% in the West Winsford.

During the consultation there were a number of comments regarding anti-social behaviour. The statistics show that the crime rate in terms of anti social behaviour is significantly (10%+) higher in Winsford than in the rest of the District.



- Residents of isolated rural communities
- Residents of small and mid-sized towns with strong local roots
- Wealthy people living in the most sought after neighbourhoods
- Successful professionals living in suburban or semi-rural homes
- Middle income families living in moderate suburban semis
- Couples with young children in comfortable modern housing
- Young, well educated city dwellers
- Couples and young singles in small modern starter homes
- Lower income workers in urban terraces in often diverse areas
- Owner occupiers in older-style housing in ex-industrial areas
- Residents with sufficient incomes in right-to-buy social housing
- Active elderly people living in pleasant retirement locations
- Elderly people reliant on state support
- Young people renting flats in high density social housing
- Families in low-rise social housing with high levels of benefit need

How Winsford Functions

Retail

Winsford town centre is the main retail centre in the area and provides a mixture of independent and national multiple retailers. The City of Chester is the 'major regional centre' and is just under 30 minutes drive from Winsford. Other centres that lie within easy reach are Northwich and Crewe and serve as a retail destination for a wider population, including parts of Winsford.

Winsford, classed as a Minor District Centre, performs an important shopping function for the local population and is predominately a convenience shopping destination.

Winsford contains the greatest proportion of convenience goods floorspace (40.4%) out of all the centres surveyed in August 2010. This is far greater than the national average of 14.4%. However, Winsford has seen a large decrease in the proportion of convenience goods floorspace, from 51% in 2000 to 40% in 2009, a decrease of 11 percentage points.

The national average for vacant floorspace is 9.5% (2010). Winsford was spot on this average at the time the Cheshire Retail Study was undertaken. However, Winsford has seen an increase in vacant floorspace from 6% in 2000 to 10% in 2009. Recent vacancy rates suggest that the increase in empty shops has further escalated since the Retail Study Update in 2011.

The town centre is anchored by an Asda store, which accounts for the majority of convenience retail floor space in the town centre. Winsford contains the greatest proportion of convenience floor space compared to all other centres in the District, however Winsford has also seen the largest decrease in the proportion of convenience goods retail.

A market operates in Winsford three times a week. Office provision within the town centre is below the national average, with provision generally in out of centre locations (Cheshire town centre Study 2006).

Winsford contains the least proportion of service floorspace, with a figure of 16.8%. This is well below the national average of 38.3%.

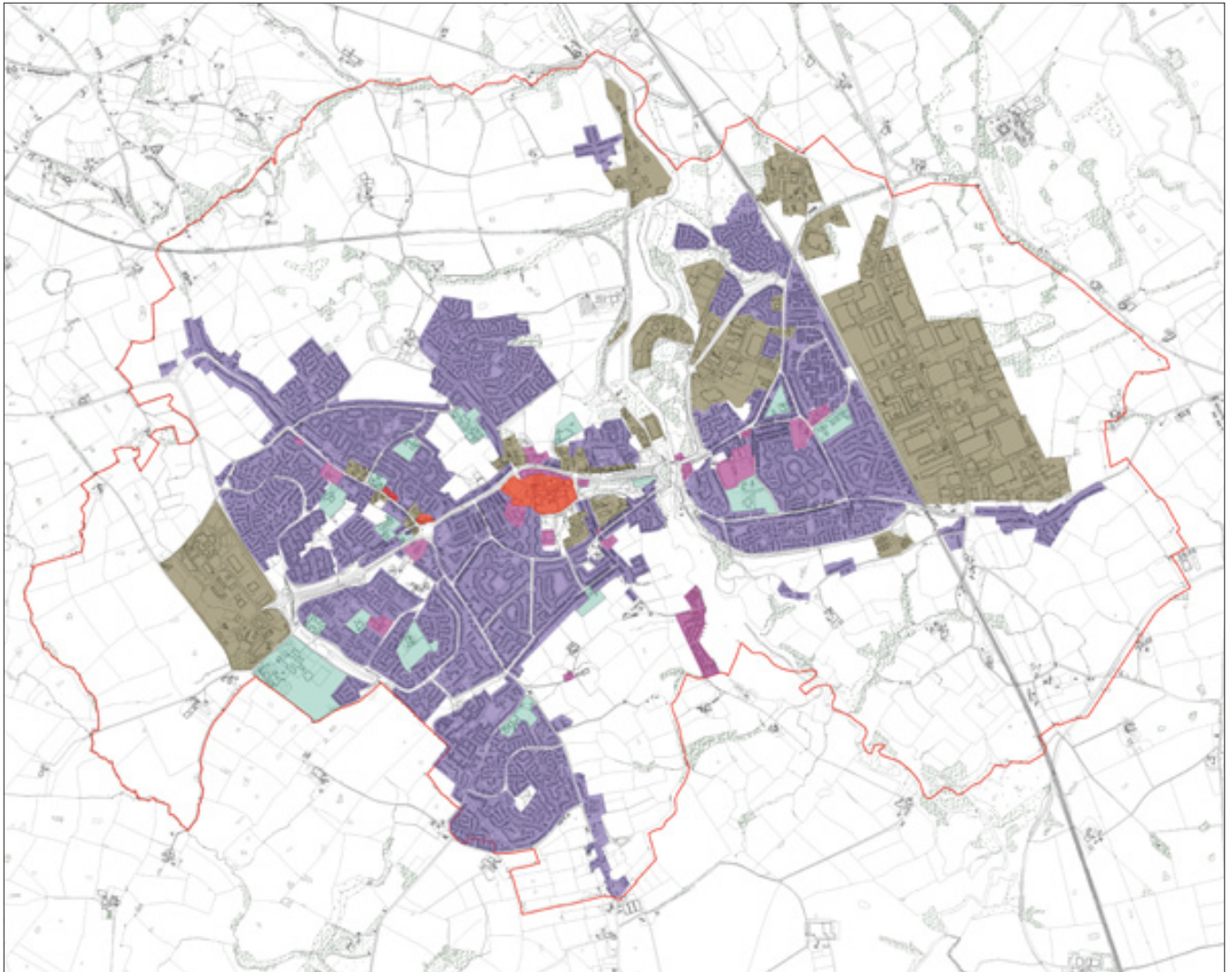
Additional retail provision in Winsford is located at Wharton Retail Park, to the north of the town centre, with a limited range of retailers and car dealerships as well as a Morrisons store.

The 2006 Cheshire town centre Study identified a need for further convenience and comparison goods floorspace in Winsford through to 2021.

Retailing in Winsford is centered around the Winsford Cross Shopping Centre, originally built in the 1960's but has seen additional investment in recent years including a new multi-storey car park and additional retail units.

Other recent development in the town centre has seen the opening of the Winsford Lifestyle Centre, a large multi-purpose venue incorporating leisure, fitness and theatre facilities. This replaced the functions of the former leisure centre and Civic Hall buildings in the town centre.

The town centre of Winsford lies on the western side of the River Weaver adjacent to the A54. It is well connected to the immediate residential areas south of the A54, but due to its location it is not very accessible from the other side of the river or areas across the A54.



Winsford Strategic Land Use Plan

- Housing
- Employment
- Schools, college
- Leisure, social and community uses , churches
- Predominately retail / mixed use

Employment

Winsford and the Rural East of Cheshire West has a large amount of dedicated employment sites. The majority of these are located on the edge of Winsford, Rudheath, Wincham and Lostock Gralam.

In Winsford and Rural East, 76% of employees in the area worked in the service sector (including Banking, Distribution and Public Administration) in 2007. In addition, the area has over one quarter (26%) of all manufacturing employees in Cheshire West and Chester. Nearly half (46%) of Cheshire West and Chester's energy and water industry is also located within this area (NOMIS Official Labour Market Statistics).

In terms of socio-economic classification, 28% of the population of working age had Managerial and Professional roles, 27% had never worked, were long term unemployed or were otherwise unclassified, 16% had intermediate, supervisory or technical roles, and 23% were in semi-routine and routine jobs. 7% were self-employed or worked on their own account.

There are high levels of people travelling to work by car, with 75% of residents doing so, compared to 61% nationally.

Unemployment rates for Winsford are consistently higher than the England average.

Winsford is a key industrial and distribution business location. It has a reasonable supply of industrial land and premises, with successful employment areas. These are predominately located at the edges of the town and are easily accessible via the arterial routes.

The Evidence Base for the CWAC has identified a need for additional 35ha of employment land in the form of a new business park and successor schemes to Winsford and Woodford Park Industrial Estates. Currently the town has a limited supply of employment land and the expansion land surrounding the existing estates is anticipated to be delivered in the short to medium term.

Winsford has a good range of industrial space. Even though some perceive it to be a little too isolated, it attracts large distribution warehouse operators. It benefits from being a budget, cost-effective location. However, Winsford has a large amount of available floorspace – nearly 80 percent of this is made up of large 5000 sqm plus distribution warehouses. There seems to be an oversupply of large distribution warehouses in Winsford (10,000 sqm plus units). Its attractiveness is affected by Middlewich, which lies between the town and the arterial M6. However it remains a significant distribution warehouse location, which competes well on price.



Winsford has a relatively small, undeveloped office market. It lacks office supply, especially modern units and freehold availability, however this is not surprising as there is limited demand. Winsford's supply of offices is dominated by 0-100 sqm suites. In contrast, Northwich does have good quality offices.

Although Winsford is an established business location, studies have identified a need for more starter workshops (0-200 sqm) and grow-on space (200-500 sqm) to continue its development. There is a shortage of small development plots (approximately 0.4 ha upwards).

As an aside, Winsford Industrial Estate was the first area in the country to become a business improvement district. This has proved successful and might be worth replicating elsewhere.

In the consultation a substantial number of people thought that there is a lack of employment opportunities in Winsford. This might be a result of the perception that the main employment areas are difficult to access by public transport, bicycle or on foot.



Housing

The 2001 Census showed there were 22,500 households in the Winsford and Rural East area. Single person households formed 23% of the total number of households, compared to 27% in Cheshire West and Chester. In addition, 33% of households in the area had dependent children, which is higher than the Cheshire West and Chester average of 29%. 6% of all households in the area comprised of lone parents with dependent children, which is the same as the Cheshire West and Chester average. However, this figure rises to 14% in the West Winsford MSOA.

These households are predominantly accommodated in houses, with less than seven percent of homes being flats. The majority of houses date from the period from late 1960 to the 1980s.

According to the 2001 Census 76% of households in Winsford & Rural East APB were owned, compared to 75% for Cheshire West and Chester. 17% of households were social rented, which was the same as the rate for Cheshire West and Chester. The area with the highest percentage of social rented housing in Winsford & Rural East APB was West Winsford (42%).

Private rented sector: Winsford South and West Ward has a higher % of private rented dwellings than the average for the borough, with Winsford North and East being just below the average. There are relatively few older people in the sector; tenants are predominantly young and single.

Social housing sector: The proportion of social rented housing is 24% in Winsford, and is higher than many other parts of the district. Most new social housing tenants come from within Cheshire West and Chester and have low incomes, high levels of worklessness and high benefit dependency, but increasing affordability problems has resulted in a significant increase in demand for social rented housing among those in employment. The overall need for social rented housing in Cheshire West and Chester is very high when compared to the available stock.

The need for more social and intermediate housing choices in the borough is clear.

Owner occupied sector: The median house price to income ratio in around 70% of Cheshire West and Chester's wards is above the regional level of 4.61:1; the lower quartile house price to income is above the regional level of 4.77:1 in all but two wards (Northwich West at 4.50 and Winsford North and East Wards at 4.69). Winsford South and West is at 5.25.

House prices are probably 20% off their peak and there has been a steady decrease in prices during 2010. Access to mortgages in the Winsford / Northwich area is a key issue for new entrants to the market. Many are finding it difficult to access mortgages, with fewer first-time buyers coming through the doors. Raising the necessary deposit is the key barrier to owner occupation. Those with less than 10% deposit struggle greatly to get onto the property ladder or borrow money against salary.

The older person market remains unchanged. There is high demand for bungalows, but buyers are widening the range of property types they are willing to consider. The biggest deciding factors are proximity to local amenities and access to good public transport (as they are unable to drive). Fairly high proportions are looking to downsize to village locations.

There is a very mixed range of customers, many are local with some regional (particularly from the Wirral and

Liverpool suburbs) and further afield (particularly linked to job relocation).

Future Housing Growth: In developing its Core Strategy, CW&C is working on the basis that the existing RSS targets for housing and employment should be met through Core Strategy. In addition, the Growth Point Programme target (RSS + 23%) will be tested through the Core Strategy process.

The RSS target is 23,700 new homes across the District between 2003 and 2021. Taking into account completions to date, the net residual housing requirement until 2021 for the District as a whole is 17,955 (1,496 dwellings per year). If Growth Point housing is added in, a further 2,718 new homes will be required between 2008/9 – 2017.

The Core Strategy Issues and Options document sets out four options for growth, each of which require a different % of the district's total to be provided in Winsford. These range from 10% to 30% of the two different totals, which means:

- 1,800-2,208 new homes in total for Winsford to 2021 (150 – 184 units per annum) at the lower end; and
- 5,388 – 6,624 (449 – 552 184 units per annum) at the higher end.

However, these growth figures are subject to further review and may be changed.

Tenure Patterns in Private Sector Housing									
	Owner - occupied		Private Rent		Registered Provider		Vacant		All
	No.	%	No.	%	No.	%	No.	%	
Winsford N and E	4599	68.8	575	8.6	1306	19.5	209	3.1	6689
Winsford S and W	4277	67.2	781	12.4	1240	19.7	46	0.7	6294

Property Types By Ward					
	Detached	Semi - detached	Terrace	Flats	Other
Winsford N and E	27.9%	37.5%	27.6%	6.8%	0.2%
Winsford S and W	33.1%	33.8%	25.6%	6.6%	0.9%

Leisure, open space and recreation

Leisure and community facilities

There is little detailed information specifically about Winsford in relation to leisure activities. The best source appears to be 2011's Retail Study Update. However, this study places Winsford in a zone (Zone 6) with neighbouring towns and so the findings are not specific.

The largest percentage gains in terms of health and fitness related leisure were identified in Zones 2 ('Knutsford') and 6 ('Vale Royal'). The latter is partly due to Winsford's new Lifestyle Centre.

Chester is a significant 'nightlife' destination within the Study Area, especially in its immediate catchment but also attracts people from a wider area.

Evening economy leisure is generally seen as good in Zone 6. However, the report is not sufficiently detailed to bring out variations between settlements within the zone. Winsford does not appear, at first glance, to have a particularly good selection of pubs and restaurants.

There is a qualitative need for new cinema provision in Zone 6 to reduce residents travelling outside the Zone to satisfy their leisure needs.

The consultation has identified that Crewe is an important nightlife destination for the residents of Winsford. Public transport connections, however, are lacking limiting the ability for residents to access the leisure offer. The consultation has also confirmed that Winsford does not have a particular extensive selection of pubs and restaurants.

Open Space and recreation

A key strength of Winsford is its connections to the countryside, in particular along the Weaver Valley. Alongside the river runs the National Cycle route that connects to Northwich in the north.

The Weaver Parkway is an important leisure and recreation area for Winsford. Its natural character invites walking and informal play.

Other important open spaces are:

- The Town Park:
- Playing fields to the north of the town centre
- Recreation area at Kinght's Grange

CWAC has undertaken an audit of the open space provision within Winsford. The following summaries the audit:

- Parks and gardens: It found that there is no public open space that provides a wide range and standard of facilities that is of interest for visitors as well as the local population and include facilities for children and/or young people. Judging by the current population Winsford would need open space of this category of 5.92ha.
- Natural or semi natural open space: Although Winsford is located at the Weaver Valley and Weaver Parkway the town is still short of 17.18 ha.
- Amenity Green space: Overall many informal recreation spaces providing opportunities for informal play exist in the town. However, these are not evenly distributed and some areas, such as Winsford North and East experience a lack of them, while in numeric terms the South and West have a surplus. Resident's surveys have shown that, although there are plenty of spaces, residents are dissatisfied with their quality and quantity. One of the reasons for this may be that spaces are many but are comparatively small.
- Play space for children: The provision is low, but isn't quantified.
- Space for young people: The quantitative assessment found that the provision is high. However, resident's surveys show dissatisfaction with the quantity and quality. The study suggests that the facilities might be either the wrong kind or in the wrong location.
- Allotments: There are no allotments in Winsford South and West.

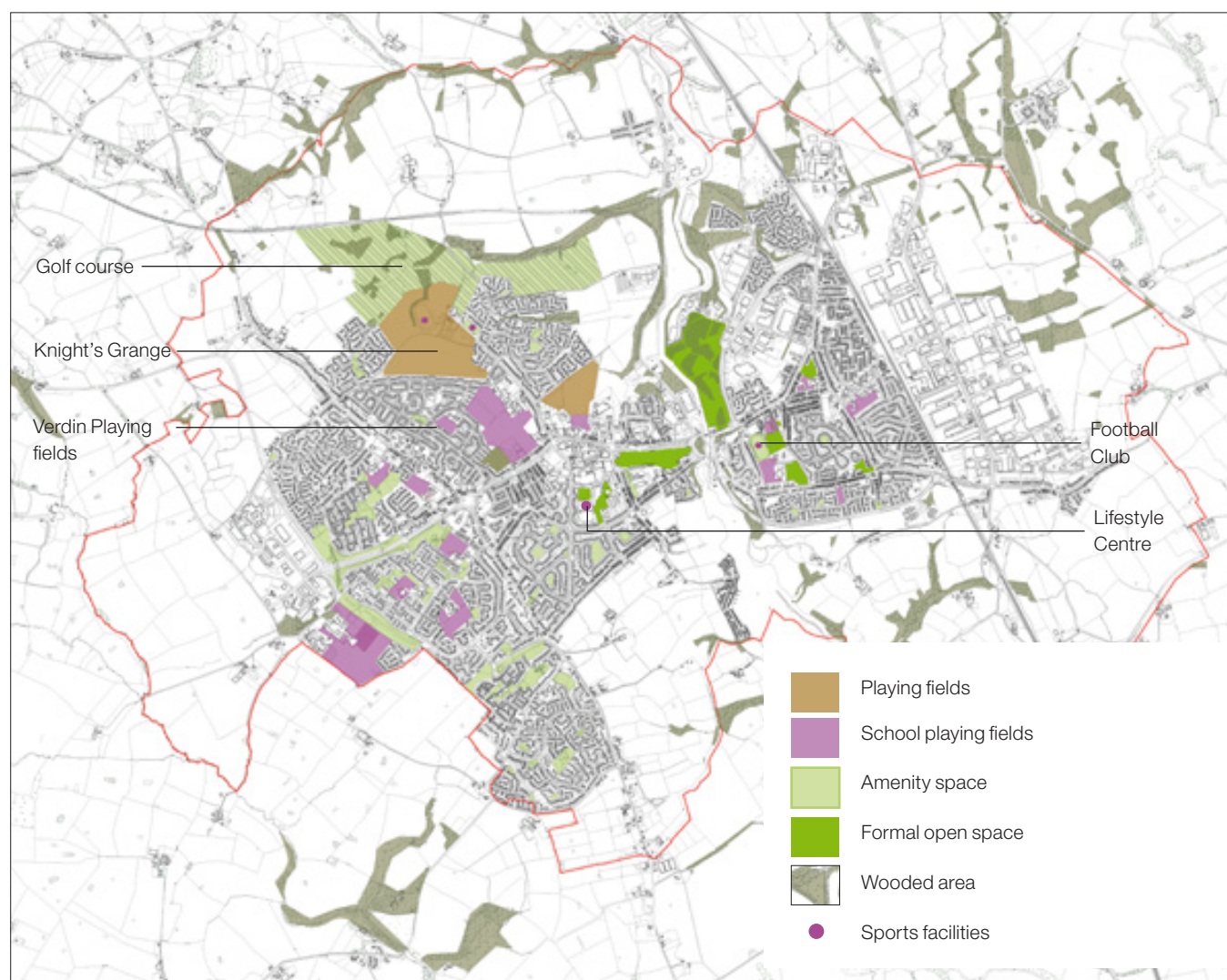
The consultation has mostly confirmed the above appraisal. Many commented that 'there is nothing for youth to do'. These comments related to outdoor activities, such as bmx or skateboard tracks as well as other activities such as youth clubs, sports and music.

Health Provision

There are five GP practices in Winsford:

- Weaver Vale Surgery at the Dene Drive Primary Care Centre, employing 4 GPs;
- the High Street Medical Practice at the Dene Drive Primary Care Centre, employing 3 GPs;
- the Swanlow Practice at the Dene Drive Primary Care Centre, employing 6 GPs;
- the Willow Wood Surgery, employing 4 GPs; and
- Launceston Close Surgery, employing 3 GPs.

Data on GP provision appears to be available only on the basis of the former Vale Royal area. This shows that the number of GPs per head of weighted population is slightly lower than the CWACC and national average. Access to healthcare has not been highlighted by local people as a problem in the various consultation exercises.



Winsford Open Space and Leisure Plan

Chapter 3: Physical Analysis

Environmental Issues

Flooding

The River Weaver flows for approximately 110km south to north through the centre of Cheshire. For the lower 30km of this length (including a canalized section from Winsford to Northwich) the river has been made navigable and, is therefore, called the Weaver Navigation. The river was used for its transportation of salt between 1720 and 1829, enabling the salt industry around Northwich, Winsford and Middlewich to flourish.

British Waterways has authority over the Weaver Navigation, being responsible for navigation but not specifically for flood defence.

The plan is drawn from the Strategic Flood Risk Assessment (SFRA) published in 2008 by Vale Royal Borough Council. The plan identifies areas that are at risk of flooding:

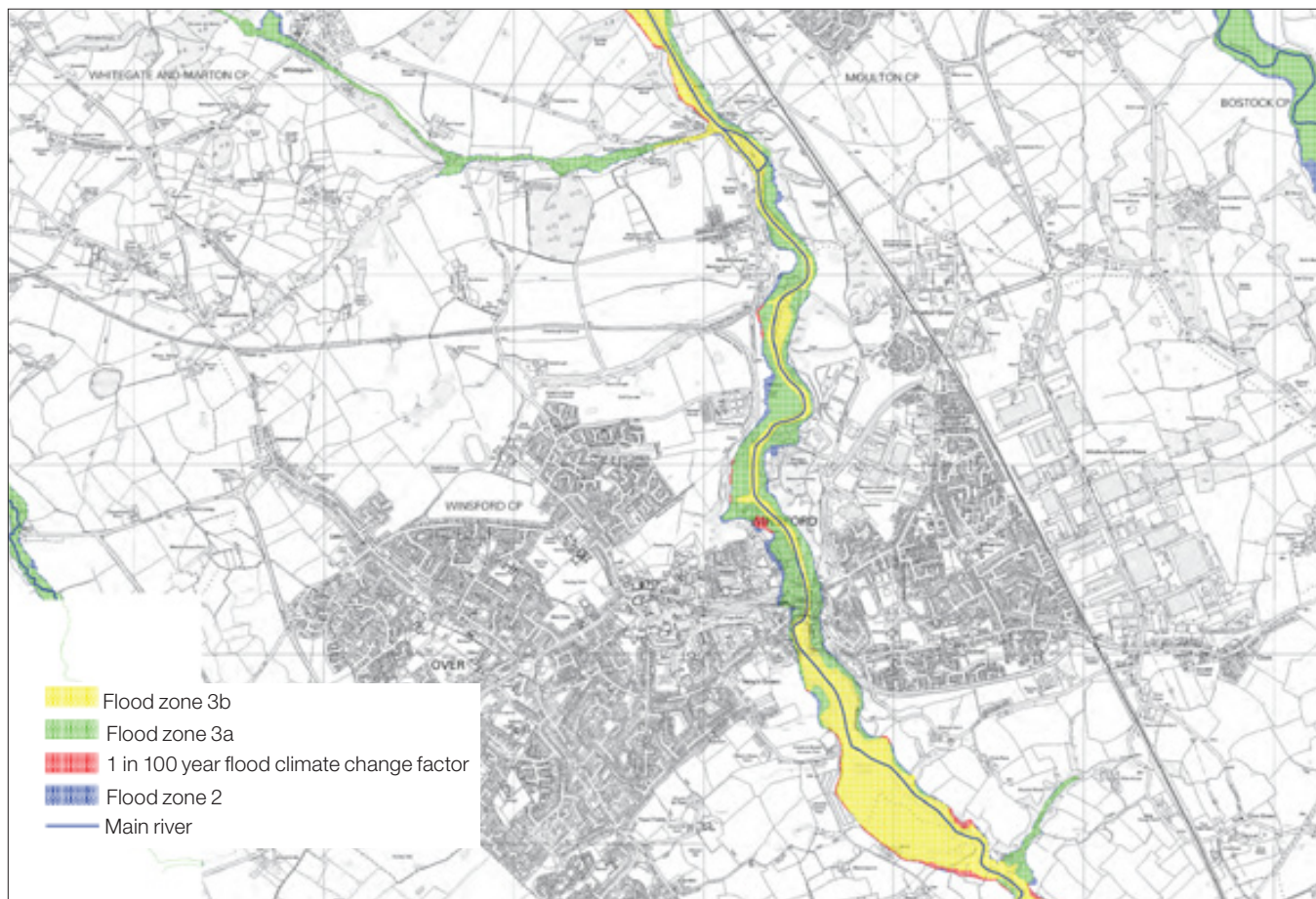
- Flood Zone 2 shows areas that are at risk from the 1 in 1000 year flood.
- Flood Zone 3 shows the areas at risk from the 1 in 100 year fluvial and 1 in 200 year tidal flood.
 - Flood Zone 3a comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
 - Flood Zone 3b is classed as functional floodplain and therefore at a higher risk of flooding than Flood Zone 3a. PPS25 defines a functional floodplain as land where water has to flow or be stored in times of flood. PPS25 states that this land would flood with an annual probability of 1 in 20 or is designed to flood in an extreme (1 in 100 year) flood (or at another agreed probability).

In addition to the above, a climate change flood extent has been mapped. This has been done for the 1 in 100 year fluvial and 1 in 200 year tidal flood event (equivalent to Flood Zone 3). This should allow the LAs to predict what areas will be at risk of flooding in the future or which areas are more sensitive to climate change.

There is generally a low level of flood risk associated with Winsford, due to the confined nature of the floodplain. In addition Flood Zone 3a (functional floodplain) is limited through Winsford due to the higher topography either side of the river. However as the Weaver leaves Winsford any new, extensive, housing allocations will be at risk of flooding. The SFRA recommends that the Local Planning Authority should consider in more detail the location of different types of development in this area.

Although the flood depth in Winsford is expected to increase as a result of climate change, the flood risk remains low with no significant increase in people or properties at risk of flooding. The flood extent is not likely to increase significantly either. However if development takes place, adjacent to the River Weaver in north Winsford, many more properties could be put at risk. Extensive flood mitigation and possibly flood alleviation measures would be required to ensure the flood risk in north Winsford does not increase with further development.

An Area Flood Risk Assessment for Winsford is currently at a draft stage. This looks at the associated flood risk in Winsford's proposed development areas and provide a guide to possible mitigation and design methods to address any risk of flooding to the waterfront development sites.



Winsford Flood Zones



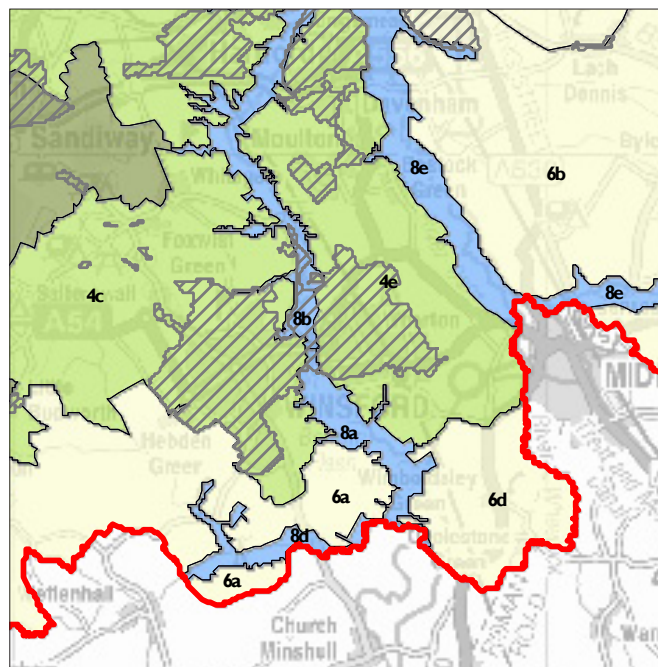
Winsford Flood Zone inset

Landscape quality

Winsford is surrounded by countryside. The town straddles the River Weaver and forms part of the strategic Weaver Valley Area.

Recently landscape work has taken place along the River Weaver as part of the Mersey Forest project, and this has transformed the river from an industrial backwater to a place of recreation and enjoyment, with excellent fishing and boating.

The landscape character assessment for Vale Royal Borough Council identifies different areas of landscape sensitivity around Winsford these are:



Winsford Landscape Character Areas

4c - Eaton, Marton and Over Undulating Enclosed Farmland:

Visual Sensitivity: a comparatively low lying landscape that doesn't have a strong skyline from a distance. The undulating nature of the landscape means the low lying areas are hidden while hill tops are open and visually more sensitive. Residential settlement is scattered throughout the area indicating the presence of sensitive residential receptors. The presence of undulating topography, hedgerows and hedgerow trees means there is some potential for mitigating visual impact of low lying features without the mitigation measures in themselves having an adverse effect on the character of the landscape. The western part of the area is visible from the Southern Sandstone Ridge above Eaton. There are also some views into the area from Delamere, although these tend to be glimpsed.

Overall Management Objective: The overall management objective for this landscape should be to conserve the rural, pastoral character of the landscape and to enhance the grassland, hedgerow, and woodland network. See document for detailed guidance.



4e East Winsford Undulating Enclosed Farmland:

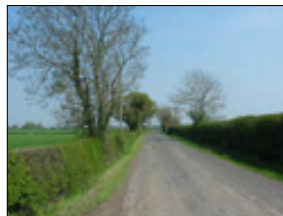
Visual Sensitivity: Since this is a comparatively low lying landscape it doesn't have a strong skyline from a distance. The undulating nature of the landscape means the low lying areas are hidden while ridge tops are open and visually more sensitive. Residential settlement is scattered throughout the area indicating the presence of sensitive residential receptors. The Sustrans cycle route 5 between Winsford and Northwich and the canal towpath bring recreational users to the area who are likely to have a visual interest in their surrounding landscape. The presence of undulating topography, hedgerows, hedgerow trees and woodland means there is some potential for mitigating visual impact of low lying features without the mitigation measures in themselves having an adverse effect on the character of the landscape. The western edge of the area is visible from the opposite side of the Weaver Valley (from the Eaton, Marton & Over Undulating Enclosed Farmland landscape character area) and the eastern edge of the area is visible from the opposite side of the Dane Valley (the Stublach Plain).

Overall Management Objective: The overall management objective for this landscape should be to conserve the lush, pastoral character of the landscape and to enhance the urban edges as well as the hedgerows and unimproved grassland resource.

6a – Darnhall Plain: Visual Sensitivity:

This is a flat, low lying landscape that in itself is not visually prominent. However, the openness of the landscape (due to lack of vegetation) provides opportunities for long views across the landscape. This open character means there is little opportunity for screening any large scale elements or for mitigating visual impact without the mitigation measures in themselves being highly visible - making it a visually sensitive landscape. However, the low density of settlement and few recreational opportunities means there are relatively few sensitive visual receptors in the area.

Overall Management Objective: The overall management objective for this landscape should be to conserve the pastoral character and local built vernacular of the landscape, and enhance the condition of the hedgerow and tree network.



8a – Upper Weaver Valley: Visual Sensitivity:

The landform of the valley means the floodplain is highly visible from the valley sides and, conversely, the valley sides are highly visible from the valley bottom. The crests of the valley sides form a skyline. The low settlement density means there are relatively few residential receptors for visual impacts – although the recreational opportunities presented by the valley mean there are likely to be a number of recreational receptors, particularly in the north of the valley. Where clough woodland is present, it provides some visual screening and scope to mitigate visual impacts on the valley sides. However, the floodplain is open and provides extremely few opportunities for mitigating visual impacts.

Overall Management Objective: The overall management objective for this landscape should be to conserve the ancient clough woodlands, unimproved grassland and wetland habitats of the Weaver Valley, and seek to extend and enhance these features where possible.



8b – Mid Weaver Valley: Visual Sensitivity:

The landform of the valley means the floodplain is highly visible from the valley sides and, conversely, the valley sides are highly visible from the valley bottom. The crests of the valley sides form a skyline. The low settlement density means there are relatively few residential receptors for visual impacts – although the recreational opportunities presented by the valley mean there are likely to be some recreational receptors. Where clough woodland is present, it provides some visual screening and scope to mitigate visual impacts on the valley sides. However, the floodplain is open and provides extremely few opportunities for mitigating visual impacts.

Overall Management Objective: The overall management objective for this landscape should be to conserve and enhance the ancient clough woodlands, unimproved grassland and wetland habitats, and to restore industrial sites whilst preserving the industrial interest of the Weaver Valley and its links with the salt industry.



Landscape designations

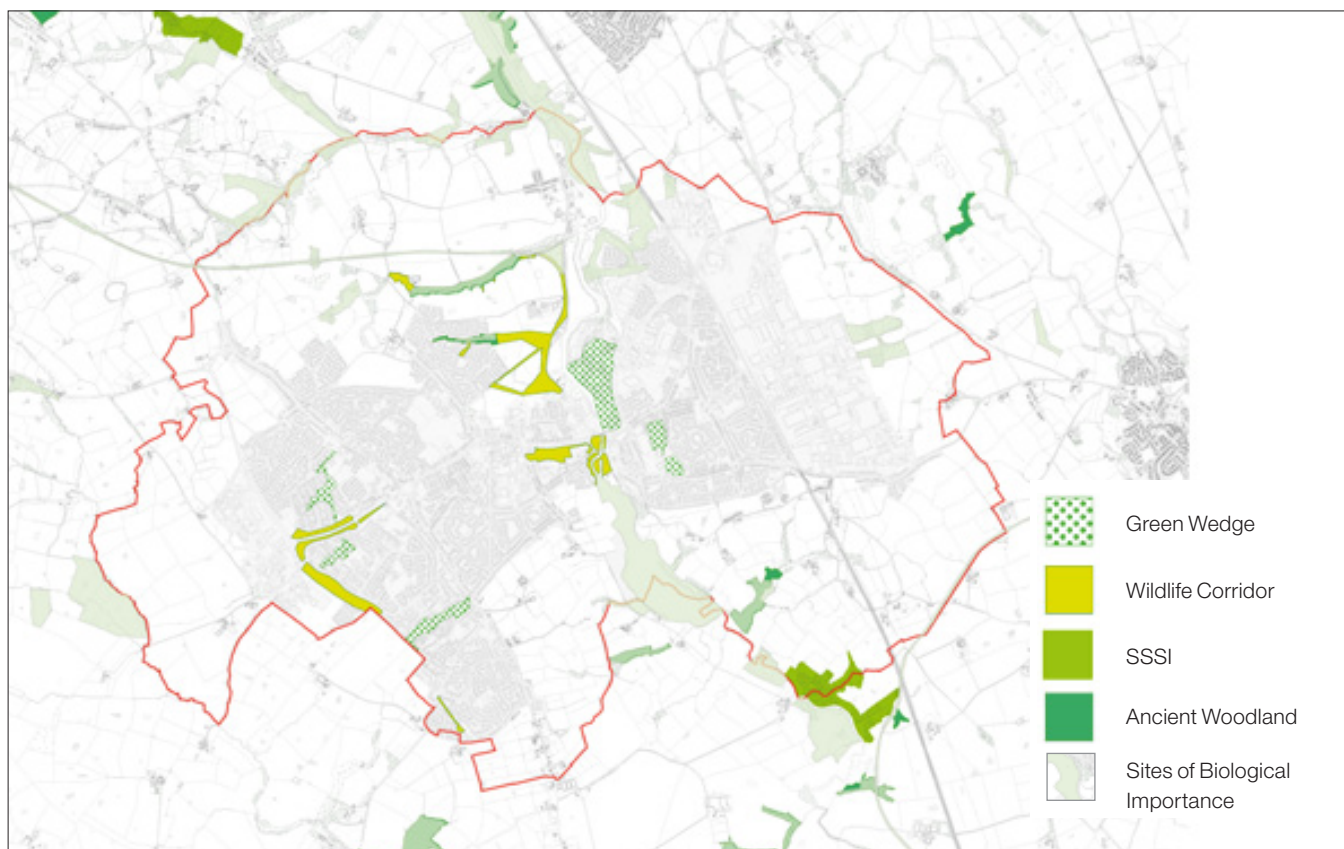
There is one Site of Special Scientific Interest (SSSI) that lies partially within the Neighbourhood Plan boundary. This is the Wimboldsley Wood to the south of the area. The site is situated on the eastern bank of the River Weaver and in two steep sided valleys. It contains a variety of woodland types and is particularly notable for an extensive wet area.

In addition to the SSSI, the Neighbourhood Plan area includes a number of other ecological and landscape designations and these are shown on the plan above. These are:

- ancient woodland;
- wildlife corridors; and
- green wedges.

There are also a number of Sites of Biological Importance focused around the Weaver Valley and the Whitegate Way.

There are no national level landscape designations within or adjacent to the Neighbourhood Plan boundary.



Landscape and ecology designations

Topography

The topography adds to the distinct character of Winsford in particular the Weaver Valley that runs through its middle. To the south the valley opens into a broad expanse of water, the Bottom Flash, the town's greatest physical asset. The valley sides, in particular in the middle of the town are steep and partly wooded. Either side of the bridge the land rises steeply. To the East it climbs rapidly to a plateau which extends beyond the extend of the town. To the West after an initial steep climb the land continues to rise less sharply at Over which is built along a ridge running parallel to the Weaver valley, Delamere Street.

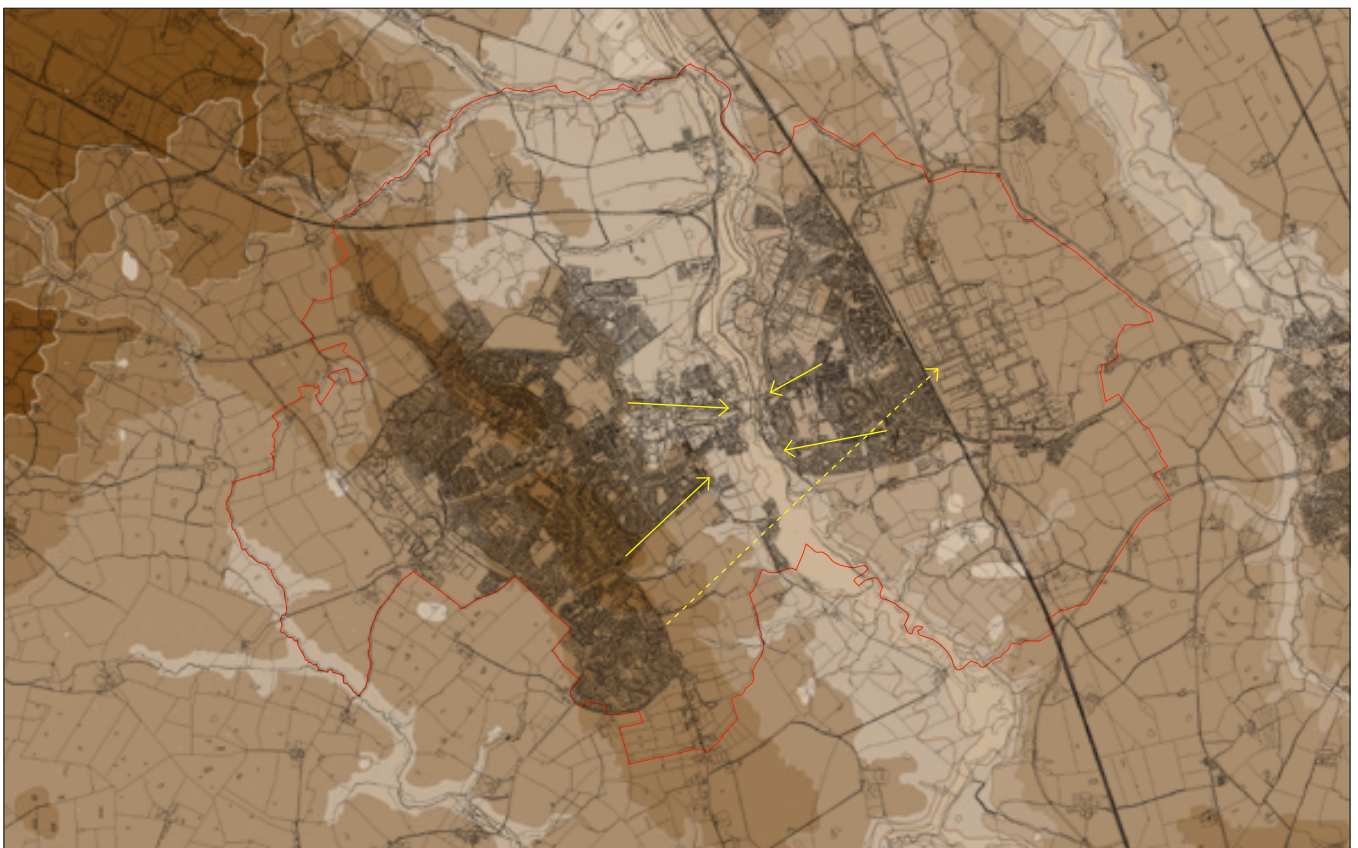
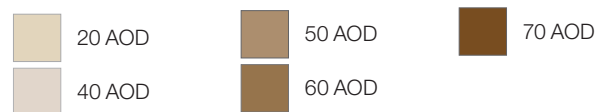
There are a number of streets, running east west that award good views across the valley, in particular High Street, Station Road, Weaver street, Gladstone Street and the Western end of Wharton Road. Also from the upper

end of the High Street and from the town's south-western approach, Swanlow Lane the industrial site east of the town is highly visible, due to its elevated position.

Due to the topography some areas are more sensitive in terms of visual impact, in particular the area either side of the Bottom Flash.

The valley also creates a barrier to movement between Over and Wharton. Some of the existing streets are fairly steep and may lead to access issues for people that are less mobile.

Either side of the Flashes topography is steepest and may constrain development.



Winsford Topography Plan

Transport and Movement:

Public transport

Buses

Bus services in the Winsford area provide local links within Winsford and to surrounding towns and villages, including Northwich, Moulton and Davenham. Crewe, Middlewich and Sandbach in Cheshire East are also well served.

The area has the lowest proportion of people travelling to work by bus when compared to the rest of Cheshire West and Chester (2001 Census). The 2008 Place Survey showed that the area had the highest proportion of people in the Borough saying they were very dissatisfied with local bus services. In addition, there is a lack of bus links from Winsford to the main industrial area of the town, Winsford 1-5 industrial estate.

Rail

Winsford lies on the West Coast Main line, with direct services to Liverpool, Crewe and Birmingham. Services calling at Winsford are infrequent, operating hourly at best. A connection is required at Crewe for high speed services to the north and London. Winsford railway station is located 1.5 miles outside the town centre and linkages between the train station and the town are poor.

In the consultation the lack of public transport services was a major concern to people. In particular people without cars having to rely on taxi services for their shopping, trips to hospitals or for leisure.

Vehicular Movement

Winsford is well served by the strategic road network. The M6 motorway passes to the east of the area, with junctions 18 and 19 being the main access points. Winsford is situated on the A54 which links East and West Cheshire providing access to the M6 motorway in the east and Chester in the west.

Winsford and Rural East has high levels of car usage compared to the England and Wales average. At the time of the 2001 Census 83% of households owned at least one car and 41% of households owned 2 or more cars, higher than the Cheshire West and Chester average. Car ownership levels are highest in the Rural East area. In addition, high levels of people in the area travelled to work by car; 75% of residents compared to an average of 61% in England and Wales.

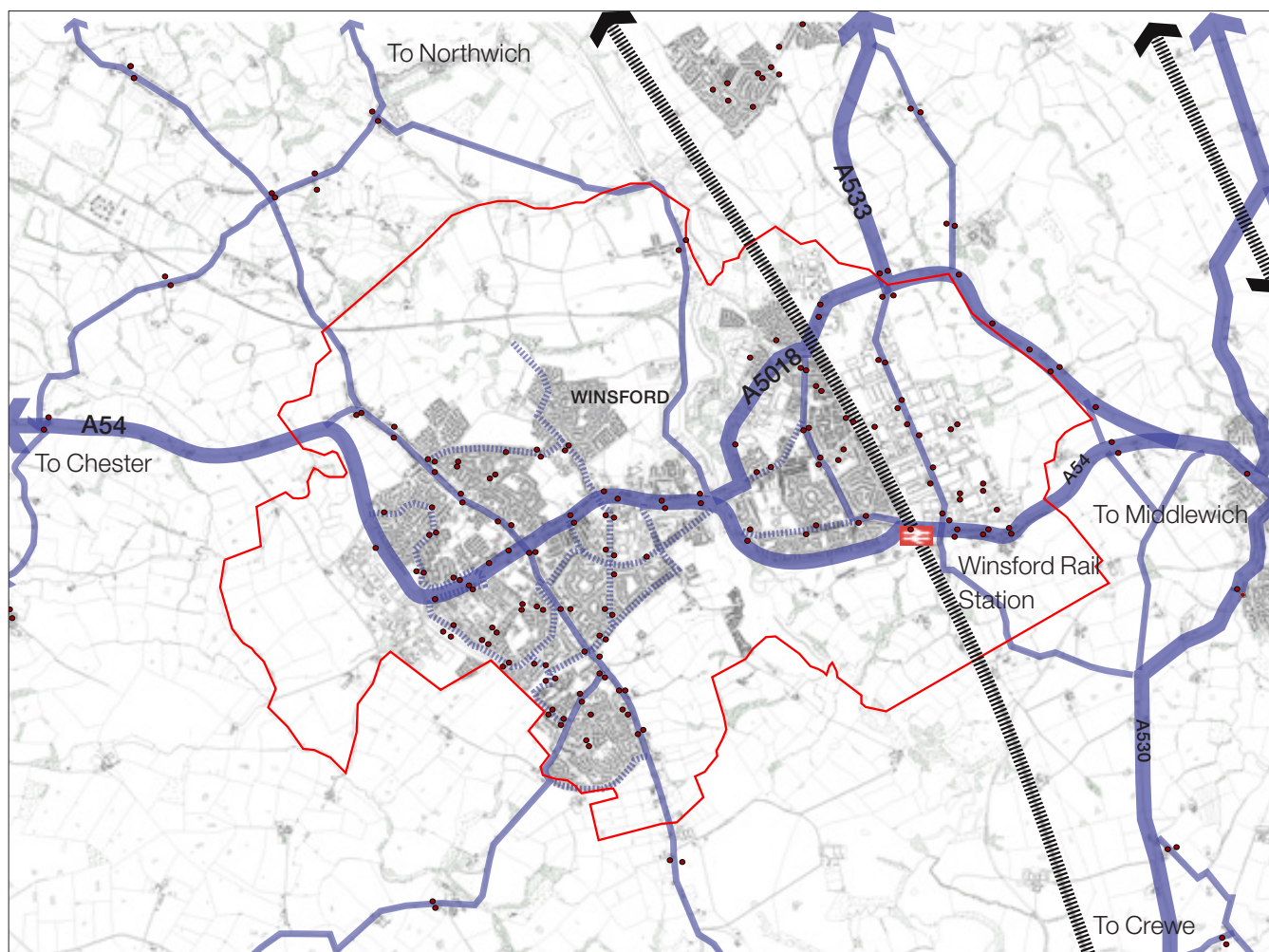
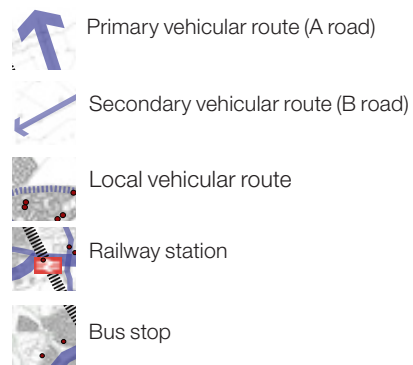
A transport study is currently looking at capacity along the A54 in Winsford, as part of wider regeneration work. There are high levels of vehicle movements along the A54 towards junction 18 of the M6, including significant freight traffic. Due to constraints on capacity, especially at peak times, future development in the town is likely to require a number of junction improvements to increase capacity.

As a result of the 60s planning many of the major roads are dual carriage ways, focused on allowing cars to move quickly and uninterrupted through the town.

Secondary routes provide local access with residential streets and culs-de-sac serving the housing areas.

Comments at the consultation event ranged widely including: requiring a by pass to Winsford, extending free parking and limiting traffic speed.

Road hierarchy



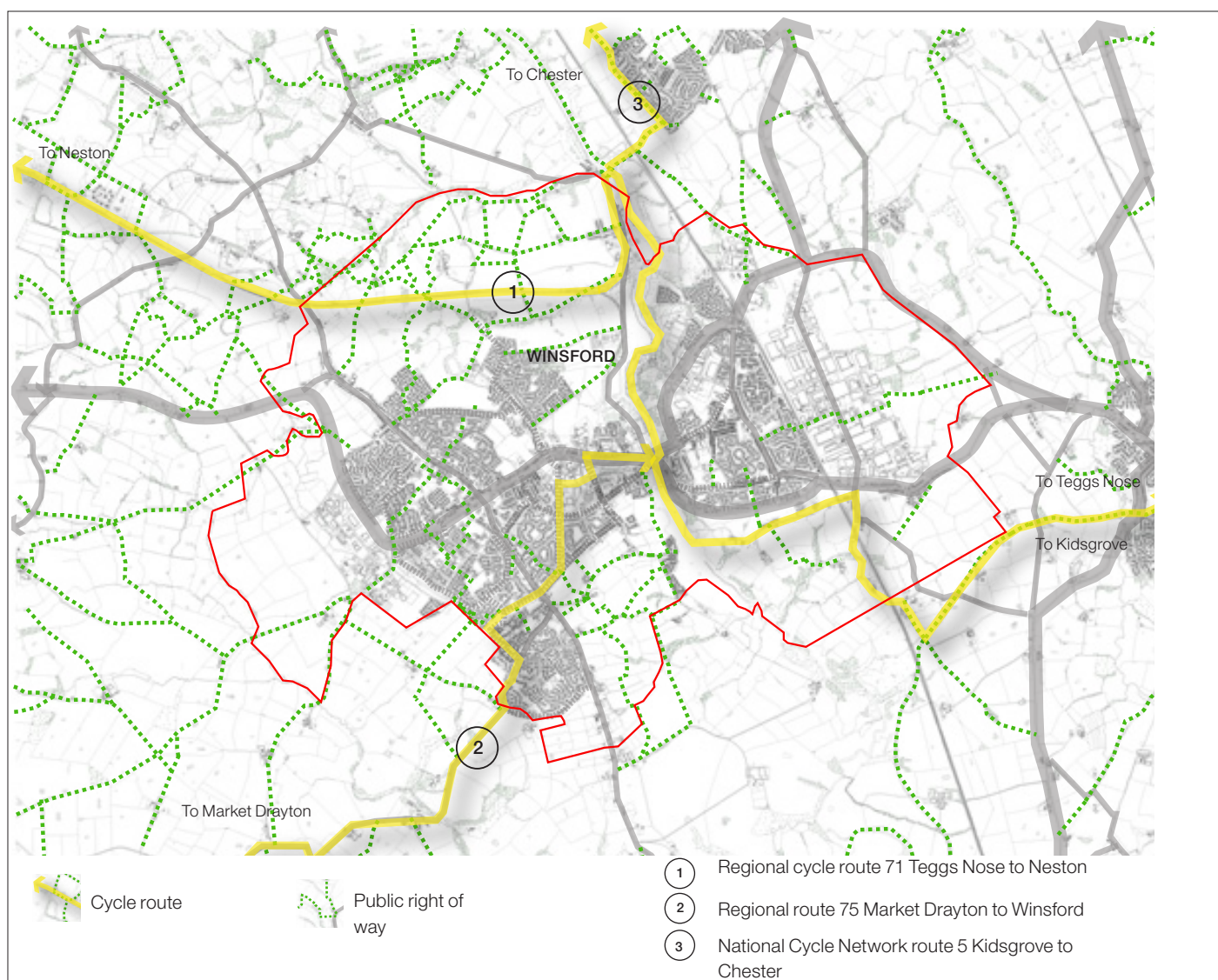
Pedestrian and cycle movement

There are a large number of public rights of way that provide access from the town into the countryside. The majority of these are located to the north and west with few extending eastwards. There is also no public right of way around the Bottom Flash or along the southern section of the River Weaver.

The National Cycle Route No.5 comes down from Northwich and runs alongside the Bottom Flash for a short section before it turns east to Kidsgrove. Two Regional Cycle routes also connect to the Weaver Valley, one running through Winsford town centre the other to the north of the town.

Many people mentioned the Weaver Valley and its opportunity to go walking. A large percentage thought that Winsford is accessible to attractive countryside and that it is easy to get a round and out into the countryside. A large number of people also appeared to be walking into the town centre from surrounding residential areas.

The lack of public footpath around the Bottom Flash was also mentioned and set out as a desired improvement.



Character

Many of the places we now think of as being pleasantly distinct grew naturally in response to local circumstances. This distinctiveness resulting from natural growth is found in Winsford in small pockets and along the historic routes where older buildings remain.

In recent decades local distinctiveness has often been ignored leading to development that reflects commercial interests, the standard practices and products of the building industry or the latest fashion among design professionals. The 60s expansion areas are examples of fashion while more recent housing reflects standard practices rather than distinctive design.

The combination of historic and more recent developments and landscape qualities create the distinctive character of a place. In Winsford there is much that is distinctive, such as the Weaver River Valley, the topography and a number of historic buildings.

Heritage

Winsford is formed of two historic settlements, Over and Wharton. In 1894 these two settlements were combined to create the town Winsford. The River Weaver runs in a valley between Over and Wharton and enhances the distinctiveness of the two places.

The historic cores of Over and Wharton are still clearly distinguishable in the urban fabric. From these centres the town developed along the hilltop roads, Delamere Street and Swanlow Lane. These still contain some of the oldest buildings in the town, some dating back to the 17th century. In historic times the spire of St John's Church dominated the approach to Winsford. The church is still a local landmark, but has lost some of its significance due to the expansion of Winsford.

St Chad's Church is less prominent in the landscape, but is the oldest place of worship in Winsford. The area surrounding it is the only designated Conservation Area in the Winsford Town Council boundary. St Chad's Church is located outside of the built up area and recent archaeological opinion suggested that it occupies a pre Christian place of pagan worship.

There are a number of listed buildings in and around Winsford. These include:

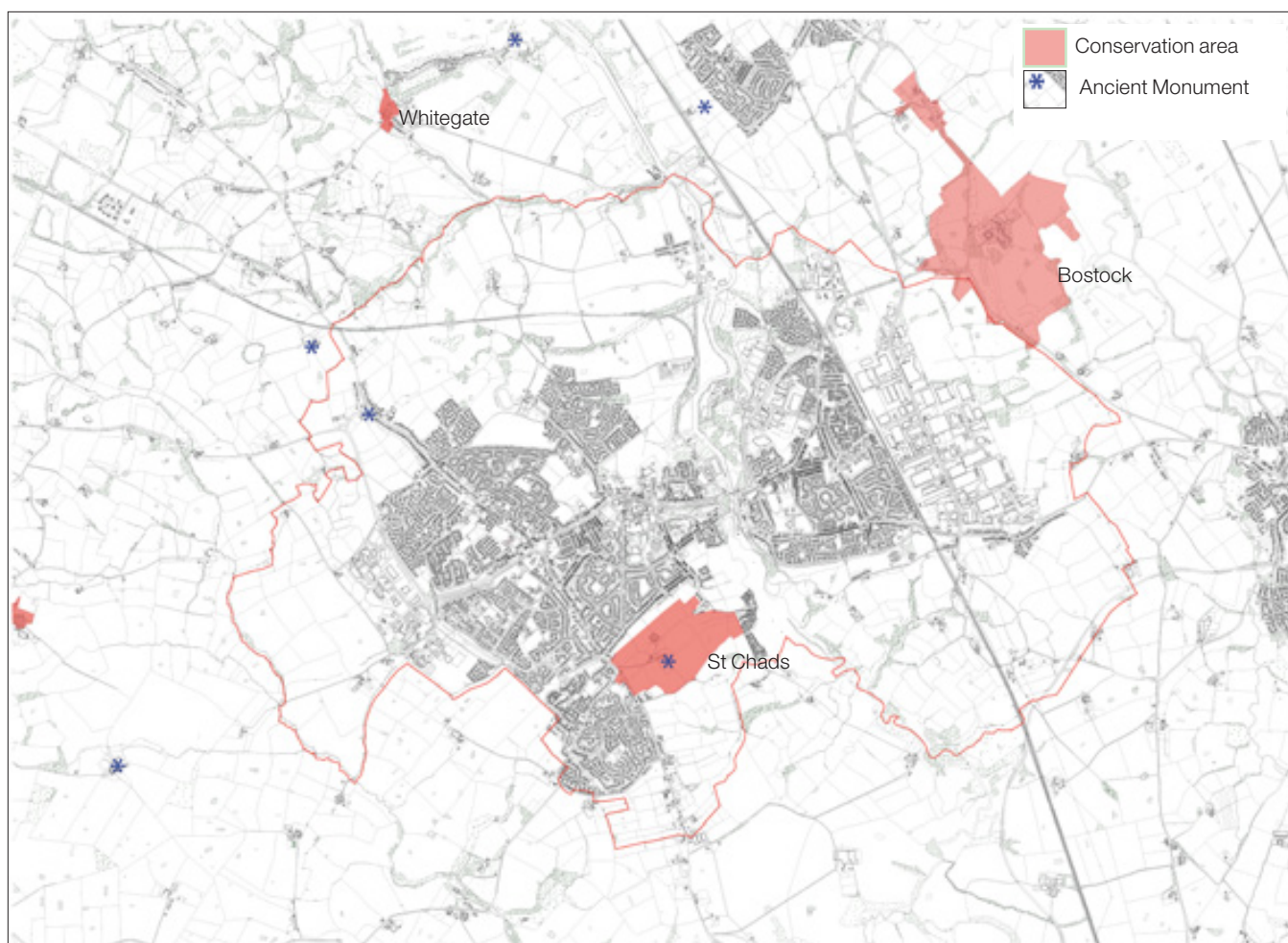
- Knight's Grange- one of the earliest brick houses in Cheshire- which is now a pub at the centre of a large modern sports and golf complex.
- Brunner Guildhall, High Street;
- Church of St Chad, Swanlow Lane;
- Church of St. John, Delamere Street;
- Church of St Mary, Whitegate Road;
- Cross Base and Lock-up, Delamere Street;
- The Congregational Church, Swanlow Lane;
- Wharton Hall, Wharton Road; and
- Verdin Building, High Street.

There are two Schedules Ancient monuments within the Winsford Town Council boundary. These are:

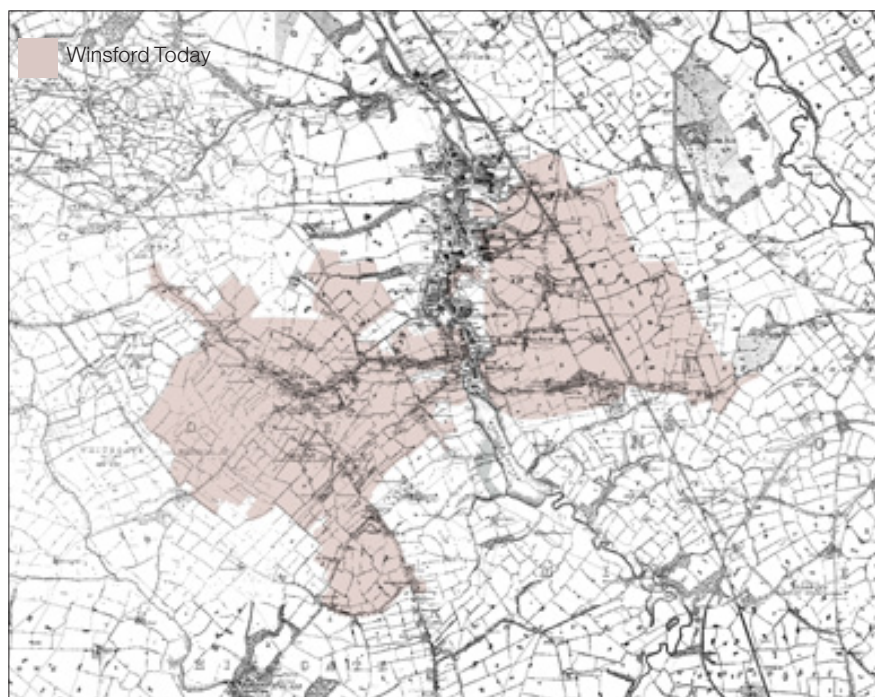
- Cross base at Salterswall on the road junction 150m WNW of Westholme Farm; and
- Standing cross in the churchyard of St Chad's Church, Over.

In 1721 parliament gave permission for locks and other improvements on the River Weaver to allow sea-going vessels to reach Winsford Bridge. This allowed taking the salt to Liverpool for export and leading to Winsford's growth in the nineteenth century. By the middle of the 19th Century the Weaver valley was lined with salt works using open pans to extract salt from brine. Its vast underground caverns expand over many square miles of Cheshire countryside.

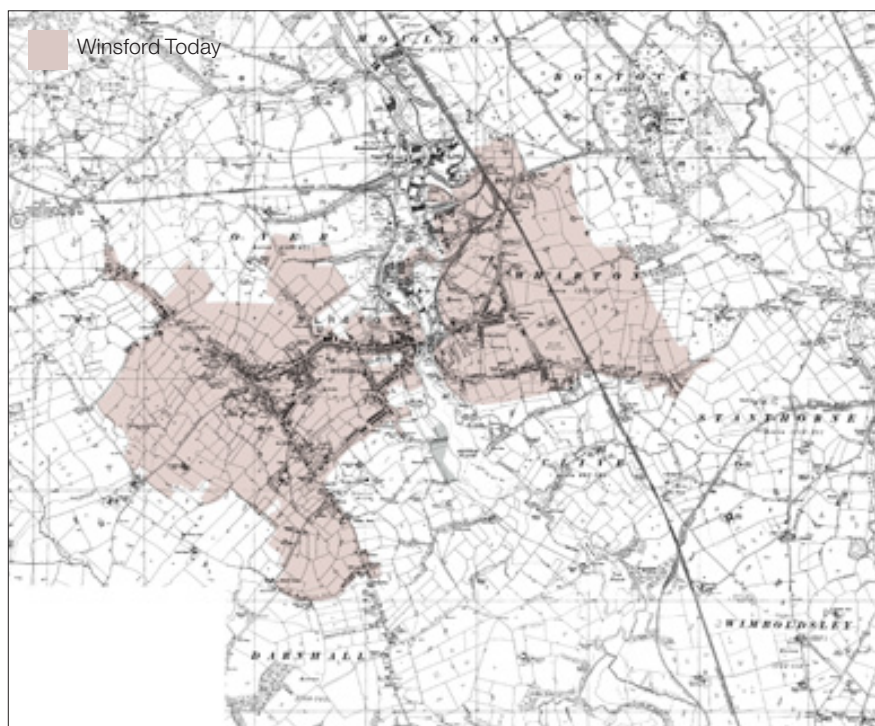
The salt mines are an important element in the historic development of Winsford. At the consultation as well as in Town Council workshops people mentioned repeatedly the



Winsford Heritage Plan, Conservation areas and Scheduled Ancient Monuments



Winsford in 1893



Winsford in 1939

aspiration to develop a tourist destination and provide public access to the salt mines.

Over the last 30 years Winsford has completely changed in character. A declining Victorian working town has become a modern industrial and residential area. Much of the Victorian town has vanished as a result of 60s town expansion.

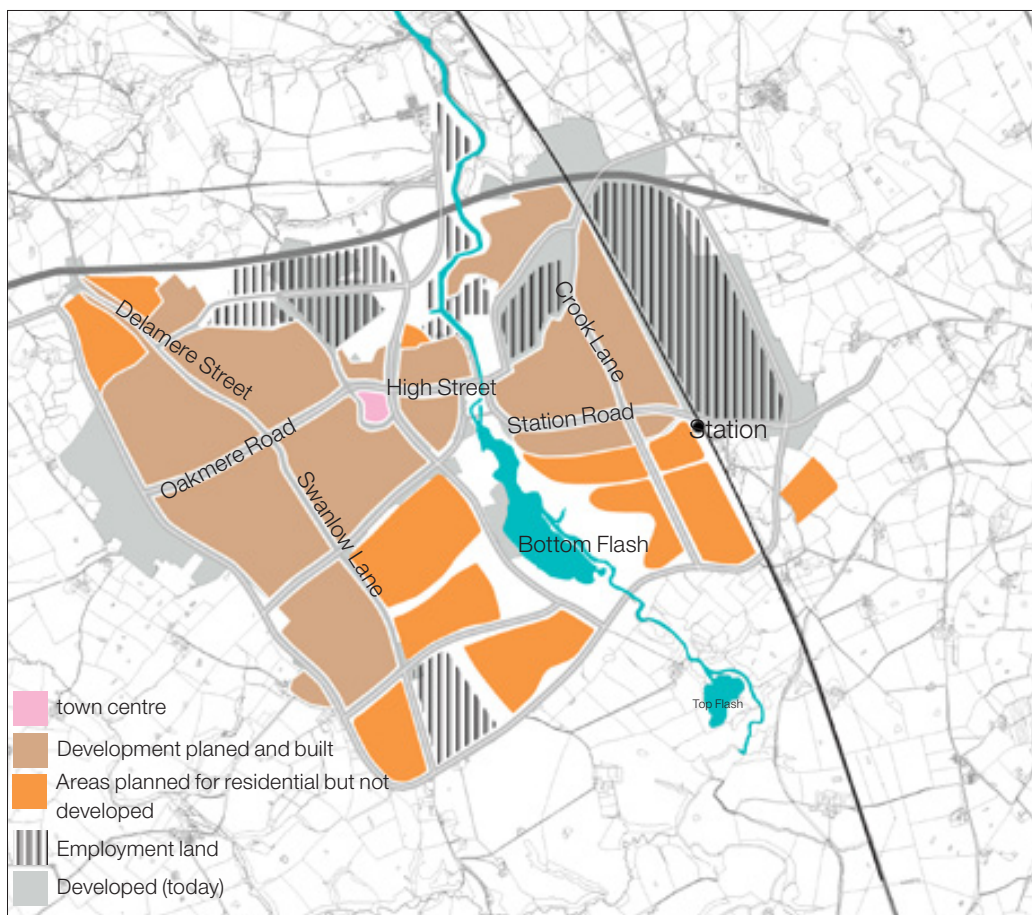
In 1959, following a number of years of economic decline, Winsford entered into an agreement to provide new houses for the Manchester population. This was the start of the expansion programme and aimed at developing new industries, new facilities and an improved environment in the town.

The Expansion of Winsford' masterplan from 1967 envisaged Winsford to grow to a population of 60,000

people. The masterplan was partly implemented and led to the development of the current shopping precinct, the A54 dual carriage- way, several housing estates and the industrial estates.

The Masterplan principles at the time were:

- grow to 60,000 people;
- Create a compact town to bring as many people as possible within walking distance of the town centre and other facilities;
- provide a greater variety of jobs;
- make the most of special natural features such as Weaver Valley and the flashes;
- provide a road system ready for a high level of car ownership;
- provide a good bus system;



Plan showing the 60s masterplan in today's context.

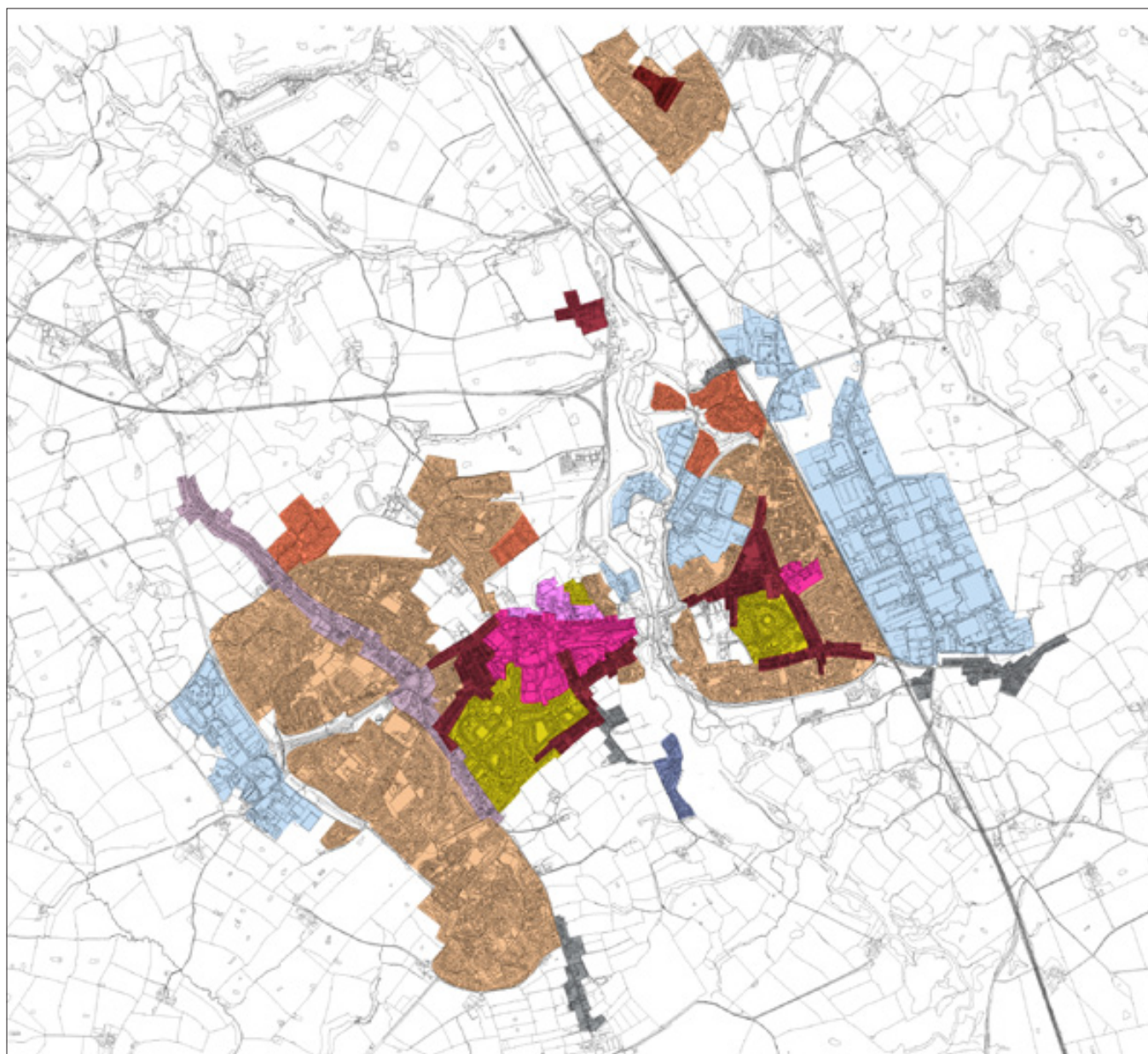


Built form

The following paragraphs describe the predominant residential housing typologies.

The plan shows that the predominant housing typology is post war housing estates, mainly of semi detached houses. It also shows that, Victorian development is clustered around historic routes.

- | | |
|--|--------------------|
| Victorian terraces, semi and detached houses | Delamere Street |
| Inter war and post war houses | Settlement Fringe |
| Post war 1960-1980 housing | town centre |
| Recent development | town centre Fringe |
| Business / industrial area | |



Plan showing the character areas.

The figure ground plan illustrates the structure of Winsford's built environment:

- The town consists of two distinct areas of development either side of the river.
- Large areas of undeveloped land in the middle of town;
- Employment areas either side of the town are clearly distinguishable due to larger footprint of buildings. Also the town centre is clearly visible for the same reasons.



Figure ground plan

Victorian terraces; Victorian semis and detached houses:

- Victorian development is generally located in pockets and along streets of distinct character, especially in combination with undulating topography. These streets are generally well defined and form part of a connected network.
- The majority of Victorian development is in the form of terrace housing. There are a variety of types of terrace houses in terms of sizes, plot width and internal layout. These are generally not mixed and each street / area is of one type. Most houses are 2 storey in height with predominately red brick.
- Some of these may be of historic value, but smaller houses may be perceived negatively due to size and condition.
- The weakness of these areas is that today's requirement for car parking cannot easily be accommodated, leading to car dominated streets, due to lack of car parking spaces.



Wharton Road



Weaver Street

Inter war and post war semi-detached houses:

- Generally, these areas were developed as comprehensive developments, taking into consideration public facilities, open space public realm design and the overall form.
- There are a few pockets of inter war or post war developments. These vary in quality in terms of construction and detailing. Most houses are 2 storey red/orange brick buildings and have a hipped roof form. These areas include little variety in terms of unit types and sizes that creates a homogenous urban environment.
- Houses clearly define the streets and include a good provision of public and private open space. Areas are generally well linked to surrounding network with good pedestrian permeability.
- Streets are wide and often with grassed verges either side, creating a sense of openness.



Lodge Road

Post war 1960-1980s development:

- Large areas of 1960s developments built following the principles set out in the 1967 Masterplan.
- Other areas at the edge of the town are more recent, with some being 'islands' set within open space. Generally development areas are large and distinct from one another. They are not well integrated with one another and mostly set around one primary road and a series of culs-de-sac. Many of these developments are mono-use, sprawling housing estates with poor accessibility to public facilities, low quality public realm design and open space.
- Many of the larger developments have little sense of place and are not very distinctive in character. Poor legibility and large block sizes make it difficult for people to move around.
- Generally 2 storey buildings including a variety of materials, pitched roofs with the exception of some 60s development that have flat roofs. Some of these areas include areas of bungalows.
- Grassed verges and 'left over' spaces are a characteristic of 1960s and 1980s developments. There is little mature landscape and tree cover and no provision of street trees.
- Lack of consistent boundary treatments and poor definition of public and private space, in some instances leading to confusion between fronts and backs (especially 1960s developments).

Settlement fringes

- These are small areas of predominantly housing. They are located at the edges of the build up area and include a variety of mainly detached houses.



Wharton Gardens



Stephenson Walk

Delamere Street

- This road follows the ridge line and a historic alignment dating back to the early 1800s. The development pattern either side is very varied reflecting changes through out the centuries. Land uses and building types vary widely, including a number of independent shops that create a local centre, detached Victorian houses and recent mixed use development such as Tesco.
- St John's Church and United Reformed Church Over at the round-a-bout are the most prominent building on this road.
- Historically this road provided the main approach into Winsford from the north-west and south-west. The western ring road has provided an alternative route to the north-west.



Delamere Street

Business and Industrial areas

- There are two major industrial areas either side of Winsford and a number of smaller clusters. The areas are functional and visually unattractive. They are designed for cars and trucks and public realm is generally poor.
- Buildings are predominately sheds of various sizes with building heights of an equivalent to 2-3 residential storeys.
- In particular the eastern industrial estate is located on higher ground making it highly visible in some key views in the town as well as from approach roads.
- The existing employment areas are located near to residential areas, but are not well connected in terms of public transport or pedestrian routes.
- This typology also includes the 'out-of-town' retail centre that is located north of Wharton and focused around the Morrison Superstore. The areas is characterised by buildings with large floor plate that are set within areas of car parking. There is very little definition of the streets and spaces and it is focused around the movement of the car.



Winsford 1-5 Business park

Town centre and local centre

- The town centre is characterised by the 60s shopping precinct. It is inward looking and surrounded by major roads separating it slightly from the surrounding residential areas.
- Outside the precinct a number of larger buildings are set within space, either green open space, such as the Council offices or set within car parking areas, such as Aldi. Generally, the town centre area feels very open and not very urban as buildings are set back from the streets to accommodate car parking and service areas.
- The historic High Street is separated from the main shopping precinct by the A54 which creates a major barrier within the centre.
- The Verdin building forms a high quality distinct landmark on the A54 and marks the arrival in the centre of Winsford.
- The Town Park leads from the town centre to the new College and the River Weaver.
- This typology also includes the Wharton Local Centre. This area, although much smaller than the town centre has a number of common characteristics. It is equally defined by a series of separate buildings that are set within their plot and do not define / animate the street very well.

Town centre Fringe

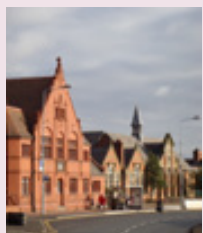
This area is located north of the A54 and contains a variety of uses and building types, such a small cluster of Victorian buildings, newer office developments, derelict industrial buildings and housing that is currently under construction.



Shopping Centre



High Street



High quality buildings that create a positive landmark and add to the character of Winsford.



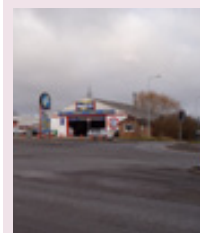
Former Winsford Hall is vacant and provides an opportunity to improve this corner of the town centre.



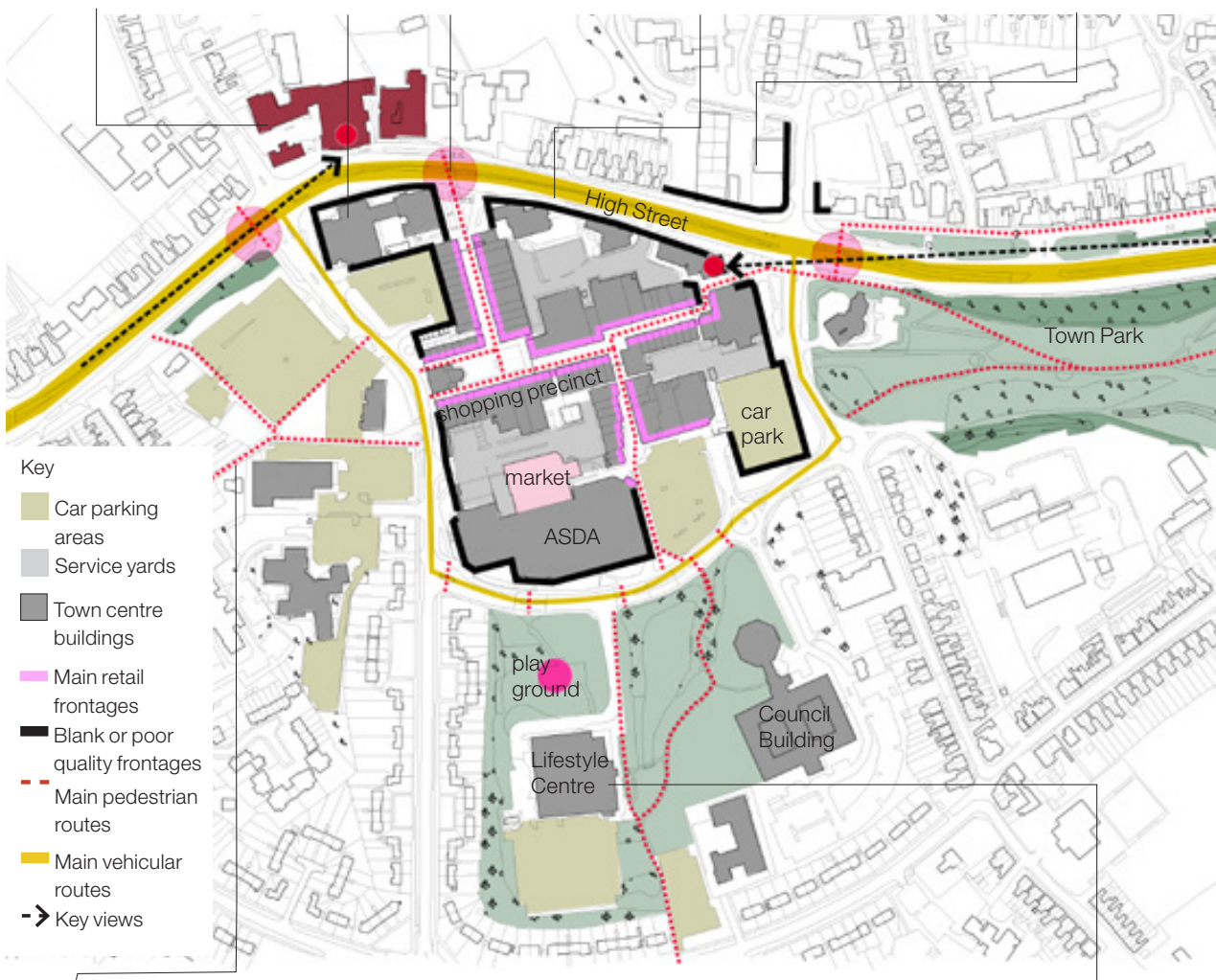
Pedestrian subway - the A54 creates an unpleasant pedestrian environment



The northern edge of the town centre is of poor townscape quality. Buildings are low and turn their backs onto the main road.



Non-town centre uses such as garages create a poor frontage onto the main road.



Pedestrian link to surrounding residential area.



Surface car parking and service area create an unattractive environment.



Entrance to shopping precinct.



Access to shopping precinct from the south.



Lifestyle Centre

Landscape and public realm

A key strength of Winsford is its connections to the countryside, in particular along the Weaver Valley.

Throughout the town exist a number of green spaces, that are designated as Green Wedges. These vary in their quality and purpose. Some provide amenity value only, while others include sports pitches and play grounds.

Generally, the quality of open spaces is poor in terms of landscape quality, supervision, linkages, facilities and having a clear role and purpose. In particular in the 60s to 80s developments buildings often 'turn their back' onto open spaces.

Boundary conditions further affect the quality of the public realm. Where walls or fences are lost or broken down, on-plot car parking dominates, or where gardens are uncared for the overall quality of the place suffers.

At consultation the Bottom Flash was repeatedly identified as a high quality and well-loved asset. However, many people thought that access could be improved and promote it as recreation and leisure destination.



Poor boundary conditions impact onto the quality of the public realm.



Play and recreation space in Wharton



The Town Park





The Bottom Flash

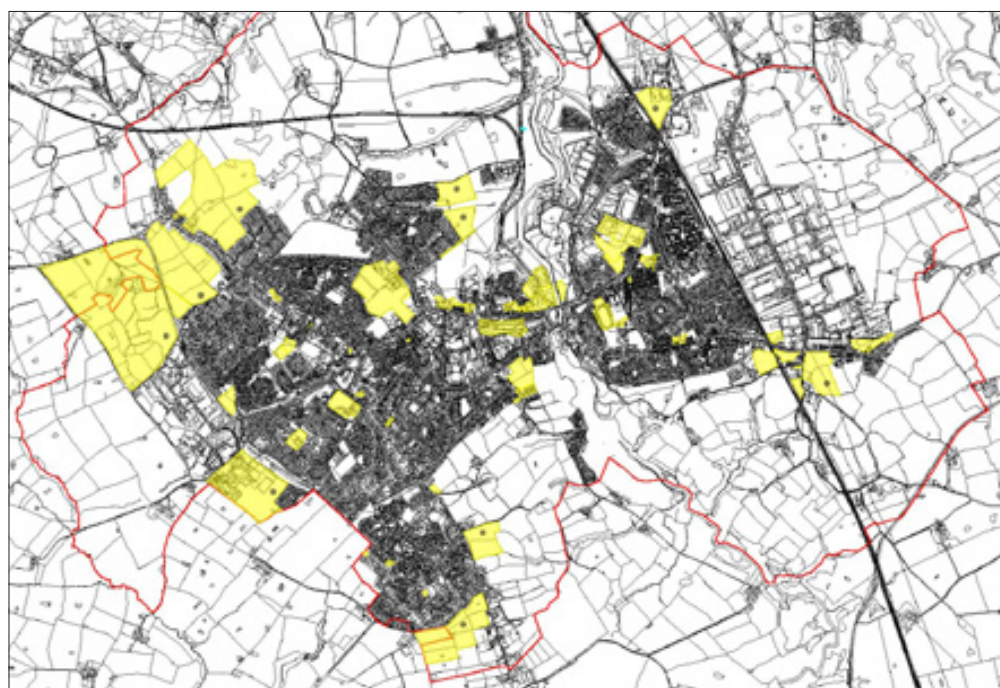
Chapter 4: Constraints and Opportunities


Land ownership / sites

Landownership is a key consideration in terms of delivering change. Below we have highlighted public sector ownership and the SHLAA document that identifies potential sites for housing growth.



-  CWAC ownership
-  Winsford Town Council ownership



-  SHLAA sites (SHLAA 2010-2011)

Opportunities and Constraints

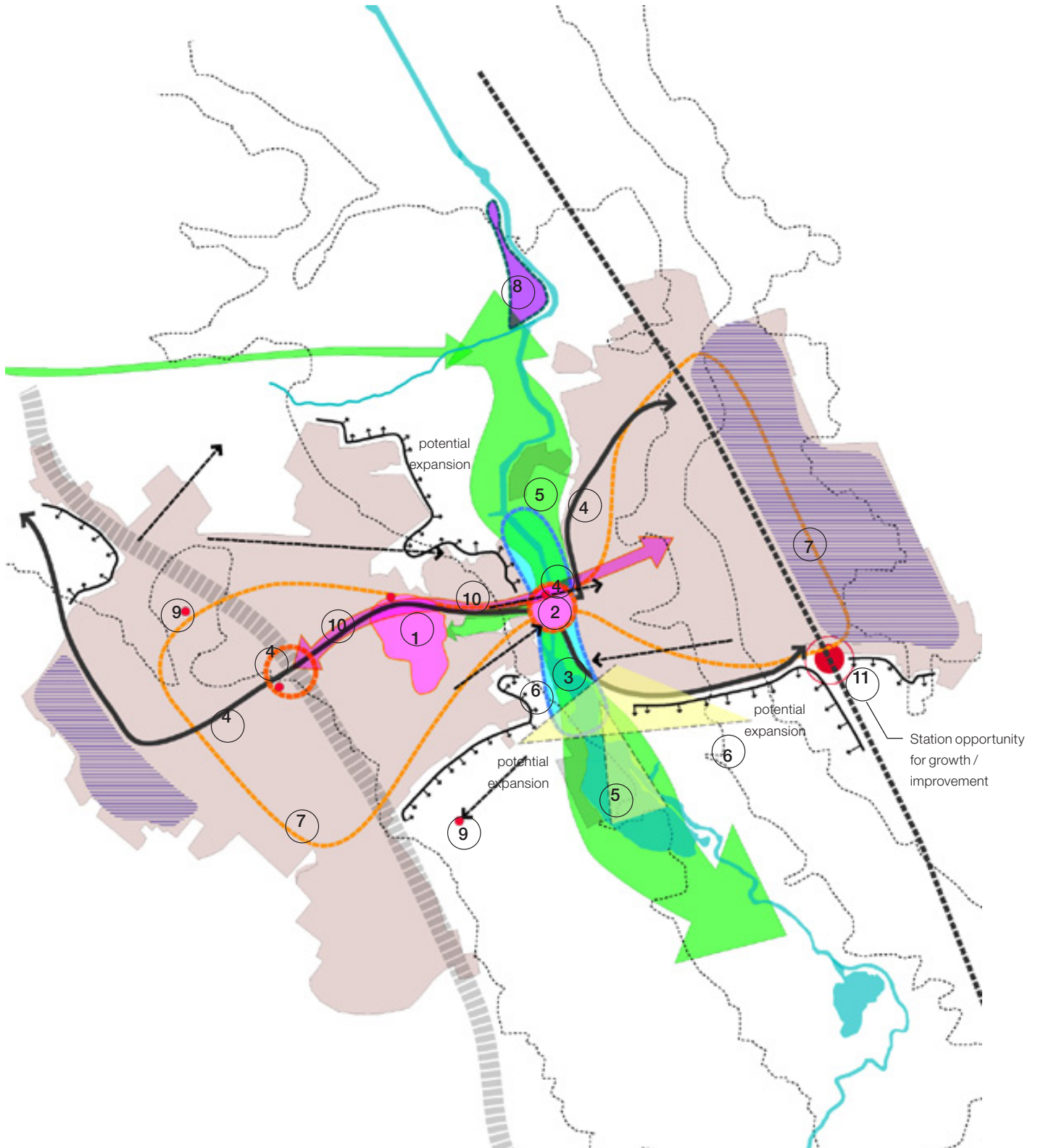
The above gives an overview of the issues and qualities of Winsford. The next section identifies a number of opportunities and constraints for the future development of Winsford.

Opportunities:

- **1** - Improve / revitalise the town centre in terms of its retail offer, physical appearance and integration into the wider town;
- **1** - Intensify development within the town centre;
- **2** - Create a leisure focus in the valley centred around the River Weaver and the Flashes;
- **3** - Utilise the river and Bottom Flash for leisure activities, such as restaurants, recreation and culture;
- **4** - Improve the visual appearance of Winsford's major thoroughfares and gateways to create better 'image' of Winsford and reduce the impact and barrier effect of the A54;
- **5** - Enhance the quality of the natural landscape in the Weaver Valley;
- **6** - Exploit the local topography to create distinct development and enhance existing views;
- **7** - Improve existing bus services and introduce new town circular town bus, that links residential areas to the town centre and station;
- **8** - Raise profile of Salt works and create tourist destination;
- **9** - Retain and enhance existing landmarks and historic buildings;
- **10** - Create an active and high quality link between Over, the town centre, Weaver valley and Wharton; and
- **11** - Improve the station and integrate it better into the town.

Constraints:

- Flood zone considerations have to be taken into account in relation to type and form of development;
- The A54 impacts negatively on the adjacent areas and may impact on development opportunities. Also, its road infrastructure such as this is difficult and expensive to change or adjust;
- Retention of the landscape qualities of the River Weaver and the Flashes;
- Retention of setting of St Chads Conservation area;
- Retention of quality of the Country Park to the north of Winsford; and
- Landownership, in particular in the town centre may restrict development opportunities.



Appendix A: Residential Site Deliverability

RESIDENTIAL ALLOCATIONS

Site Ref	Description	Owner	Comments
NTC 1 SHLAA WFN0010	Land at Roehurst Lane / Hawkshead Way Vacant greenfield site 3.4 ha	CWACC	<p>Suitability: Site in residential area on edge of Winsford. No suitable access at present – potentially can be provided from Roehurst Lane or via Site NTC 2.</p> <p>Availability: Identified in SHLAA as having reasonable expectation of delivery in the medium term subject to securing suitable access and planning permission.</p> <p>Deliverability: One of several CWACC owned sites. CWACC is committed to the Winsford NP and is investigating a strategy for brining its land forward.</p>
NTC 2	Verdin Playing Fields Playing fields, informal open space 7.8ha	CWACC	<p>Suitability: Site in residential area. Access may be provided from Roehurst Lane and from Bradford Road.</p> <p>Availability: Subject to town-wide playing fields strategy to re-provide existing facilities elsewhere.</p> <p>Deliverability: One of several CWACC owned sites. CWACC is committed to the Winsford NP and is investigating a strategy for brining its land forward.</p>
NTC 3 SHLAA WFN0032	Winsford Clio Centre, Sadler Road, CW7 2NB Vacant – former car garage 0.13ha	Paul Webster	<p>Suitability: In mixed-use area (including residential) close to town centre.</p> <p>Availability: Vacant site</p> <p>Deliverability: Planning permission for 12 dwellings (Ref 09/00635/OUM). Extended Dec 2012 (12/03149/EXT)</p>
NTC 4	Land to the north of Winsford Police Station Vacant land 0.40 ha	CWACC	<p>Suitability: No suitable vehicular access at present – possible via Sadler Close or via Collingham Way with involvement of police station. Adjacent to existing residential areas. Some ground contamination.</p> <p>Availability: Vacant land, scrub and some trees.</p> <p>Deliverability: One of several CWACC owned sites. CWACC is committed to the Winsford NP and is investigating a strategy for brining its land forward.</p>
NTC 5 Southern part of	Overway, CW7 2NY Vacant land	Richmond Packaging Ltd	<p>Suitability: Eastern part of site is within Flood Zone 2.</p> <p>Availability: Vacant land</p>

site: SHLAA WFN0003	2.17 ha		Deliverability: Site has outline planning permission for 37 units. Forms part of Winsford Waterfront Development Area (Ref 09/02106/OUT)
NTC 6 SHLAA WFN0008	Cheshire Warehousing, New Road CW7 2NX	The Trustees of Cheshire Warehousing Pension Scheme	<p>Suitability: Brownfield site in urban area, identified for regeneration.</p> <p>Availability: In employment use but may vacate</p> <p>Deliverability: Permission granted for residential development of 50 units. Forms part of Winsford Waterfront Development Area (Ref. 09/01878/OUT)</p>

Site Ref	Description	Owner	Comments
STC 1 SHLAA WFS0003	Way's Green Grassed over vacant land. 2.9 ha	S J Dodd / John Massey	<p>Suitability: Vacant site close to town centre in residential area</p> <p>Availability: Vacant</p> <p>Deliverability: Planning permission for 93 units. Allowed on appeal. (Ref. 09/02473/FUL - Anwy; Ref. 12/03429/FUL - Persimmon). (Persimmon will now develop 60 of the units, Anwy the remainder). On site.</p>
STC 2	Way's Green South Agricultural Land 10.3 ha	Not known	<p>Suitability: Adjacent to residential area and STC3 (proposed open space next to Bottom Flash)</p> <p>Availability: Comprehensive masterplan being developed with Site STC 4. Developer in contact with Neighbourhood Plan Team.</p> <p>Deliverability: Developer has confirmed viability.</p>
STC 4	Land north of St Chad's Agricultural Land 13.6 ha	Not known	<p>Suitability: Adjacent to residential area. Adjacent / partly within St Chad's Conservation Area.</p> <p>Availability: Comprehensive masterplan being developed with Site STC 2. Developer in contact with Neighbourhood Plan Team.</p> <p>Deliverability: Developer has confirmed viability.</p>

Site Ref	Description	Owner	Comments
S 1	Land at Rilshaw Farm Agricultural Land	Over Estates	<p>Suitability: Greenfield land close to station and adjacent to Bottom Flash.</p> <p>Availability: Landowner has indicated interest in bringing land forward during neighbourhood planning process.</p>

	42 ha		Access from Rilshaw Lane limited, needs to be brought forward comprehensively with Sites S2 and S3. Deliverability: Developer has confirmed viability.
S 2	Land north of Rilshaw Lane Agricultural Land 8 ha	Over Estates	Suitability: Greenfield land close to station and adjacent to Bottom Flash. Availability: Landowner has indicated interest in bringing land forward during neighbourhood planning process. Access from Rilshaw Lane limited, needs to be brought forward comprehensively with Sites S1 and S3. Deliverability: Developer has confirmed viability.
S 3	Land north of Rilshaw Lane Agricultural Land 3.6 ha	Over Estates	Suitability: Greenfield land close to station Availability: Landowner has indicated interest in bringing land forward during neighbourhood planning process. Access from Rilshaw Lane limited, needs to be brought forward comprehensively with Sites S1 and S2. Deliverability: Developer has confirmed viability.
S 4 SHLAA WFN0022	Land adjacent to railway station Open countryside 2.2 ha	Over Estates	Suitability: Adjacent to urban area and railway station Availability: Not in active use Deliverability: Developer has confirmed viability.
S 5 SHLAA WFN0023	Middlewich Road Open countryside 0.85 ha	CWACC	Suitability: Access is potentially difficult: new access required onto A54 Availability: Not in active use Deliverability: One of several CWACC owned sites. CWACC is committed to the Winsford NP and is investigating a strategy for bringing its land forward.

Site Ref	Description	Owner	Comments
W 1 SHLAA	Former Leaf Lane Infant School	CWACC	Suitability: Brownfield site in urban residential area. Sustainable urban location. Availability: Vacant

WFN0015	Vacant site 0.72 ha		Deliverability: One of several CWACC owned sites. CWACC is committed to the Winsford NP and is investigating a strategy for brining its land forward.
W 2 SHLAA WFN0005	Land at Beaulieu Avenue Vacant brownfield site 0.83 ha	Vanese Developments	Suitability: Brownfield site in residential area. Issues with contamination / gassing, Availability: Vacant land Deliverability: Application for 17 units approved (Ref. 09/02491/FUL). No issues of viability raised with CWACC by applicant. Suitability: Brownfield site adjacent to residential area.
W 3 SHLAA WFN0006	Wharton Road Breaker's yard in active use. 4.7 ha	Car Transplants Ltd	Availability: Yard is in use but could relocate to alternative premises. Deliverability: Pending planning application for 150 units and 12,000 sq ft of employment uses (B1, B2 and B8). CWACC are currently in negotiations with the applicant on the S106 and expect to come to an agreement in the near future.
W 4 SHLAA WFN0024	Land at Nat Lane Partly vacant employment land 4.9 ha	S Cooper and Sons Ltd	Suitability: Within an existing industrial estate but close to residential. Availability: Site in use but has been promoted for residential by owners. Deliverability: Pending outline planning application for 161 units. Currently negotiating the S106, with a reduced contribution likely to be agreed.
W 5 SHLAA WFN0012	Land at Bostock Road Vacant 4.09 ha	CWACC	Suitability: Part greenfield, part brownfield Availability: Promoted by CWACC for residential Deliverability: One of several CWACC owned sites. CWACC is committed to the Winsford NP and is investigating a strategy for brining its land forward.

Site Ref	Description	Owner	Comments
O 1	Land to the west of Chester Road	Multiple – Garnett, Verdins, Pimlotts	Suitability: On the edge of urban settlement adjacent to existing residential. In Open Countryside, so policy restrictions apply.

SHLAA WFS007	Vacant agricultural land 17.18 ha		<p>Availability: Vacant and planning permission granted.</p> <p>Deliverability: Planning application for shared access option (Ref 12/01755/OUT) to be issued once S106 is signed. Once decision notice is issued, application without shared access (12/01756/OUT) will be withdrawn by applicant. CLG not calling either application in.</p>
O 2 SHLAA WFN0009	Land at Littler Lane / Oakmere Road Vacant scrubland, greenfield site. 1.9 ha	Morris Homes	<p>Suitability: Vacant site on edge of urban area. Adjacent to site O 1. In Open Countryside.</p> <p>Availability: Land not in active use, planning application submitted.</p> <p>Deliverability: Current planning application for 65 units (Ref 12/01462/OUT). Minded to approve, awaiting signing of S106. CLG not calling in.</p>
O 3	Former Woodford Lodge School Site 15.4 ha	CWACC	<p>Suitability: On the edge of the urban settlement, adjacent to residential to the south-east.</p> <p>Availability: Vacant former school site</p> <p>Deliverability: One of several CWACC owned sites. CWACC is committed to the Winsford NP and is investigating a strategy for brining its land forward.</p>
O 4	Former Handley Hill Primary School Site 2.52 ha	CWACC	<p>Suitability: Sustainable location within urban area adjacent to existing residential.</p> <p>Availability: Vacant former school site</p> <p>Deliverability: One of several CWACC owned sites. CWACC is committed to the Winsford NP and is investigating a strategy for brining its land forward.</p>

Bibliography

The following background documents have been taken into account in the preparation of this report:

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- Landscape Character SPD, 2007

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