

Your ref:
Our ref: CWAC Issues and Options Local Plan Response
– Arden Enterprises
E: londonplanningteam@bidwells.co.uk
Date: 29/08/2025

Planning Policy
Cheshire West and Chester Council
Chester

Via Email:
planningpolicy@cheshirewestandchester.gov.uk

Dear Sirs,

**CHESHIRE WEST AND CHESTER (CWAC) ISSUES AND OPTIONS (REGULATION 18) LOCAL PLAN CONSULTATION
RESPONSE OF ARDEN ENTERPRISES GROUP LLP**

1. These written representations to the CWAC Regulation 18 Local Plan have been prepared by Bidwells LLP on behalf of Arden Enterprises Group LLP (formerly Tatton Group). Arden Enterprises Group focuses on high-quality, mixed-use placemaking and net gain development to support the ambitions of both as a legacy landowner and a sub-regional stakeholder.
2. This response sets out our initial assessment of the emerging Local Plan. Arden Enterprises Group welcomes the commitment to plan for meeting the housing and other development needs of Cheshire West. However, for the plan to meet the legal compliance and the soundness tests set out in the NPPF, we have identified the need for Council to reconsider the following points before proceeding to Regulation 19:
 - i. Options and reasonable alternatives for its spatial strategy;
 - ii. Housing and rural investment policies related to rural areas.
3. The Sustainability Appraisal examines the Strategic Objectives of the existing Local Plan and relates these to the spatial strategy options. These options are **not meeting legal requirements** as the three options are in fact just one, devoid of real alternatives: the three options all concern the expansion of the periphery of existing towns and rural service centres.
4. Option A (Green Belt) and Option C (growth along transport corridors) appear to be variations of a single spatial strategy represented in Option B i.e. the expansion of towns and rural service centres only, which is not a positive anticipation or assessment of future needs and opportunities. Option A is a decision not to expand those centres in Green Belt areas. Option C is in effect an adjunct of site selection, it does not appear to be a strategic proposition or alternative. The table at Appendix 2 sets out the numbers proposed under the options by settlement. This demonstrates that there is only one decisive factor between the options, and that is whether the site is in the Green Belt or not. To meet legal requirements, the local plan must put forward some alternative objectives and spatial options which respond to the future needs and opportunities of the District, and not just those which were deemed appropriate in the previous Local Plan.

25 Old Burlington Street, London W1S 3AN
T: 020 7493 3043 E: info@bidwells.co.uk W: bidwells.co.uk

5. In most cases, this results in significant development on the edge of existing towns which risks over-extension, and in some cases coalescence of Northwich, Hartford, Leftwich, Moulton and Davenham as well as Winsford, and Middlewich. This is shown in **Figure 1** below:

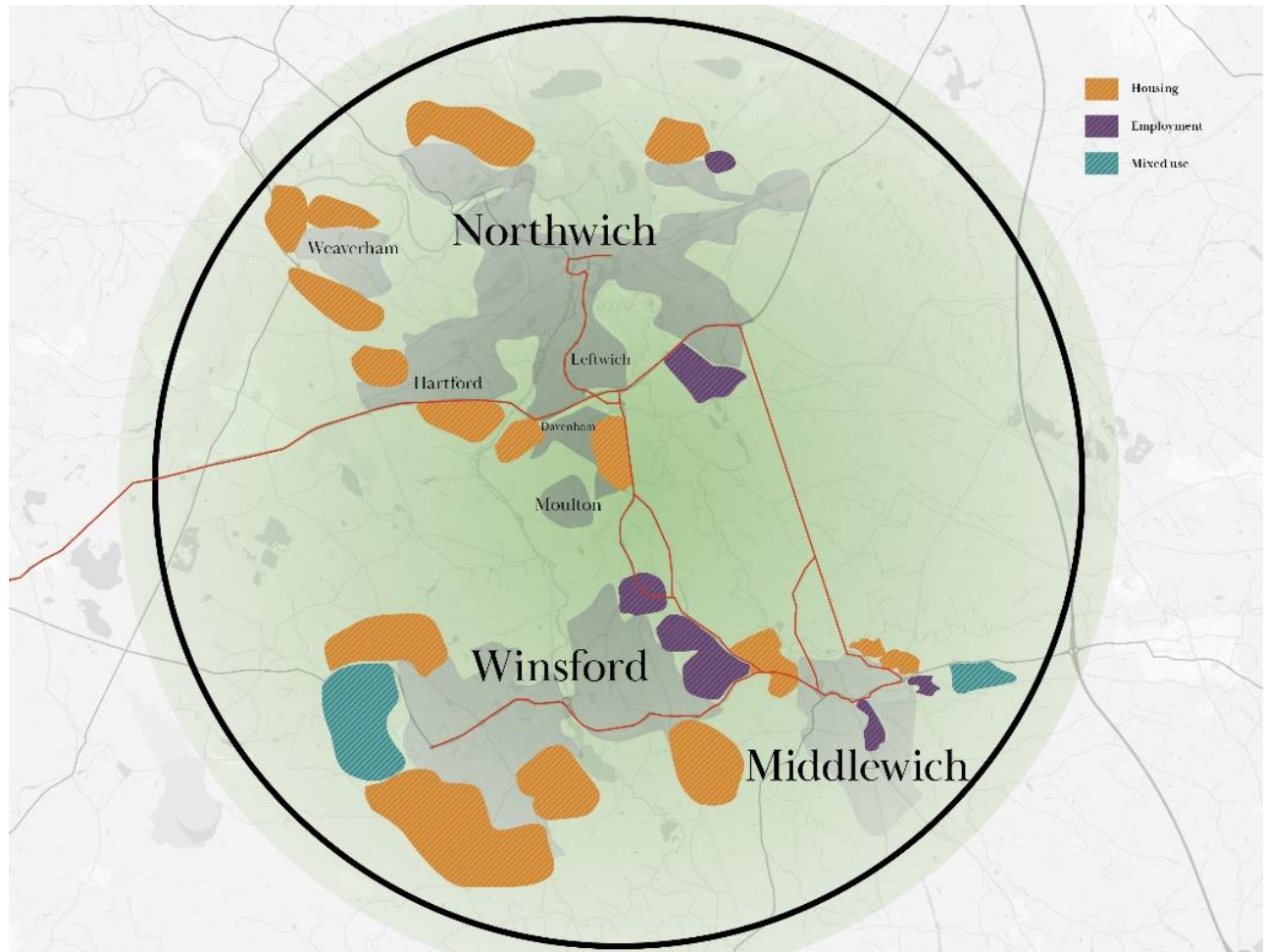


Figure 1 – Proposed growth as shown in the Spatial Options shows significant coalescence and over-extension of existing communities

6. At paragraph 5.36 the Sustainability Appraisal states that there are no reasonable alternatives. **This is not true** as paragraph 5.36 the SA concedes that *no alternatives have been assessed* and one of the objectives of this Regulation-18 consultation exercise is to invite reasonable alternatives as stated in paragraph 2.24 of the SA. Moreover, it is difficult to formulate a strategy for this area without meaningful engagement with Cheshire East regarding the future of Middlewich. The current options do not advocate an option, but merely the absence of a Plan, which is not effective or planning positively.
7. Therefore, on behalf of Arden Enterprises Group LLP, we put forward two positive sustainable alternative strategy for future growth which we contend would fulfil the requirement for positive planning and meet legal requirements in the SA.

8. These two propositions are:
- i. **Growth Hubs:** Examining the distribution of settlements and economic activity to determine if new growth hubs could relieve pressure and endless expansion of existing urban communities, whilst improving transport and active travel between them and to greenspace with their rural hinterland;
 - ii. **Rural Clusters:** Examining how all rural communities can benefit from new investment, not just those that are an existing service centre, to make these existing areas more sustainable and able to thrive.

Spatial Alternative: Growth Hubs

9. The Spatial Strategy should move beyond a settlement-by-settlement approach and identify how broader patterns of growth can improve transport, economic and environmental connections between existing settlements by directing growth to strategic nodes. At the same time, this would avoid over-extending existing settlements, risking coalescence or forcing existing communities to absorb yet more development. The Salt Towns will benefit from planned investment in the Middlewich bypass, the plans to reopen passenger services at Middlewich and the proposed bypass for Winsford. These investments underpin how the new Local Plan needs to get ahead of this investment and its transformative impact.
10. There are also regeneration benefits to existing communities in taking a holistic approach to a locality, rather than a settlement-focussed approach. Paragraph 77 of the NPPF encourages a bolder approach looking at new settlements as well as extension to existing settlements and it is in this respect we put forward our **alternative option** for a **Sustainable Growth Hub**.
11. Specifically, our proposals for a Sustainable Growth Hub at land at **Bostock Green** would positively address growth around the Salt Towns, whilst improving the quality of life of these existing communities. Located equidistant between Middlewich, Winsford and Northwich/Davenham, Bostock Green has obvious and significant potential to support the emerging plan spatial strategy but was **not considered as part of any the spatial options** for growth in this area despite several years of active promotion by its legacy landowner.
12. Identification of a **mixed-use area for growth** provides an opportunity to improve rural access to existing service centres, avoid over-extending existing settlements and improve sustainable connectivity between the three Salt Towns, without risk of coalescing, as **Figure 2** shows below:

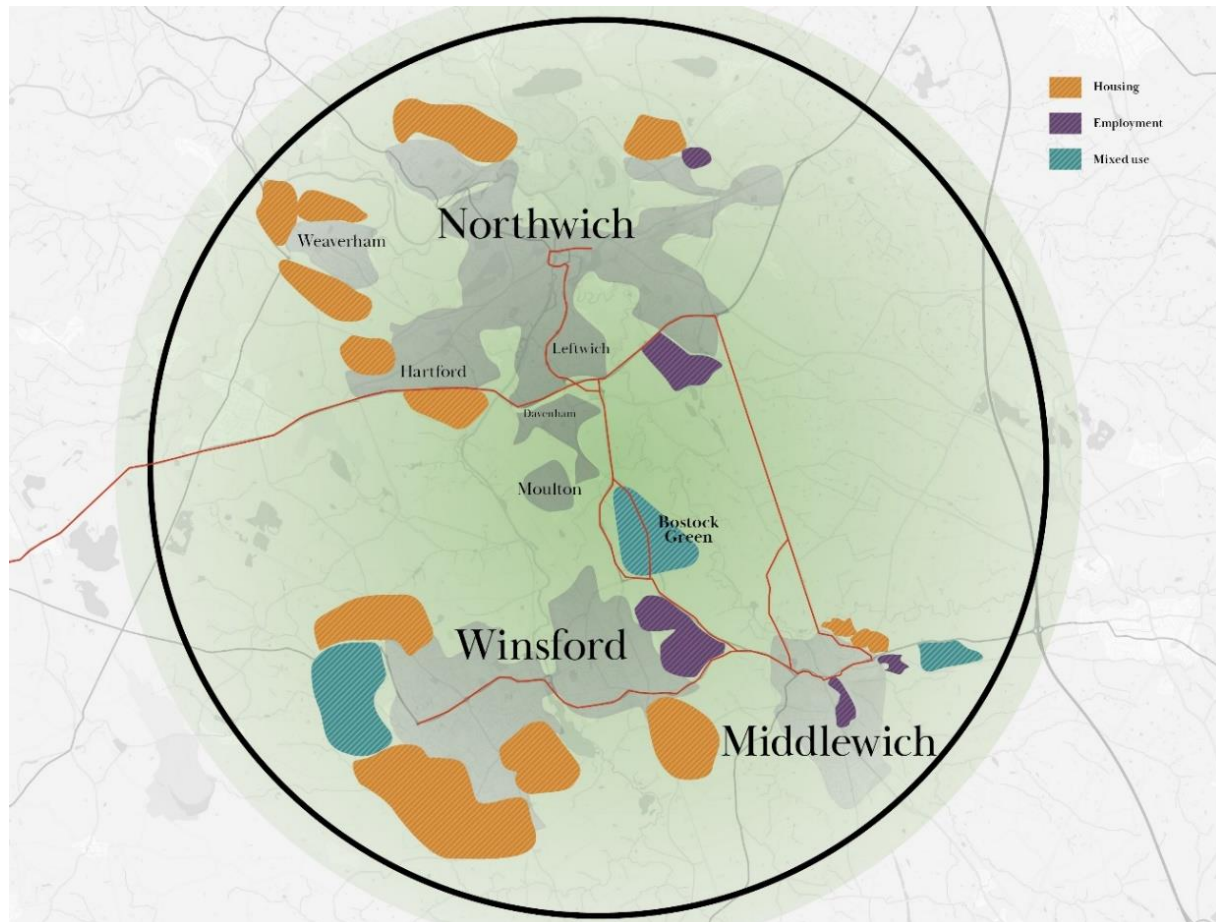


Figure 2 – Proposed Growth Hub around Bostock Green as another Option to consider. Reduction of edge of settlement and coalescence of communities in favour of a new sustainable, walkable community that improves connectivity between the three Salt Towns and provides access to greenspace for existing residents of these towns.

13. Arden Enterprises Group is responsible for the management of most of the model village of Bostock Green, with over 30 buildings, rural businesses such as the Hayhurst Arms, Tilly Tots Nursery School and the working Smithy and is home to 200 residents and jobs. Arden Enterprises Group takes a long-term approach and works closely with its tenants and partners to ensure mutually beneficial and sustainable outcomes across its estate. In respect of Bostock Green, Arden Enterprises Group has worked hard to maintain the significance of the village whilst investing and supporting businesses and facilities to support village life making direct investment itself as well as securing over £2m from partners like Brunning & Price to create over 100 new jobs.
14. The site was presented as an opportunity for CWAC and Arden Enterprises Group to pilot a new approach to using the largely rural hinterland to better link the historic Salt Towns of Northwiche, Winsford and Middlewiche. A copy of the response is provided at **Appendix 1**.
15. As shown at **Figure 3**, Bostock Green could not just provide housing and employment, but also a vibrant, mixed-use walkable community as well as social infrastructure also serving the Salt Towns through new walking trails, community facilities and services, alongside environmental net gains.

Meanwhile, this provides a compelling reasonable alternative to over-extending the periphery of existing communities such as Davenham, Northwich, Hartford, Winsford and Middlewich, which if realised, would effect coalescence between these various communities. Moreover, the existing strategy would only deliver “housing” and “employment” as the draft plans exclusively show. There is no mixed-use alternative that could release pressure on these communities and provide them with improved access to greenspace as well as each other’s employment and service centres.

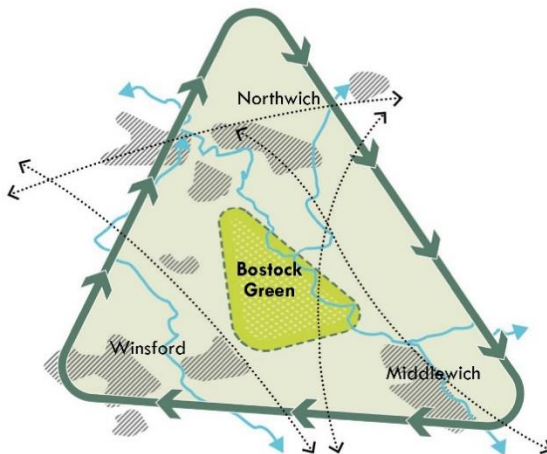


Figure 3 – Bostock Green as a Sustainable Growth Hub between the surrounding communities of Winsford, Middlewich and Northwich

16. **Land at Bostock Green is largely free of constraints and is not within the Green Belt.** The site would therefore be a sustainable location for growth especially under spatial strategy option A (retain the Green Belt). It is our view that non-Green Belt locations near Winsford, particularly north and east of the town close to the rail station and town centre like Bostock Green, should be prioritised over development of Green Belt land around larger urban areas in other less sustainably located sites. The site would also support Sustainable Growth Hubs and Rural Clusters, delivering much needed investment in rural areas in line with our proposed additional spatial strategy options above.
17. **Bostock Green is in a sustainable location, within 6 minutes of the rail station** and 4 minutes or 1.9 miles from the regionally significant and fast growing Winsford Industrial Estate. Appropriate growth on the rural hinterland can also open up opportunities for greater public access for both recreation and active travel between urban centres. For example, as part of the emerging development proposals, we are proposing circular walks along the River Dane and enhanced connectivity to nearby towns and potential links to Bostock Hall.
18. The site has been assessed within the 2025 Land Availability Assessment as having ‘initial constraints’ with >10% of the site area within flood zone 3. However, the site submission was revised in February 2025 to exclude land to the east within the flood plain. We therefore request that **the updated site submission is urgently re-assessed in the LAA**. Logically, the assessment should conclude the slightly reduced site is fully ‘suitable’ for mixed-use development.

19. The principle of using new settlements in support of growth is firmly embedded in Paragraph 77 of the NPPF and represent a clear and reasonable alternative that the Council is invited to assess. Arden Enterprises Group are willing to assist the Council in this respect to ensure the Council arrives at a legally compliant as well as sound and positive spatial strategy.

Review of Proposed Growth Parcels and the Implications for Coalescence

20. Having set out our positive alternative, we would like to highlight the risks and harms of the spatial strategy options proposed in the Reg-18 Consultation. In our assessment a material proportion of the areas selected are not sustainable and/or suitable locations for development.
21. We are concerned that the Draft Plan has failed to even consider, let alone objectively assess, a number of potentially suitable sites through exclusion of land subject to constraints which are perceived as “showstoppers” to restrict future development. This includes Local Green Spaces, designated heritage assets, key settlement gaps and areas of flood risk even for just part of a site. We do not agree that sites subject to these constraints should be automatically excluded from further consideration, and in addition it seems the approach has not been applied consistently to all areas, for instance site refs NOR 8 and WIN 04 are located almost wholly within designated Conservation Areas.
22. Bizarrely, the greenbelt and non-Greenbelt spatial options alike fails to consider opportunity areas promoted in the SHLAA outside the greenbelt (like Bostock Green) whilst including some very large sites with major constrains including Greenbelt.

Northwich Growth Options

Parcel NOR 8 (Hartford South – South of A556)

23. The site is identified as having capacity for c. 901 dwellings across a gross area of c. 43 hectares. Potential development of the land west of the railway line would rely on forming a new access of the A556. Both the west and east parcels have extensive coverage by mature trees which as well as being along established tree belts are also dispersed across the site. The east parcel contains a Local Wildlife Site and is mostly within a mineral safeguarding zone. Furthermore, the noise impact of the A556 is likely to sterilise the development potential allowing for likely noise buffers. The A-road also limits the ability to deliver sustainable transport connections back to the existing town. Having regard to the identified constraints, we consider the developable parts of the site are no greater than c. 29 hectares before other potential constraints are accounted for. However, even that smaller area for the above reasons - in particular the physical separation from the existing town caused by the A-road- is in our professional opinion not a sustainable option.

Parcel NOR 6 (Davenham East – South of Church St)

24. Almost all of the proposed growth area is within the designated Davenham Conservation Area boundary and also Neighbourhood Plan policy protections. The main facet of the conservation area is focused on land surrounding the Grade II listed building of Davenham Hall. As noted in the Davenham and Moulton Neighbourhood Plan, the meadow and mature trees that surround the listed building form an important part of the significance of the conservation area and the land is currently protected via an established Article 4 direction which removes agricultural permitted development

rights. Much of the land is also identified as medium to high distinctiveness ecology habitat which the Neighbourhood Plan seeks to protect. We are therefore of the opinion that this is not a sustainable location for strategic housing development or policy compliant and the growth area should be removed.

Parcel NOR 7 (Davenham West – North of Eaton Lane)

25. The site is identified as having a gross area of c. 21 hectares with capacity to provide c. 443 dwellings. The site has flood and ecology constraints associated with River Weaver and its habitats (with areas around the river designated local wildlife sites), and there is an extensive tree belt along either side of the river in this location which limits land available for development. We also note that a significant portion of the site falls within the draft order limits of the Hynet Hydrogen Pipeline. Following Cadent's Stage 2 consultation the route of the pipe has shifted east which is likely to impact the site's developable area particularly accounting for likely development stand-off distances. The consultation is also now well advanced with an application expected to come forward in Autumn 2025, such that the route is unlikely to be amended at this late stage in the process. Once these constraints are accounted for, the developable area is likely to be reduced to c. 15 hectares, which applying the density assumptions in the draft plan reduces the housing estimate by almost 150 units, before other potential constraints are accounted for.

Winsford Growth Options

26. Winsford has a number of non-Green Belt opportunities in sustainable locations which should be leveraged. However, land to the north and east of the town is generally better connected to existing services than the west. This is reinforced by the Sustainability Appraisal in the Winsford examined and adopted neighbourhood plan which found that potential growth areas to the west of the town score lower in terms of sustainability when compared to growth areas north and east which have better connections to the rail station and the town centre. As noted in the Neighbourhood Plan, while the land to the west of the town may be less constrained once the west 'edges' have been developed, in the long-term further edge development is more likely than the heart of the town being developed. This is not considered a sustainable long-term strategy.

WIN 04 (Winsford South – Ways Green)

27. This site is identified as having capacity for c. 1,672 dwellings across a gross area of c. 79 hectares. The site is located within the St Chad's (Winsford) Conservation Area and contains a scheduled ancient monument. The east part of the site is also within a 'highly visible area' as defined in the Landscape Character Assessment. Overall, this site is subject to a number of significant constraints is not considered a suitable location for growth for anything like that level of housing.

WIN 05 (Winsford West – Hebden Green) and WIN 06 (Winsford West – Blakeden Lane)

28. Parts of the site are within Flood Zone 2 and 3 and as such are at high risk of flooding. While these sites are generally less constrained than WIN 04, for the above reasons growth to the west of the town is considered less sustainable in the long term with these sites being far more removed from the existing population and services.

Middlewich Growth Options

29. Although not expressly presented, comments are sought on allocations adjoining Middlewich. We disagree with the Council that it is not possible to cooperate effectively with Cheshire East on the future of Middlewich. Indeed, this question reinforces the need for a positive growth option for the three Salt Towns that sees them as an interconnected entity with their own specific hinterland.

1. Spatial Alternative: Rural Clusters

30. Beyond accommodating strategic growth, we have serious concerns that the direction of planning policy fails to plan positively for rural areas despite the National Planning Policy Framework being clear on more positive measures. We reproduce the key paragraphs from the NPPF below:

“82. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.

83. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”

31. The first draft policy options are either silent on rural investment, with weak support for opportunities to deliver more affordable housing and services whilst allowing more accommodation for new families to renew and reinvigorate rural communities. In this respect, it is harder for small and medium builders to deliver investment in rural areas where thresholds to provide affordable housing is significantly lower and where there is no evidence that there is significant brownfield land in need of recycling in accordance with paragraph 65 of the NPPF. On the other hand, proposals for a dedicated policy for community-led housing are supported.
32. The proposed planning policy options therefore do not positively plan for the needs of rural communities, **contrary to paragraph 83 of the NPPF**.
33. This points to another Spatial Option for the SA to consider, one which in addition to making the Plan legally compliant, would also improve the quality of life, economic and environmental sustainability of rural areas. The spatial strategy needs to look beyond existing transport corridors and identify **Rural Clusters** where investment can be more intelligently promoted and delivered.
34. Without consideration of these Alternatives and positive planning for Sustainable Growth Hubs and Rural Clusters, the direction of the emerging Local Plan cannot be justified as appropriate based on the evidence submitted, or consistent with national policy in enabling the delivery of sustainable development and would be unsound.
35. We have set out the steps necessary to address that and are happy to assist in refining the spatial strategy options and supporting policies in pursuit of a sound Local Plan.
36. We urge the Council to consider these options as alternative strategies to strengthen connections between rural communities and urban centres through provision of new homes and other development, as well as looking for opportunities to reduce isolation and improve sustainability in rural areas.

Other Matters

Housing Need

37. Policy SS1 sets out the suggested policy approach for the Council to deliver a minimum of 1,914 new homes each year, over the duration of the plan period. The housing need over the plan period (15 years) is 28,710 units. The Council is proposing to meet the housing need in full which we support in principle.
38. While the proposals to meet the housing need in full are welcomed, the strategy must be informed by up-to-date evidence of housing needs, including the needs of the rural population which make up over one third of the total population of the borough.
39. The Council's rural housing evidence base is now considerably outdated, and the Rural Regeneration Strategy and Action Plan (2011) is in need of updating to inform the growth strategy for the new Local Plan to ensure it is positively prepared and justified. Surveys carried out by Cheshire Community Action in 2021-2024 for example have identified the need for least 844 additional homes in thirteen areas assessed at Parish level, with significant local need highlighted at Bostock and Moulton.
40. There also needs to be a credible and deliverable pipeline of sites to meet the housing need. In our informed professional view, the housing estimates in the Reg-18 plan and the LAA are overly optimistic and investigation into the deliverability of specific sites will reduce capacity significantly. Therefore, additional sites and multiple growth options are required to meet the housing need in full.

Review of Strategic Policies

41. Our overarching view of the strategic policies in the Regulation-18 Plan is that there is a **fundamental lack of explicit policy support for rural areas**. National policy requires planning policies to “plan positively for rural areas and communities”. In particular NPPF paragraph 82 states: “in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing”. Community-led should include those with responsibility for managing large amounts of housing stock within a community, such as an estate.
42. We are therefore **even more alarmed to see proposals to ‘potentially delete’ a number of rural based policies in the adopted Local Plan, without provision of new policies to support investment in rural communities**. This includes removal of policy MISC 5 (employment land provision in rural areas) and MISC 7 (rural diversification of land-based businesses). We see it as essential to retain explicit policy support for rural investment rather than relying on allocations in the Local Plan or provisions in the NPPF, not least in the context of the Council's preferred spatial strategy options which largely directs growth towards larger urban centres and service centres.
43. We also support submissions made by respected charity Cheshire Community Action which calls for a **dedicated policy which to promote community land trusts, co-operatives and self-build groups**.

44. The impact of draft policies on rural areas is reviewed in the ‘rural proofing’ section of the Sustainability Appraisal included with the draft plan consultation materials, however we have major concerns with the robustness of the analysis. The Appraisal recognises that deletion of rural policies such as MISC 7 will impact rural businesses but the extent of this is not fully acknowledged and actions are not proposed to resolve this backwards step. Our view is that the draft policies will lead to unequal outcomes for rural areas and will be found unsound.
45. Furthermore, we offer comment on the following specific policy approaches in the Regulation 18 Plan on the basis they lack soundness:
- i. Policy H02 (Affordable Housing) – the policy proposes requiring affordable housing on sites of 10 or more units, but in designated rural areas, three or more units will trigger the requirement. In our view the policy approach is overly prescriptive, and it is inappropriate to define a lower threshold for rural areas especially as they will often have higher infrastructure costs and be less viable in the first place. Delivering affordable units on smaller schemes in rural areas will be especially challenging for small builders and policies should be viable; fair; and also flexible enough to accept off-site contributions or small clusters of affordable home ownership housing where on-site provision is not viable. It is also unclear which studies if any have informed the proposals to adopt a lower affordable threshold for rural areas so the policy cannot be said to be justified based on proportionate evidence;
 - ii. Policy HE1 (Historic Environment) – the policy is reasonable in scope but should include specific reference to enabling development to secure the future of heritage assets to make the policy effective and to promote positive planning;
 - iii. Policy GB1 (Green Belt and Countryside) – we agree with the recommendation to move from a combined policy to separate policies to guide sustainable development in the Green Belt and countryside. However, we do not see it as appropriate or effective to define a list of acceptable uses as this will depend on local circumstances and need. Similarly, we also do not see it as appropriate that the policy limits redevelopment options in the countryside to the same uses as this limits options for rural diversification. Policies for development in the countryside should also recognise the flexibility needed for small settlements with limited services to accommodate new homes of an appropriate scale where this is essential to sustain their communities.

46. In summary, Arden Enterprises Group would like the Council to address the following:

- 1) Consider the potential transformation of the Salt Towns and how the Local Plan needs to respond to this opportunity – the Plan is silent on the economic, transport and place-making opportunity, focussing only on the expansion of existing service centres;
- 2) In support of that opportunity, prepare Alternative Growth Strategies for the SA and to include our proposal for a mixed use Growth Hub centred on Bostock Green in support of a strategy addressing the Salt Towns;
- 3) Reassess Bostock Green as a Mixed-Use Hub having now excluded land at risk from flooding;
- 4) Prepare a Spatial Option which considers Rural Clusters rather than focussed only on rural service centres;
- 5) Reverse the negative approach to rural investment, reviving and improving Policies related to rural investment so they are in line with NPPF;
- 6) Look again at the need for development to re-invigorate rural communities and create opportunities for community land trusts and other cooperatives and groups to deliver in line with Cheshire Community Action recommendations;
- 7) Amend Policies HO2, HE1 and GB1 in response to our concerns regarding soundness.

47. We look forward to working with Cheshire West and Chester Council to refine the spatial strategy, growth options and strategic policies to ensure that they positively plan for the needs of rural communities. We would welcome a discussion with policy officers to review the points raised in this response in more detail.

Yours Faithfully,

Chris Pattison
Partner

For and on behalf of Bidwells LLP

Enclosures

Appendix 1 – 2021 Local Plan Response

Appendix 2 – Table of Housing Numbers in Growth Areas under each Spatial Strategy Option

Appendix 1



TATTON GROUP

CHESHIRE WEST & CHESTER COUNCIL
LOCAL PLAN CONVERSATION

TATTON ESTATE: OUR RESPONSE

September 2021



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EXECUTIVE SUMMARY

The Council's consultation is timely, coming at a pivotal time for society as it grapples with the challenges of climate change whilst trying to develop a conceptual response to the issues the global pandemic has confronted us with. These issues clearly focus on the restoration or stabilisation of economic growth, but one that is more compatible with better quality lifestyles and increased biodiversity, where well-being and environmental sustainability play a central role.

On behalf of Tatton Living Ltd, we would like to propose a new way of defining sustainable development: one which avoids over-extending existing towns and instead thinks about the rural hinterland and how the needs of rural communities can be met whilst supporting the sustainability and identity of towns.

Rural communities have declined in recent decades as new housing and economic growth is often focussed around the edges of larger urban settlements. Rural life is becoming expensive and exclusive as housing and employment opportunities have declined and services disappeared, whilst urban life has become less sustainable as towns have grown beyond a viable size. The current spatial strategy focussed on hierarchy rather than hinterland is not viable as demands for lifestyle and biodiversity increase. A lack of investment in rural infrastructure is simply accelerating this decline. In short, traditional spatial strategies are no longer appropriate.

The village was the original 20 minute neighbourhood, the oldest model of sustainable urbanism in England. The Local Plan Review should acknowledge this fact and come up with a new model which looks at the sustainability needs of the entire District.

Our response proposes a new focus on the principle of a 'sustainable hinterland' rather than dividing housing numbers up and allocating them according to a strict spatial hierarchy. We want to show how growth can be sustainably located within an eco-system of smaller rural communities that surround larger settlements. This ecosystem of smaller residential communities can sustain each other through jobs, services and housing, without compromising the identity and sustainability of existing towns, but drawing on them for additional services and facilities.

Our response proposes a new focus on the principle of a 'sustainable hinterland' rather than dividing housing numbers up and allocating them according to a strict spatial hierarchy.



| Main Issues to be addressed through the Local Plan Review | How Rural Communities can support the response |
|--|--|
| Understanding the outcomes and impacts of the coronavirus pandemic | The Review of the Local Plan needs to consider the drive for better lifestyles and the desire to access opportunities to enjoy natural spaces. The rural environment should not be a lifestyle only the wealthy can afford and the Local Plan Review must ensure more equitable access to rural living alongside other measures to make the rural environment more sustainable |
| Focusing recovery plans on green industry/ employment | The rural environment has traditionally provided employment space for small to medium local industries and businesses, serving a local need and employing local people. This traditional, sustainable employment base in the rural area needs strengthened alongside a focus on rural housing |
| Including the poverty emergency and considering the disproportionate and substantial impacts on those on low incomes | We support this given that rural life is inaccessible to many on low and modest incomes. This inequity needs addressed in the Local Plan Review. |
| Considering wider health determinates | Offering people more choice over their lifestyle options is key to health: urban, suburban or rural. All three need to be considered properly so connectivity between communities to allow more active travel can be created and more access to blue and green infrastructure for health and recreation delivered. |
| Improving the standard of all new build developments, requiring e.g. Passive House Standard, renewable energy, EV charging points and high-speed broadband | Only more rural development can deliver the infrastructure rural communities need: new development brings investment and reinforcement of utilities essential to support these objectives in rural areas. |
| Exploring how new development could comply with the UN Sustainability Targets and the Climate Emergency targets | Sensitive rural development can retrofit unsustainable communities through the provision of more local employment, services and active travel opportunities. It can also lead to the release of intensively farmed agricultural land in favour of rewilding to support the biodiversity and recreational needs of new rural residents. |
| Exploring options for the change of use of buildings to residential use | This has been the traditional approach in rural areas which has led to the loss of the rural employment base. It can only take you so far and the rural area needs new buildings to reinvigorate their communities. |
| Providing land to deliver self-build homes and creating self-build communities | Accommodating self-build homes within large urban sites where infrastructure is phased and large housebuilders predominate can be a challenge. Rural communities provide a diverse range of sites which are better suited to self-build. |

| Main Issues to be addressed through the Local Plan Review | How Rural Communities can support the response |
|---|--|
| Supporting low cost, eco self-builds and the use and development of modular homes | Again, this is more likely to be achieved in a rural setting where the diversity of sites to support these aspirations exist. |
| Creating a 'standards plan' for the borough | This should consider the needs of urban, suburban and rural communities rather than a 'one-size fits all' approach. |
| Should the Local Plan be reviewed? | <p>Our Response is an unequivocal yes:</p> <ul style="list-style-type: none"> - The needs of the rural community have not progressed owing to the focus on urban centres; - Rural communities are becoming a lifestyle choice only for those who can afford it; - The lack of development has restricted investment in essential infrastructure and reduced services; - The sustainability of the rural hinterland around urban centres should be a major focus of the Local Plan Review; - The rural hinterland offers the best opportunities to meet the needs of self-builders and local, green employment; - The identity of urban communities needs considered: endless expansion is not an option; - The rural hinterland can be an enabler for active travel and better leisure and recreational opportunities to support urban centres; - The Local Plan Review needs to recognise that the rural hinterland can be equally sustainable as the periphery of larger settlements and the likely decarbonisation of travel will make rural living increasingly sustainable; - In short, we are advocating a Local Plan Review based on the principle of creating a rural eco-system within the hinterland of larger settlements. |

Our response is in three parts:

- Our response to the Local Plan Conversation which sets out a vision of a new approach to growth and based on changing aspirations and the need for spatial strategies to secure more equitable outcomes between the rural and urban communities;
- Commentary on how the Policies within Parts 1 and 2 of the Local Plan should be adjusted to support this Vision;
- Finally, we are submitting Bostock Green as a consideration site for consideration in the Review. Bostock Green is an opportunity for CWAC and the Tatton Estate to pilot a new approach to the rural hinterland whilst also restoring an important historical asset.

ABOUT TATTON ESTATE

Protecting, conserving and enhancing our Estate for future generations

The Tatton Estate is one of the largest private landowners in Cheshire, responsible for 5,000 acres south of the city of Manchester. The Estate has its roots in the land, with over 20 tenant farms and Estate managed farming operations as well as a National Nature Reserve and a Site of Special Scientific Interest. Woven into this landscape, the Estate is also responsible for over 300 residential and commercial properties around the market town of Knutsford, as well as the hamlet of Bostock Green, which combine to create the vibrant fabric of sustainable communities.

We are custodians, but we are also innovators and see our role as protecting, conserving and enhancing our Estate and our wider communities so that we can pass it on to the next generation.

Today, the Estate Team is responsible for conserving and maintaining some of Cheshire's most important historical assets including Peover Hall and Estate and the villages of Rostherne and Bostock Green.

We are proud to play an active role in our local communities, neighbours and stakeholders. We are engaged with a wide range of projects that are seeking to make a difference, many of them focussed around the environment, local sustainability, health and well-being,

As long-term custodians we also recognise that the world is constantly changing at an ever increasing pace. To support the ambitions of the Estate and sub-regions we have created a special purpose vehicle, Tatton Living Ltd, led by Henry Brooks, focussing on high quality mixed-use placemaking and net gain development.

The extent of the Bostock Green Estate is shown on at Figure 1.

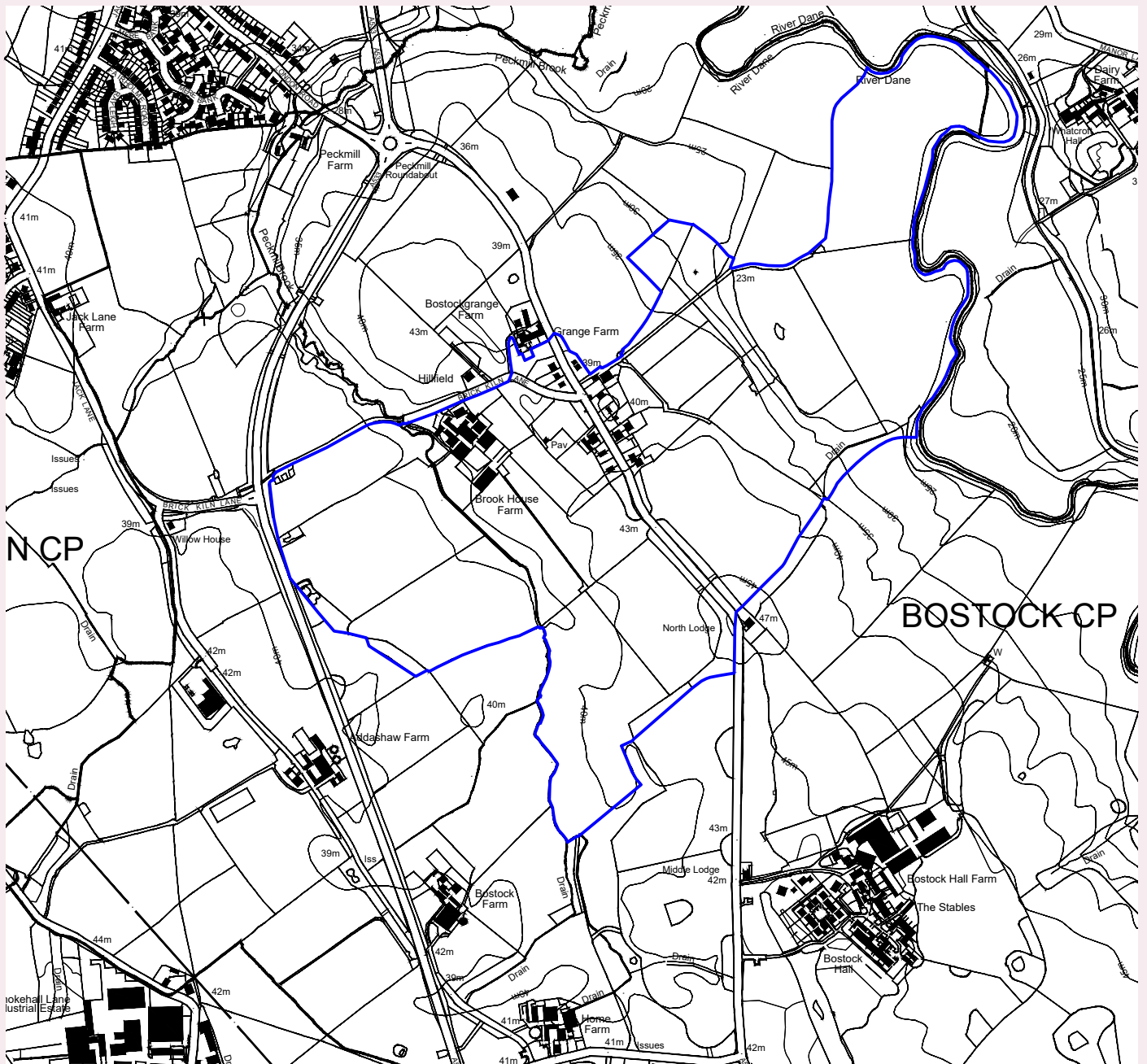


Figure 1: Ownership Plan

LOCAL PLAN CONVERSATION 2021: TOWARDS A NEW GROWTH MODEL

The current consultation, ‘Local Plan Conversation 2021’ comes at a pivotal time for society as it grapples with the challenges of climate change whilst trying to develop a conceptual response to the issues the global pandemic has confronted us with.

These issues clearly focus on the restoration or stabilisation of economic growth, but one that is more compatible with better quality lifestyles and increased biodiversity, where well-being and environmental sustainability play a central part. Changing patterns of work and commuting will be a consideration here: more home working and commuter travel demand enjoying flatter, longer peaks. Moreover, travel will become increasingly decarbonised in the years ahead.

Conventional approaches to minimising travel may not be so important.

More spatial options are therefore opening up and this needs considered alongside a review of traditional spatial planning approaches and their focus on hierarchal centres. Local Plan processes are rightly focussed on planning for new growth: housing, jobs and new infrastructure. Whilst the sustainability of this growth is a key consideration, the process understandably does not go far enough in considering how existing communities can be retrofitted to become more sustainable or how a more contextual approach to accommodating growth can be effected. Our tools and language to support growth are insufficiently fine-grained and the next generation of Local Plans will be presented with instances where some towns and cities have been over-extended to the detriment of sustainability and place-making. At the same time, rural communities have been starved of

new opportunities to sustain their communities, employment and services: they have increasingly become inaccessible and inequitable as more people join exurbia.

In our submission, we would like to put forward some ideas for a new spatial approach which responds to all the key themes spelt out in the Local Plan Conversation. The basis of our proposition is as follows:

- 1. The rural hinterland of a town, with its network of villages, can be a sustainable location for growth;**
- 2. That new growth in and around these existing villages can make them more sustainable and bring villages back into productive use for everyone;**

These points are not new: they overlap significantly with the thoughts and proposals of others, more notably The Rural Coalition and their 2010 Report *The Rural Challenge: Achieving sustainable rural communities for the 21st Century*, as well as the *Rebuilding Rural: Growing Back Better* report published in response to the impact of the pandemic and restrictions.

We would therefore like to discuss the proposition in general terms, but as appropriate, relate the proposal to the specifics of Bostock Green. The fact that the village is within the single ownership of an enlightened landowner

with a track record of legacy development within the village, means it is an ideal starting point to pilot a new approach to retrofitting, and in other cases, repairing existing rural communities in pursuit of a positive growth option.

Turning to the two core themes of our proposition:

I. THE ROLE OF THE VILLAGE AS A SUSTAINABLE LOCATION FOR GROWTH:

The village is England's oldest 20 minute neighbourhood, but it is often the most neglected by town planning, probably because of and not despite its cultural importance. Traditional planning approaches focus on services, hierarchy and above all, protection of the rural environment from urban influences. Without new growth and reinvention however, many villages have become dormant and unsustainable commuter settlements. Rural communities deserve the same level of attention to their employment, housing and environmental needs as urban areas. Protection should be a constraint and not a starting point to finding solutions.

The Rural Coalition notes that for fifty years or more, policy has undervalued the countryside and failed to meet the needs of rural communities. In hindsight, the result is starkly apparent. Rural communities have slowly but relentlessly become less and less sustainable and less and less self-sufficient. Is this an appropriate solution for the village: to minimise how many and inadvertently, who can live in a village? Living in a village should be a choice everyone can make as more and more people seek the benefits of a rural life that COVID has highlighted. If we are to support greater

equality in lifestyle choice, then a change of policy and commitment to action is needed in the next Local Plan.

The challenges of planning for rural communities can be seen in the 2015 Cheshire West Local Plan. That Plan stated that there were 329,000 people living within Cheshire West with over one third living within the rural areas. Its stated objective to achieve by 2030 is to add 22,000 dwellings to the housing stock. This would be done by concentrating growth in the key urban centres, effectively building on preceding strategies. More limited growth was allowed in rural areas where, as a precondition, there were sufficient services and access to transport.

This strategy is only partly sustainable, as key urban centres within Cheshire West have grown or will grow rapidly in the years ahead. Conversely, the needs of over one third of the population of the Borough have been restricted through a reduction in development opportunity in rural areas which is disproportionate to the scale of the rural population. It may be argued that growth should be directed to the most sustainable locations, but the oft-repeated mantra of 'urban first' has led to uneven outcomes: the rise of exurbia on the periphery of many Cheshire towns which are no better served than a village.

By way of example, the proposals for 268 dwellings at North of Town Centre in Winsford were approved in September 2020. These were allocated sites within the Neighbourhood Plan for Winsford and regarded as sustainable. The combined site is in close proximity to the town centre but is within 6 minutes drive of Winsford rail station and 3 miles of the Industrial Estate as a major centre for employment.

Conversely, Bostock Green is also within 6 minutes of the rail station and 4 minutes or 1.9 miles from the Industrial Estate. The North of Town Centre site is also hampered by the lack of bus penetration and poor services and connections that make up the local bus provision. No improvement to the bus service was proposed alongside the application. In short, the two locations are not materially different in their location and relationship to services, employment and travel. They are of course worlds apart in terms of setting and overall challenge, but those are separate questions to the challenges posed by the Local Plan Conversation. The next plan for growth should look at these issues in the round and consider defining the sustainable hinterland of our larger communities first and settlement hierarchy second.

II. THE NEED TO BRING THE VILLAGE BACK IN TO PRODUCTIVE AND SUSTAINABLE USE FOR EVERYONE:

Although it seems counterintuitive, the rural hinterland of larger settlements can often perform to an equivalent standard of sustainability to large exurban sites. The current consultation offers an opportunity to rethink the spatial strategy in broad terms and, in light of the pandemic, think about how to increase the resilience of existing communities and locate growth and infrastructure in the places it is most needed.

Protection restricts housing supply and opportunities, increasing property prices and attracting residents less in need of active travel and local employment. Conversely, a mixed housing and employment strategy for villages can make them more balanced in demographic terms and part a larger self-sufficient eco-system, creating new sources of employment and services. Focus on the rural hinterland can open up opportunities for greater public access for both recreation and active travel between urban centres.

Over one third of the Borough's population lives in rural areas, and any plan for sustainable development must take them into account. This approach was strongly supported by the Rural Growth Strategy for the Borough which noted that rural areas should not be unduly overshadowed by the urban areas or be perceived to be limited to a supporting role or economic sectors related to the land.

The population of Cheshire West & Chester was recorded as around 340,000 in 2018 and is projected to rise to around 377,000 by 2035, an increase of over 10%. The population is projected to continue to grow, as is the number and proportion of older people. Many of the Borough's rural communities have a relatively older population than the local or national average. A commitment

Allocated site in 'urban' Winsford



The Smithy, Bostock Green: rural, mixed use and sustainable





Employees at Hayhurst Arms

to improve access to and affordability of housing in villages across the Borough is required to avoid younger residents being priced out of the communities they grew up in or want to experience. New employment opportunities are required to allow people to live and work within a rural eco-system, driving better facilities to support them and the needs of the rural elderly.

In short, the new Local Plan strategy should consider the following principles to arrive at a new approach to defining sustainable and equitable growth:

- Promote access to village life by building more homes in the rural hinterland, which in turn drive more services;
- Encourage a more diverse and sustainable rural community by age, family circumstances and income by delivering a variety of affordable homes;
- Allow rural communities to thrive by creating space for new and diverse employment opportunities as part of a broad commitment to mixed use;
- Use rural growth to deliver strategic green and blue infrastructure for both rural and urban populations;



What would a 21st Century group photo of Bostock Green look like compared to this?

- Tackle limited transportation options by supporting growth in the hinterland alongside new connected active travel corridors, reducing commuting and linking communities together to create sustainable eco-systems;
- A greater number of smaller sites would improve the number of opportunities for small-medium housebuilders, driving up competition, quality and delivery.

We would now like to relate these principles to Bostock Green which sits equidistant between Winsford, Northwich and Middlewich.

TECHNICAL RESPONSE TO POLICIES

In support of the new approach to sustainable development and the settlement hierarchy discussed above, we have set out below our proposed amendments to existing Local Plan policies.

Policy STRAT 2 Strategic Development

Although we support the policy's recognition that there is a need for development in rural areas and smaller rural settlements to maintain the vitality and viability of these locations, we would suggest a significant change to the hierarchical approach set out in the existing Local Plan. In order to promote a more sustainable spatial strategy to reflect changing priorities and travel patterns, we would ask that the Council look at defining sustainable hinterlands, finding innovative ways to accommodate a greater level of growth without compromising the identity of larger towns and villages through further expansion. A more holistic approach to defining sustainability is required, considering lifestyle issues, the needs of the rural population and greater access to the countryside for urban populations.

STRAT 9 Green Belt and Countryside

While we support measures to protect the character and beauty of the Cheshire countryside, this policy is unduly restrictive towards small-scale rural development to support the vitality and viability of rural villages which are not classed as 'local service centres' within the Plan. The policy should be amended to allow appropriate levels of development to improve the sustainability of existing villages in preference to compromising the character of larger towns and villages.

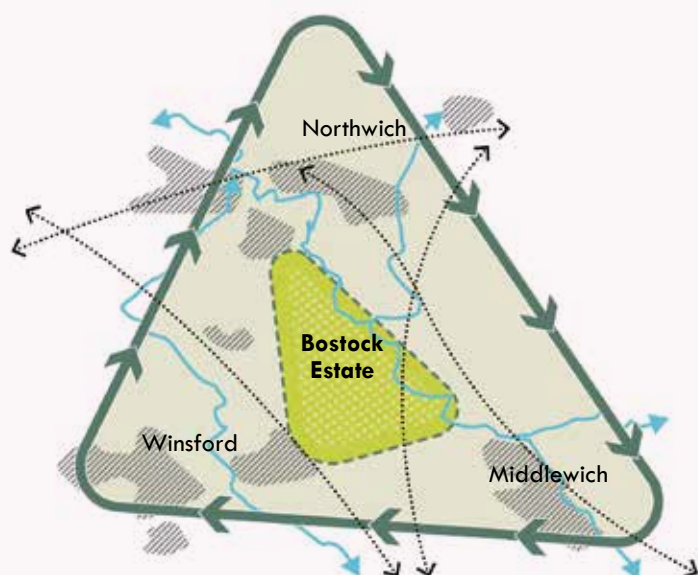
Policy ENV 5 Historic Environment

We support this policy and its explicit acknowledgement that Enabling Development may be the most appropriate way to preserve historic assets where other measures are not available. The Conservation Area Appraisal for Bostock Green recognises that further investment is needed in the village. The Estate needs growth in order to cross-fund this work as well as to pioneer the sensitive development of a balanced rural eco-system.

LAND FOR GROWTH AND PROTECTION: BOSTOCK GREEN

Using Bostock Green as a case study, we want to explain how the next Local Plan can support the Estate's long term efforts to make the village a sustainable community, whilst at the same time, using development as an opportunity to repair a conservation village.

Bostock Estate and surrounding communities (LDA Design)



We want to show how limited new growth could deliver the opportunity for more socio-economic groups to experience rural life, whilst supporting more services and being offered the opportunity to live and work locally. At the same time, improvements at Bostock Green can be shown to benefit surrounding communities, including the larger towns, by improving access and connectivity between them and to new leisure opportunities. Crucially, these proposals are applicable to villages across Cheshire, and the development principles could be replicated elsewhere with ease.

The Tatton Estate is responsible for the management of Bostock Green, a model village of over 30 buildings and several businesses with 200 residents. The Tatton Estate takes a long term and works closely with its tenants and partners to ensure mutually beneficial and sustainable outcomes across its estate. In respect of Bostock Green, the Estate has worked hard to maintain the significance of the village whilst investing and supporting businesses and facilities to support village life.

The timeless charm of Bostock Green belies the significant effort the Tatton Estate has invested in the community in terms of offering space and generous support to local businesses, the most notable being the opening of the Hayhurst Arms in 2015 following the closure and then dereliction of the former Working Men's Club building. The Estate has also supported the location of a nursery and ensured the Smithy, built in 1798, is still in use today.

Our Vision is for a diverse and supported community, open to all with opportunities to live and work locally. Bostock Green Conservation Area will be enhanced. New active travel corridors will link surrounding communities to each other and to new leisure and employment opportunities around the village. The Salt Towns and their wider rural hinterland will become a connected, sustainable whole, preserving community identity and improving access to space, fresh air and nature.



Hayhurst Arms, Bostock Green

Another significant challenge facing Bostock Green is the need for investment to support maintenance of its properties. The existing village is of special interest both on architectural and historic grounds as a well-preserved model Georgian and Victorian estate village. However, the buildings require significant ongoing investment in order to preserve their significance.

On the one hand, the Estate needs to find solutions to maintaining its commitment to a mixed-use village as well as ensuring the maintenance backlog is addressed. On the other, the village sits firmly within the hinterland of three closely connected towns.

The vision for Bostock Green is therefore the logical conclusion to the issues and challenges identified above. In order to improve the resilience and sustainability of the village there is an opportunity for limited infilling and expansion, providing a truly mixed-use development using the form and make-up of the existing model village as a precedent.

The principles of the Vision are as follows:

- **Opportunity for all:** Growth additions to the Village to provide more homes at different tenure and price point, alongside spaces for employment;
- **Mixed Use:** The delivery of genuine mixed-use development that allows business owners to 'live over the shop' and for residents to walk or cycle to work, from the village or surrounding communities;
- **Stewardship:** A design code will ensure the style of new properties aligns with the character of the village: the code is a continuation of the Tatton Estate's successful stewardship and its commitment to preserving the character of Bostock Green;
- **Green Infrastructure:** Selective repurposing of agricultural fields to create opportunities for public access, recreation and biodiversity;



Bostock Green Pavilion

- **Active Travel:** The creation of a network of segregated footpaths and cyclepaths which will create new walks for residents and form the basis of wider active travel and leisure routes between the Salt Towns;
- **Restoration:** New development will cross-fund the restoration of the model village and a reduction in the visual and aural impact of the former A533;
- **Legacy:** Setting aside some rental units in order to contribute to a community fund for the village to sustain and support the social life of the village.

Where historic spatial strategies have focussed on expanding larger urban centres in the Borough, this has increased pressure on facilities and transport services and left the development of villages behind. Counterintuitively, a focus on existing villages in the hinterland of existing towns will in fact strengthen infrastructure and access to the countryside for surrounding towns, and not just the villages themselves. This in turn increases the sustainability of large parts of the Borough and makes the spatial strategy more equitable in its outcome.

As Bostock Green is held under a single ownership with a focus on the Estate's legacy, and is in a strategic position relative to the Salt Towns, there is a unique opportunity to trial this approach, whilst also assisting with the restoration of the core heritage asset.

We have examined the constraints and opportunities surrounding Bostock Green in order to identify how sensitive development can deliver on our objectives. Some key points to note:

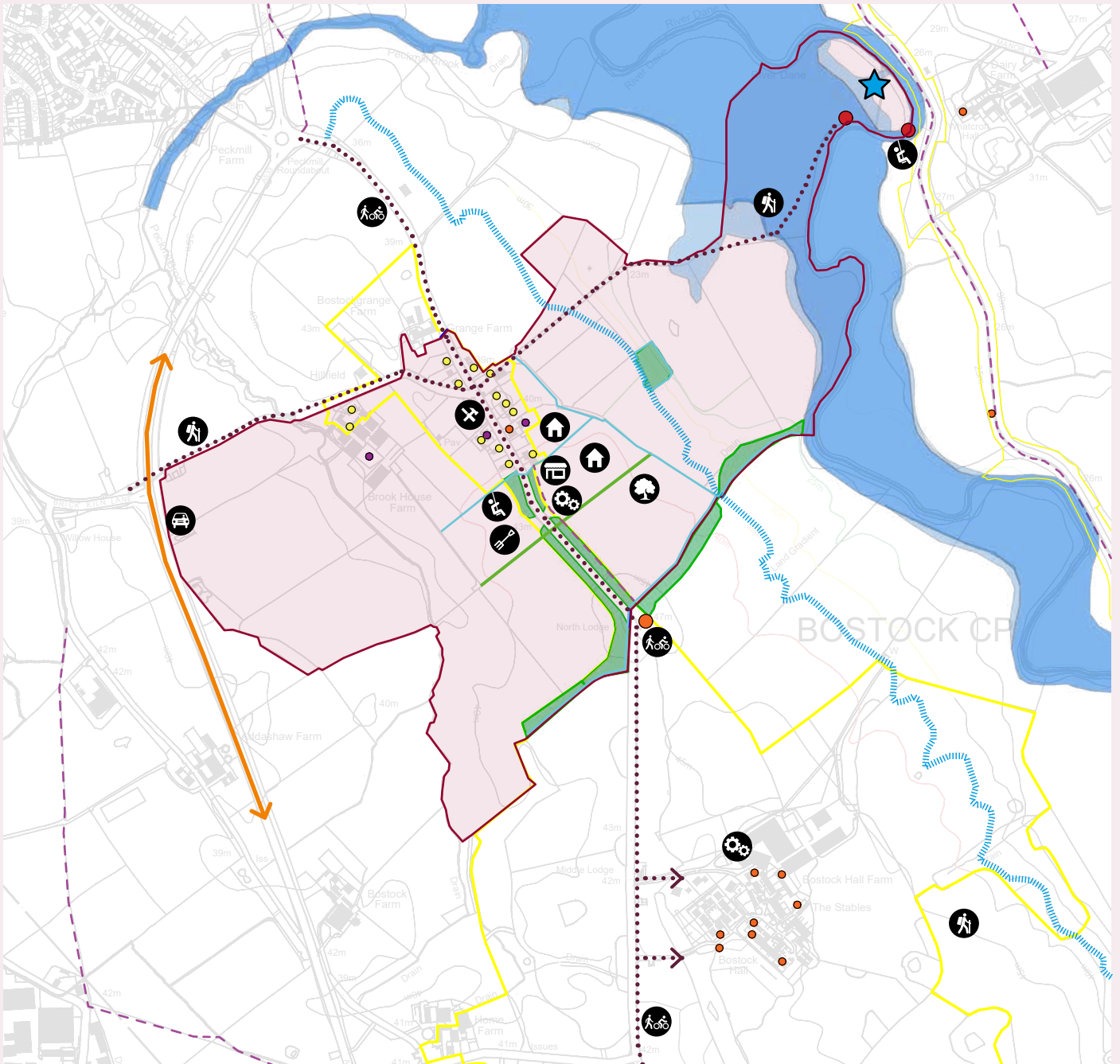
- The Conservation Area is tightly drawn around the village because it is experienced in that way – the experience is intimate and whilst the sense of a rural setting is evident, it is only a perception as views between buildings are limited by out-buildings and landscape;
- The character of the Conservation Area is compromised by the former A533 which owing to its width and appearance, dominates the village and encourages speeding. The environment feels hostile;
- The village sits on the edge of a plateau with contours rapidly descending to the east of the village towards the River Dane; Fields surrounding the village are defined by mature hedges and thick treelines. Some historic field boundaries have been removed to create quite large fields south of the village.

These characteristics have created discrete parcels of land which could be considered for sensitive mixed-use development that would be brought forward in the character of the conservation village, having regard to the principles expressed above as the plan below demonstrates:

If developed further, the Opportunities Plan would deliver a number of benefits:

- A diverse population supported through greater housing choice;
- High quality architectural design in contrast to the monotype housing offered in large urban extensions;
- More support for existing commercial spaces and demand for new services and employment opportunities;
- Areas of farmland re-wilded and set aside for public access;
- Access to the river and new supporting leisure infrastructure;
- Cross-funding of repairs of the historic core;
- Re-engineering of the main road to make it more compatible with the conservation character of the village as well as safer;
- The creation of safe, off-line cycle and walking routes which could connect to a wider network, ultimately joining the three Salt Towns and opening the area to leisure and thru'-commuting.

Bostock Green could be a lynchpin to the overall sustainability of the hinterland for Winsford, Middlewich and Northwich. If similar opportunities are explored in the area, these benefits would be magnified: particularly in respect of rural-urban connectivity.



Bostock Green: Protect and Grow

- | | | | | | |
|---|--------------------------------|---|--|---|---------------------------------------|
|  | Flood Zone 2 |  | Commercial / Non-domestic Buildings |  | New segregated active travel corridor |
|  | Flood Zone 3 |  | Existing Field Boundary (strengthened) |  | New/improved walking routes |
|  | Hedgerow and tree belt |  | Infrastructure Corridor |  | Repair historic fabric |
|  | Historic Hedgerow (reinstated) |  | Public Right of way |  | Local services |
|  | Listed Buildings |  | Riparian leisure opportunity |  | Employment opportunities |
|  | Locally Listed Buildings |  | Key Contour above River Valley |  | Green buffer |
|  | Conservation Area Boundary |  | Active Travel Corridor |  | Play area |
|  | Access Points | | |  | Community allotments |
|  | Bostock Green Estate Boundary | | |  | Possible EV charging opportunity |

Turnberry

Appendix 2

CWAC REGULATION-18 LOCAL PLAN - GROWTH OPTIONS DATA

| LOCATION | GROWTH AREA REF | HOUSING ESTIMATE | TOTAL | OPT A | OPT B | OPT C | |
|-----------------------|-----------------|------------------|-------|-------|-------|-------|--------|
| Chester | ch01 | 2359 | | | | | |
| | ch02 | 4316 | | | | | |
| | ch03 | 2164 | | | | | |
| | ch04 | 3141 | | | | | |
| | | | 11980 | 0 | 11980 | 11980 | |
| Ellesmere port | ep01 | 5517 | | | | | |
| | ep02 | 1,132 | | | | | |
| | ep03 | 661 | | | | | |
| | | | 7310 | 0 | 7310 | 7310 | |
| Northwich | NOR01 | 1,692 | | | | | |
| | NOR02 | 683 | | | | | |
| | NOR06 | 862 | | | | | |
| | NOR07 | 443 | | | | | |
| | NOR08 | 901 | | | | | |
| | NOR09 | 695 | | | | | |
| | NOR10 | 875 | | | | | |
| | NOR11 | 594 | | | | | |
| | NOR12 | 421 | | | | | |
| | | | | 7,166 | 2206 | 7,166 | 7,166 |
| | Winsford | WIN03 | 862 | | | | |
| | | WIN04 | 1,672 | | | | |
| WIN05 | | 6,376 | | | | | |
| WIN06 | | 2,566 | | | | | |
| WIN07 | | 2,191 | | | | | |
| | | | | 13667 | 13667 | 7,291 | 11,101 |
| Cuddington | | CUD01 | 323 | | | | |
| | CUD02 | 923 | | | | | |
| | CUD03 | 187 | | | | | |
| | CUD04 | 1,335 | | | | | |
| | CUD05 | 1,198 | | | | | |
| | | | 3,966 | 1,110 | 3,966 | 3,966 | |
| Farndon | FAR01 | 636 | | | | | |
| | FAR02 | 631 | | | | | |

| | | | | | | |
|---------------------------------|--------|-------|-------|-------|-------|-------|
| | FAR03 | 134 | | | | |
| | | | 1,401 | 1401 | 1401 | 1401 |
| Frodsham | FRO01 | 636 | | | | |
| | FRO02 | 702 | | | | |
| | FRO03 | 673 | | | | |
| | | | 2,011 | 0 | 2,011 | 2,011 |
| Helsby | HEL01 | 452 | | | | |
| | HEL02 | 250 | | | | |
| | HEL03 | 344 | | | | |
| | | | 1,046 | 0 | 1,046 | 1,046 |
| Kelsall | KEL01 | 690 | | | | |
| | KEL02 | 818 | | | | |
| | | | 1,508 | 690 | 1,508 | 1,508 |
| Malpas | MAL01 | 187 | | | | |
| | MAL02 | 321 | | | | |
| | MAL03 | 366 | | | | |
| | MAL04 | 514 | | | | |
| | MAL05 | 288 | | | | |
| | | | 1,676 | 1,676 | 1,676 | 1,676 |
| Neston& Parkgate | NEP01 | 876 | | | | |
| | NEP02 | 788 | | | | |
| | NEP03 | 335 | | | | |
| | NEP04 | 677 | | | | |
| | NEP05 | 313 | | | | |
| | NEP06 | 1,404 | | | | |
| | | | 4,393 | 0 | 4,393 | 4,393 |
| Tarporley | TAR01 | 545 | | | | |
| | TAR02 | 575 | | | | |
| | TAR03 | 186 | | | | |
| | TAR04 | 243 | | | | |
| | TAR05 | 661 | | | | |
| | | | 2,210 | 2,210 | 2,210 | 2,210 |
| Tarvin | TARV01 | 448 | | | | |
| | TARV02 | 464 | | | | |
| | TARV03 | 102 | | | | |
| | | | 1,014 | 464 | 1,014 | 1,014 |
| Tattenhall | TAT01 | 322 | | | | |
| | TAT02 | 355 | | | | |
| | TAT03 | 207 | | | | |
| | TAT04 | 74 | | | | |

| | | | | | | |
|---------------------------|-----------------|-----|---------------|--------------|--------------|--------------|
| | TAT05 | 286 | | | | |
| | TAT06 | 271 | | | | |
| | TAT07 | 224 | | | | |
| | | | 1,739 | 1,739 | 1,739 | 1,739 |
| Action Bridge | ACB01 | 202 | | | | |
| | ACB02 | 230 | | | | |
| | ACB03 | 197 | | | | |
| | ACB04 | 138 | | | | |
| | ACB05 | 202 | | | | |
| | | | 969 | 0 | 0 | 969 |
| Capenhurst | CAP01 | 392 | | | | |
| | CAP02 | 304 | | | | |
| | | | 696 | 0 | 0 | 696 |
| Delamere | DEL01 | 342 | | | | |
| | | | 342 | 0 | 0 | 342 |
| Elton | ELT01 | 0 | | | | |
| | ELT02 | 374 | | | | |
| | ELT03 | 237 | | | | |
| | ELT04 | 280 | | | | |
| | | | 891 | 0 | 0 | 891 |
| Hooton | HOO01 | 215 | | | | |
| | HOO02 | 183 | | | | |
| | HOO03 | 307 | | | | |
| | HOO04 | 236 | | | | |
| | | | 941 | 0 | 0 | 941 |
| Lostock Gralam | LOS01 | 330 | | | | |
| | LOS02 | 297 | | | | |
| | LOS03 | 284 | | | | |
| | | | 911 | 0 | 0 | 911 |
| Mouldsworth | MOU01 | 22 | | | | |
| | MOU02 | 81 | | | | |
| | MOU03 | 30 | | | | |
| | | | 133 | 0 | 0 | 133 |
| GRAND TOTAL | 88 growth areas | | 65,970 | 25163 | 54711 | 63404 |