

Cheshire West & Chester Council

Local Plan



New Local Plan Scoping consultation

September 2026



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 type in the text boxes.



When you have finished the survey, save it to your computer and email a copy to: planningpolicy@cheshirewestandcheshire.gov.uk.

Cheshire West and Chester Council is making a new **Local Plan**.
We want to know what you think about it.



Please send your comments by **5pm on Monday 28 September 2026**.

What is a Local Plan?

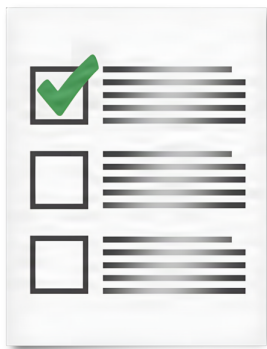


A **Local Plan** says where new homes, jobs, roads, schools and other services may go.



It also helps protect important places and buildings.

Please help us by telling us what you think.



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

It is called the **scoping consultation**.



We want to know what the new Local Plan should include.



We also want to know the best ways to talk to people about the Local Plan.

Your answers will help us decide how to share information.

What will happen after the consultation?



We will read all the comments people send us.



We will write a summary of the main things people told us.

This will help us write the new Local Plan.



Important – this consultation is only for early ideas and feedback.

Why do we need a new Local Plan?



We need a new Local Plan because the old one is over five years old.

The government has changed the rules for making Local Plans.



The new rules should make Local Plans quicker and simpler to write.

We plan to finish the new Local Plan by December 2028.

What things could be in the new Local Plan?



The new Local Plan will decide where new homes and jobs go.

It will include **affordable housing** so homes are not too expensive.



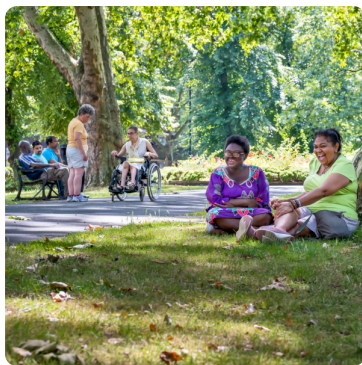
The plan will focus on town centres and local shops.

It will also look at transport and parking needs in the area.



Climate change and flood risks will be considered.

Climate change means big changes in the weather, like stronger storms.



The plan will protect parks, **open spaces**, trees, and nature.

Open spaces are areas without many buildings for play and relaxation.



Old buildings and places will be protected.

The design of new buildings and places will also be important.



The plan will cover **minerals** and waste.

Minerals like sand and gravel are used for building.

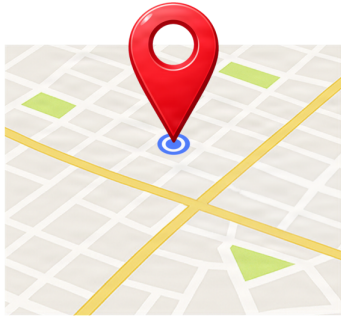


Local areas like Chester, Ellesmere Port, Northwich and Winsford will be included.

Question 1

Do you agree that these things should be covered by the new Local Plan?

Please choose one answer for each topic.



Future development and homes

What the plan could cover	No view	Agree	Disagree
Settlement hierarchy – grouping towns and villages by size and services. Settlements are towns and villages.			
Accessible and adaptable homes – say how many new homes should be built to be easier for older people and disabled people to live in.			
Water efficiency– make all new houses use less water.			
Minimum space standards – make sure all rooms in new houses are above a certain size. Standards are rules that help make sure something is done properly.			

What the plan could cover	No view	Agree	Disagree
Energy efficiency – say that buildings should save more energy than national standards require.			
Housing density – say how many new houses should be on sites in town centres and places with good public transport. It will also say if different settlements should have different rules about this. Density means how many houses can be built on a site of a certain size and how close together the houses are.			
Affordable homes in the countryside – say that when small numbers of houses are built in the countryside, some of them should not be too expensive.			
Rural workers homes – say when a new house for a person working in the countryside is allowed. Rural workers homes are houses built for people who work on farms and in other rural businesses.			

What the plan could cover	No view	Agree	Disagree
Rural exception sites – say when affordable houses can be built in the countryside if local people need them. Rural exception sites are places where we would not allow building unless houses are needed there for local people to live.			
Houses in Multiple Occupation – say when a House in Multiple Occupation will be allowed. 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.			



Jobs and town centres

What the plan could cover	No view	Agree	Disagree
Employment land – say what we will do when a place where people work might be changed to houses.			
Local jobs for local people – make sure that local people have access to jobs and training.			
Jodrell Bank consultation zone – protect the Jodrell Bank Radio Telescope where scientists look at the stars and outer space.			
Retail impact assessments – say when new shops outside town centres must show they will not harm other shops and town centres. A retail impact assessment is a study that looks at how a new shops could affect existing shops and town centres.			

What the plan could cover	No view	Agree	Disagree
Hot food and fast-food takeaways – say when new hot food takeaways will be allowed, for example close to schools and other places used by young people.			



Design, travel and the environment

What the plan could cover	No view	Agree	Disagree
Design – say what new buildings and places should look like.			
Transport impacts – sets rules for when new buildings cause enough extra traffic to need a special survey. A transport impact assessment helps make sure roads and transport can cope with the new development.			
Parking standards – say how many car parking spaces new houses and other buildings need.			
Important landscapes and nature areas – protect important parts of the countryside.			
Local Natural Recovery Strategy – say how the Local Plan will help to protect nature.			

What the plan could cover	No view	Agree	Disagree
Peat – say where peat is and protect it from damage caused by new building. Peat is a type of soil made over thousands of years from dead plants.			
Recreation land and facilities – protect and build new places like parks and play areas, for people to spend time outside and exercise.			
Green infrastructure – set rules for new green spaces.			
Tree cover – protect trees and plant more trees.			



Places

What the plan could cover	No view	Agree	Disagree
Chester – say how we will protect the city and what is special about it. We will also find places to build new homes and other new buildings.			
Ellesmere Port – say how we will protect the town and what is special about it. We will also find places to build new homes and other new buildings.			
Northwich – say how we will protect the town and what is special about it. We will also find places to build new homes and other new buildings.			
Winsford – say how we will protect the town and what is special about it. We will also find places to build new homes and other new buildings.			

What the plan could cover	No view	Agree	Disagree
Frodsham – say how we will protect the town and what is special about it. We will also find places to build new homes and other new buildings.			
Neston and Parkgate – say how we will protect the town and what is special about it. We will also find places to build new homes and other new buildings.			
Helsby – say how we will protect the town and what is special about it. We will also find places to build new homes and other new buildings.			
Middlewich – say how we will work with Cheshire East Council to meet future needs in Middlewich.			
Other settlements – say how we will protect smaller settlements. We will also decide where to build new homes and other new buildings.			

Question 2



Are there any other things that you think should be included in the Local Plan?

You can suggest up to 5 ideas if you want to.

Idea 1	
Idea 2	
Idea 3	
Idea 4	
Idea 5	

How we should talk to people



We want to know the best ways for people to help us write the new Local Plan.



Your answers will help us decide how to tell people what we are doing. They will also help us know how to ask what people think about the Local Plan.

Question 3



Do you agree with these ways of asking people what they think?

Please choose one answer for each method.

Method	No view	Agree	Disagree
Council website – we put information about the Local Plan on our website. This will be the main place to find out about the Local Plan.			
Emails and letters – we will usually send emails to people who have asked to hear about the Local Plan. We will only send letters in the post if we do not have an email address for someone.			

Method	No view	Agree	Disagree
Online consultation – this will be on our website, and might include documents to read, online meetings or online exhibitions depending on the stage of the Local Plan.			
Local media – we will tell people about the Local Plan by using local news and social media. This will help more people know about the consultations and how to tell us what they think.			
Access to documents – consultation documents will be put on our website and paper versions will be put at our main offices in Ellesmere and Winsford. Local people can also use computers in the Council’s Resident Assistance Points and libraries to look at the documents online.			
Newsletters –we might send a newsletter by email to let people know about a consultation, a specific issue or more information.			
Briefings and workshops – we might hold online meetings or workshops to gather information about local places and important topics.			

Question 4



Are there other ways we could ask people what they think about the Local Plan?

You can suggest up to 5 ideas if you want to.

Idea 1	
Idea 2	
Idea 3	
Idea 4	
Idea 5	

Question 5



How can we help people who do not usually reply to tell us what they think?

You can suggest up to 5 ideas if you want to.

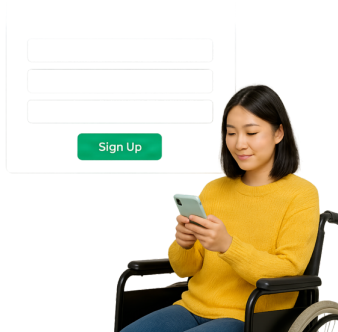
Idea 1	
Idea 2	
Idea 3	
Idea 4	
Idea 5	

Find out more



You can look at our website here:

<https://planningpolicy.cheshirewestandchester.gov.uk/new-local-plan>



To stay up to date with the Local Plan, please [register online](#).



You can also email us at

planningpolicy@cheshirewestandchester.gov.uk

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Accessing Cheshire West and Chester Council information and services

Council information is also available in audio, Braille, large print or other formats. If you would like information in another format or language, including British Sign Language, please email us at:

equalities@cheshirewestandchester.gov.uk

إذا أردت المعلومات بلغة أخرى أو بطريقة أخرى، نرجو أن تطلب ذلك منا.

যদি আপনি এই ডকুমেন্ট অন্য ভাষায় বা ফরমেটে চান, তাহলে দয়া করে আমাদেরকে বলুন।

Pokud byste požadovali informace v jiném jazyce nebo formátu, kontaktujte nás

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

ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਕਿਸੇ ਹੋਰ ਭਾਸ਼ਾ ਵਿਚ ਜਾਂ ਕਿਸੇ ਹੋਰ ਰੂਪ ਵਿਚ ਚਾਹੀਦੀ, ਤਾਂ ਇਹ ਸਾਥੋਂ ਮੰਗ ਲਵੋ।

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.

اگر آپ کو معلومات کسی دیگر زبان یا دیگر شکل میں درکار ہوں تو برائے مہربانی ہم سے پوچھئے۔

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