

Local Plan Representations

For Wain Homes (North West) Ltd | 25-489

Cheshire West and Chester Local Plan - Issues and Options

Project: 25-489
Site Address: Clive Hall Farm, Clive Lane, Winsford, CW7 3PA
Client: Wain Homes (North West) Ltd
Date: 28 August 2025
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Appendices

- EP1.** Site Location Plan
- EP2.** Vision Document



1. Introduction

- 1.1 This statement sets out the representations of Wain Homes to the Cheshire West and Chester Local Plan Review: Issues and Options consultation, specifically in relation to land at Clive Hall Farm, Clive Lane, Winsford. A Site Location Plan is located at Appendix **EP1**.
- 1.2 The site is proposed as an allocation for residential development in the new Plan for residential development.
- 1.3 An outline planning application for 115 dwellings has been submitted to the Council under reference 25/01216/OUT.
- 1.4 These representations are accompanied by a comprehensive vision document (Appendix **EP2**) which has been prepared by Emery Planning on behalf of Wain Homes. The vision document provides:
 - An analysis of the site and its surroundings;
 - A masterplan and vision that articulates and illustrates the opportunities presented by the site;
 - A demonstration that the site is deliverable, available and achievable; and
 - A summary of the key benefits of the site.
- 1.5 Collectively, these representations, the Vision Document and the supporting technical statements demonstrate that the site is suitable for development, and that the proposed development is deliverable.
- 1.6 These representations firstly address strategic policy matters and questions within the Issues and Options consultation (Sections 2-5), before turning to question SS 32 and the proposed allocation of Clive Hall Farm (Section 6).



2. Response to Section 1: Introduction

Plan period

Question IN 3 Do you have any comments or views on the proposed plan period for the new Local Plan?

- 2.1 Paragraph 1.23 sets out that the Local Plan should plan for a period of 15 years.
- 2.2 Paragraph 22 of the Framework makes clear that strategic policies are those which make provision for housing, employment and other types of growth:

“Strategic policies should look ahead over a minimum 15 year period from adoption¹⁴, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery¹⁵”

- 2.3 It also requires strategic policies to cover a 15-year plan period **from adoption**:
- 2.4 The Council’s proposed timetable for the adoption of the Local Plan is set out in the 2025 Local Development Scheme which is as follows:

- Consultation Pre-Submission Plan (Publication stage) – Autumn 2026
- Submission to Planning Inspectorate – by December 2026
- Examination in Public – Spring/Summer 2027
- Adoption – Summer/Autumn 2027.

- 2.5 On the basis of the Council’s LDS, assuming adoption in Autumn 2027, the minimum plan period will be the 31st March 2043 so that there is a full 15-year period at adoption. However, this assumes that there are no delays between now and then, which in our view is unrealistic. It is also important to note that Local Plan examinations have historically taken multiple years. Specific examples include the Cheshire East Local Plan Strategy which took over 3 years and the Halton Delivery and Allocations Plan which took 2 years. More recently, Planning Inspectors have paused public hearings being held as part of the examination into the Charnwood Local Plan 2021-2037. This demonstrates the issues and delays can take place during the examination process. This issue has also been recently by the Inspectors for the Wiltshire Local Plan and in their letter dated 27th February 2025 state:

“The revised spatial strategy topic paper (SD/16) shows the Plan period of 2020-2038 commencing in advance of the date of the most up-to-date calculation of Local Housing



Need. In that regard, the plan period would look forward around 13 years from the current date which the Council seeks to justify as being 15 years from the date of the assessments of housing and employment needs. However, paragraph 22 of the Framework (September 2023) expects strategic policies to look ahead over a minimum of 15 years following adoption of the Plan. As a result, the submitted Plan would not appear to look sufficiently far ahead to anticipate and respond to long-term requirements and opportunities.

We identify this matter to you at this early stage as it is clearly a matter of concern and one which will have implications for the rest of the examination, including our consideration of whether the Plan is positively prepared and consistent with national policy with respect to the overall amount of housing and employment land to be identified.”

2.6 We consider that an element of flexibility is built in at the outset and the plan period should be to 2045.



3. Response to Section 2: Vision

Question VI 3 - Do you agree with the approach of establishing concise visions for the key places identified in the new Local Plan? Or do you have an alternative suggestion?

- 3.1 We support the proposal for the larger settlements to have an individual vision. For Winsford, this vision should reflect the potential of the settlement to accommodate significant levels of growth to meet the development needs of the borough.



4. Response to Section 5: Spatial Strategy

SS1 Housing needs

Question SS 1 Is there any reason for the Council not to plan for delivering a minimum of 1,914 new homes each year?

- 4.1 No. The publication of the revised Framework in December 2024 and the new Standard Method sets out a minimum need for 1,914 dwellings per annum. Paragraph 62 of the Framework states:

“To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.”

- 4.2 Local Housing Need is defined in Annex 2 of the Framework:

“The number of homes identified as being needed through the application of the standard method set out in national planning practice guidance.”

- 4.3 Paragraph 003¹ of the PPG states:

“Is the use of the standard method for strategic policy making purposes mandatory?”

The standard method should be used to assess housing needs. However it is recognised that there are some specific circumstances in which an alternative approach could be justified, for example as explained at paragraph 014 below.”

- 4.4 Paragraph 14 of the PPG states:

“Where strategic policy-making authority boundaries do not align with local authority boundaries, or data is not available, should the standard method be used to assess local housing need?”

Where strategic policy-making authorities do not align with local authority boundaries (either individually or in combination), or the data required for the model are not available such as in National Parks and the Broads Authority, or local authority areas where the samples are too small, an alternative approach may have to be used.

Such authorities may continue to identify a housing need figure using a method determined locally. In doing so authorities should take into consideration the best available evidence on the amount of existing housing stock within their planning

¹ Reference ID: 2a-003-20241212



authority boundary, local house prices, earnings and housing affordability. In the absence of other robust affordability data, authorities should consider the implications of using the median workplace-based affordability ratio for the relevant wider local authority area(s).

For local authorities whose boundaries cross National Parks or Broads Authority areas, the proportion of the local authority area that falls within and outside the National Park or Broads Authority area should also be considered – for example where only a minimal proportion of the existing housing stock of a local authority falls within the National Park or Broads Authority area it may be appropriate to continue to use the local housing need figure derived by the standard method for the local authority area.”

- 4.5 Paragraph 14 is not applicable in Cheshire West as the authority boundary aligns with the local plan boundary. Therefore, the standard method is mandatory in Cheshire West. As to whether the housing requirement can vary from the standard method, paragraph 040² of the PPG states:

“What is a housing requirement?”

The housing requirement is the minimum number of homes that a plan seeks to provide during the plan period.

Once local housing need has been assessed, as set out in this guidance, authorities should then make an assessment of the amount of new homes that can be provided in their area. This should be justified by evidence on land availability, constraints on development and any other relevant matters.

The government is committed to ensuring that more homes are built and supports ambitious authorities who want to plan for growth. The National Planning Policy Framework explains that the housing requirement may be higher than the identified housing need, and authorities should consider the merits of planning for higher growth if, for example, this would seek to reflect economic growth aspirations. Where authorities plan for higher growth this should not normally have to be thoroughly justified at examination.”

- 4.6 Paragraph 40 states that authorities, once they have made an assessment of need, then need to consider land availability, constraints on development and any other relevant matters. The only meaningful policy restraint in Cheshire West has been Green Belt around Chester, but the Government is clear that *“authorities should review Green Belt boundaries in accordance with the policies in this Framework and propose alterations to meet these needs in full, unless the review provides clear evidence that doing so would fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan”*. That is an ongoing process as part of the evidence base but the Government is clear that a Green Belt review must be undertaken. With the potential exception of the Green Belt around Chester, we do not consider that there are any constraints that would result in a

² Reference ID: 2a-040-20241212



conclusion that the standard method cannot be met once the HELAA and Green Belt review has been undertaken given the availability of land around the settlements in the Borough.

4.7 With the standard method as a minimum, the only other alternative in the PPG is a higher requirement which is expressly set out in paragraph 14³ of the PPG and paragraph 69 of the Framework which states:

“The requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment”.

4.8 As part of the local plan evidence base, a Housing and Economic Needs Assessment will be undertaken and that should form part of the Council’s consideration as to the final housing requirement and that should be the subject to consultation.

4.9 Therefore, at this stage the housing requirement should be a minimum of 1,914 dwellings per annum with the potential for a higher requirement based on economic development or infrastructure investment.

Question SS 2 Do you think the Council should consider a stepped housing requirement that plans for a lower level of housing delivery earlier in the plan period?

4.10 No. With the substantial shortfall in housing supply at present there will be an uplift in housing delivery as the local plan progresses so that the full annual requirement can be met in the early years with larger strategic sites that are to be allocated increasing supply throughout the plan period. In the period after the adoption of the local plan in 2015, annual completions were:

- 2015-2016 – 1,769 dwellings;
- 2016-2017 – 2,017 dwellings;
- 2017-2018 - 2,542 dwellings;
- 2018-2019 – 1,849 dwellings
- 2019-2020 – 1,849 dwellings.

4.11 That level of housing completions was against a requirement of 1,100 dwellings. Therefore, as the new local plan will allocate land for a higher number, we see no reason based on previous delivery that there should be a stepped requirement.

³ Reference ID: 2a-014-20241212



Flexibility/Buffer

4.12 We consider that there should be a buffer of at least 10% which is based on the Local Plans Expert Group report to the Communities Secretary and to the Minister of Housing and Planning where a 20% buffer was recommended. The report recommends at paragraph 11.4 that the Framework should make clear that local plans should be required to demonstrate a five year land supply but also focus on ensuring a more effective supply of developable land for the medium to long term, plus make provision for, and provide a mechanism for the release of, sites equivalent to 20% of their housing requirement, as far as is consistent with the policies set out in the Framework.

4.13 The Guildford Local Plan 2019 is relevant to the issue of releasing Green Belt to provide flexibility in the housing land supply. A supply of 14,602 dwellings was provided against a housing requirement of 10,678 dwellings, equating to a flexibility allowance of 37%. Of supply, some 6,742 dwellings were to be provided on sites to be released from the Green Belt. The plan was subject to an unsuccessful Challenge⁴ which specifically addressed this point. The Judgment draws the following conclusions under Issue 2: Was the conclusion that there were exceptional circumstances justifying the allocations of housing land, released from the Green Belt, to provide headroom of over 4000 dwellings above the 10678 OAN lawful, and adequately reasoned?

- Once meeting the OAN is accepted as a strategic level factor contributing to “exceptional circumstances”, it follows that the provision of headroom against slippage and for flexibility to meet changes, “future-proofing” the plan, as the Inspector put it, would also contribute to such circumstances (paragraph 91).
- The headroom figure was a judgement based on the sites which were available to meet a requirement figure somewhat over 10,678, and to do so in such a way that, over the initial and subsequent years of the plan, the rolling five year housing supply, with a 20% buffer for some years, would be maintained (paragraph 96).
- As part of the total supply, the Inspector was entitled to conclude that the plan should allocate additional sites, that may be sequentially less preferable than other sites, because they were necessary allocations in order to provide the initial five year housing land supply (paragraph 101).

4.14 We consider that the above key points are broadly applicable to Cheshire West and the Plan must provide sufficient flexibility and there is a need to release additional deliverable sites to provide a five-year housing land supply and ensuring the requirement is met in the plan period. Even if there were to be a degree of

⁴ Compton PC vs Guildford BC [2019] EWHC 3242 (Admin)



over-provision, there would be wider benefits of providing a level of housing in excess of the minimum requirement, namely improving affordability and meeting affordable housing needs.

Conclusion

- 4.15 Option B under SS5 states that “*the government’s new housing target of 28,170 homes*” which is the 1,914 dwellings multiplied by 15 years. However, based on the above, the plan period should be longer as the start date for a plan (which should be 2025) is not the adoption date and with the need for a plan period to 2045 in our view, the housing requirement that this Plan should be meeting is for a 20 year period and should be 38,280 dwellings. With an added buffer of at least 10%, then the Plan should be meeting at least 42,000 dwellings.

SS5 Spatial Strategy Options

- 4.16 The three initial options for growth that the Council have identified are as follows:

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

Question SS 11 - Please select the option which is the most appropriate spatial strategy for Cheshire West and Chester:

- 4.17 These representations focus on Clive Hall Farm, which falls within Winsford. The options for Winsford are as follows:

- Option A – 10,000+ dwellings
- Option B – 3,000 – 5,000 dwellings
- Option C – 3,000 – 5,000 dwellings

- 4.18 All of the above options recognise the settlement’s growth opportunities and its role as a key settlement in the borough.



SS4 Settlement Hierarchy

Question SS5 - Do you agree with the suggested policy approach towards the settlement hierarchy, as set out in SS 4 'Settlement hierarchy' above? If not please suggest how it could be amended

4.19 We agree with the identification of Winsford within the top tier of the settlement hierarchy. The settlement is a sustainable location for new development, in terms of population, services, employment opportunities and sustainable transport options. It is also highly sustainable in terms of sustainable transport options, with frequent rail services to Liverpool Lime Street via Runcorn and Birmingham New Street via Crewe, and bus services to Middlewich and Crewe. It is therefore entirely appropriate that Winsford is identified within the top tier of the settlement hierarchy, and that it accommodates a significant level of development as part of meeting the overall development needs of the borough.

Question SS 33 - Do you have any further comments about any of the potential growth areas identified around Winsford?

4.20 Please see our response to question SS 32. Wain Homes is promoting the Land at Clive Hall Farm, Clive Lane, Winsford for residential development (see Section 6 of these representations).



5. Response to Section 9: Winsford

WI1 Winsford

Question WI 1 - Do you agree with the suggested policy approach towards Winsford, as set out in WI 1 'Winsford' above? If not please suggest how it could be amended?

5.1 Draft Policy WI 1 states:

“Key sites and land allocations will be identified to deliver strategic development needs for new housing and employment development (linked to 5 'Spatial strategy' of the new Local Plan). Local Plan (Part Two) policies W 1 and W 2 will be retained accordingly and updated as needed to reflect allocations that have been completed and/or require a new approach, and either retain, replace or identify new employment land allocations to meet borough wide needs.”

5.2 We note that the draft policy is still being developed in relation to key allocations and related infrastructure. Our client proposes Clive Hall Farm (falling within growth option: WIN03) as an allocation for residential development in Section 6 of these representations. The site could contribute towards meeting the housing requirements of Winsford and the wider borough, and we consider that its allocation should form a key part of the strategy for Winsford. The site is also closely related to the existing allocation at Station Quarter and comprises a logical location for further growth in Winsford. Further details of the proposed allocations are provided in section 6 of these representations.

Question WI 2 - Do you have any comments on the suggested allocations/sites?

5.3 As set out above, we propose Clive Hall Farm as a key allocation / site in Section 6 of these representations. The site should be identified within the policy given its inclusion in all three growth options, which speaks to the sustainability and suitability of the site.

Question WI 4 - Are there any infrastructure requirements required to support the suggested policy approach?

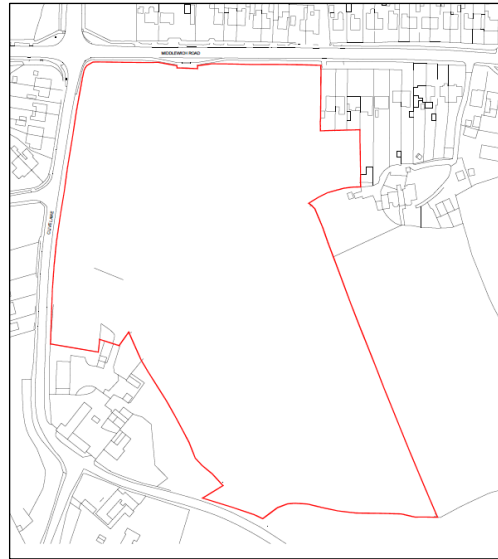
5.4 Relevant infrastructure requirements in relation to the proposed allocation of Clive Hall Farm are being considered as part of outline planning application 25/01216/OUT on the site for 115 dwellings. Nonetheless, the site would not require any strategic policy interventions in relation to infrastructure to enable development to come forward.



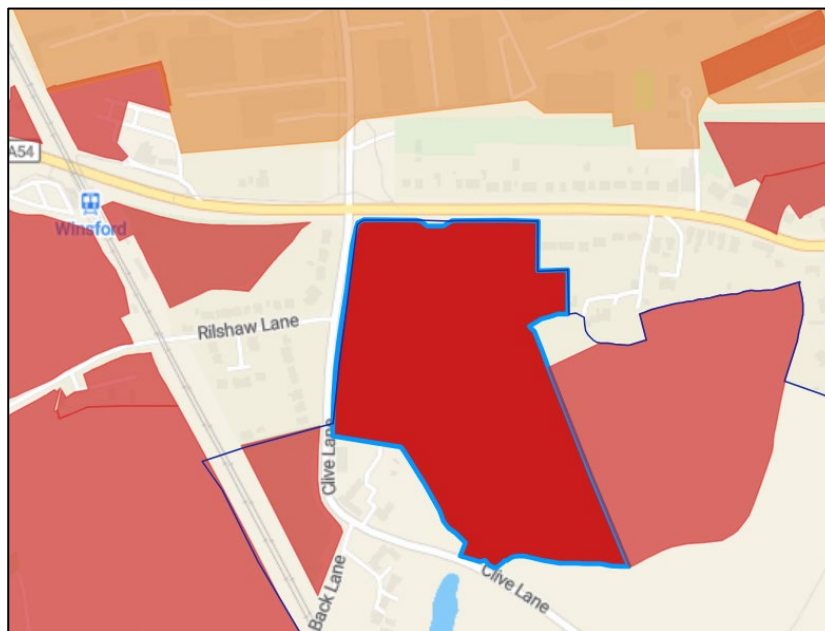
6. Land at Clive Hall Farm, Clive Lane, Winsford

Question SS32 - Which of the identified potential growth areas around Winsford do you consider to be the most suitable?

- 6.1 Wain Homes has an interest in a site at land at Clive Hall Farm, Clive Lane, Winsford. A location plan of the site is below.



- 6.2 In the Land Availability Assessment, the site is **Site reference: 0283**.



6.3 The site is located in WIN03 on Map 5.7 of the consultation document.

Application ref. 25/01216/OUT

6.4 An outline application has been submitted under reference 25/01216/OUT for the construction of 115 dwellings. This application is now at advanced stages with ongoing discussions taking place with the Council. The Indicative Sketch Layout is provided within the Vision Document which accompanies this representation, and a copy is provided below for ease of reference:



6.5 The application proposes 30% affordable housing, alongside public open space, a LEAP, SUDS and the addition of public footpaths.

Principle of development

6.6 The site is located within the Open Countryside. However, the extent of the Council's housing shortfall means that it is necessary to release greenfield sites to the edge of a highly sustainable settlement such



as Winsford for housing development. There remains unmet housing need in Winsford to satisfy the plan-period housing requirement up to 2030 for the adopted local plan, and the identified supply of housing falls very far short of 5 years against the new standard method. The Issues and Options paper places Winsford within the top tier of the settlement hierarchy.

- 6.7 The proposed development requires a countryside location given the extent of unmet housing needs and the absence of any realistic mechanism in the short-term or medium-term to address the shortfall in the 5 year supply.
- 6.8 The site is located to the edge of Winsford. It is highly sustainable in locational terms being just circa. 250m away from the main train station with regular and direct connections across the region.
- 6.9 The site therefore represents a highly logical extension to the existing settlement, and it would be contained by existing development and features. The proposed development of the site would relate well to the existing pattern of development and surrounding land uses.

Technical considerations

- 6.10 The current planning application (LPA ref: 25/01216/OUT) is accompanied by the following technical reports, all of which confirm that the site is suitable for residential development:
- Landscape and Visual Assessment and Landscape Plan
 - Tree Survey
 - Flood Risk Assessment and Drainage Management Strategy
 - Phase 1 Ecology Report and Biodiversity Net Gain Assessment
 - Heritage Statement
 - Archaeology Assessment
 - Transport Assessment and Travel Plan
 - Phase 1 Geo-Environmental Report
 - Air Quality Assessment
 - Noise Impact Assessment
- 6.11 The various technical reports have been taken into account in preparing the indicative layout.
- 6.12 There are no outstanding objections to the planning application from statutory consultees which suggest the principle of developing the site for 115 dwellings is unacceptable. Therefore, there are no technical reasons why the site should not be allocated for development.



Deliverability

- 6.13 The site is deliverable and can make a significant contribution to meeting development needs over the plan period. The site is currently subject to application ref. 25/01216/OUT which is at an advanced stage. Subject to achieving an allocation and/or planning permission, it is anticipated development will commence and homes delivered comfortably within the first 5 years of the plan period.
- 6.14 The Framework states that to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. We hereby address those criteria.

Suitability

- 6.15 The site is proposed as an allocation through the emerging Local Plan, but is also subject to an advanced planning application for 115 dwellings. The suitability of the site is addressed within the various technical assessments provided alongside planning application ref. 25/01216/OUT and the Vision Document accompanying this representation.

Availability

- 6.16 The site is controlled by Wain Homes, a developer with extensive experience of bringing sites forward for housing development in Cheshire West and across England. There are no legal or ownership impediments to development. The site is available now.

Achievability

- 6.17 The site is greenfield, and the supporting technical evidence submitted alongside application ref. 25/01216/OUT demonstrates that the site can be delivered viably and in short order. The application proposes a policy compliant level of affordable housing (30%). Other infrastructure requirements which meet the relevant tests will be addressed through the Section 106 agreement.
- 6.18 In terms of the developer's capacity to deliver the site, it is anticipated that development will commence within 5 years, and that the site can be completed in full during the plan period.



Summary and conclusions

6.19 The site is a logical extension to Winsford and there are a range of benefits, which are:

- The delivery of 80 market homes and 35 affordable homes;
- Creation of new public open space within the site for use by new and existing residents.
- Delivery of public footpaths connecting the wider site to the public open space, A54 and Clive Lane.
- The delivery of a 10% net gain in biodiversity on site.
- The delivery of housing in a highly sustainable location to the edge of Winsford, in easy and convenient walking distance of Winsford Train Station.
- Economic benefits during construction, and throughout the lifetime of the development through additional household spending on local shops, services and facilities.

6.20 An outline planning application for 115 dwellings has been submitted to the Council, and is now at advanced stage. It has been demonstrated that the site is viable and available. The site will be delivered within the first 5 years of the plan period.

6.21 We consider the site should be allocated in the emerging Local Plan. Wain Homes would be happy to engage in further discussions with the Council and/or provide further information as necessary as then production of the plan progresses.



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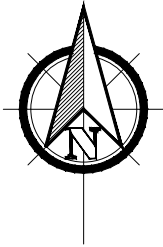
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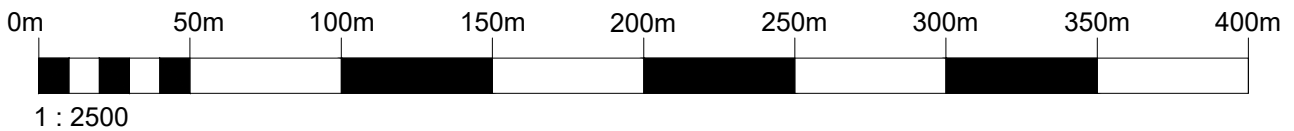
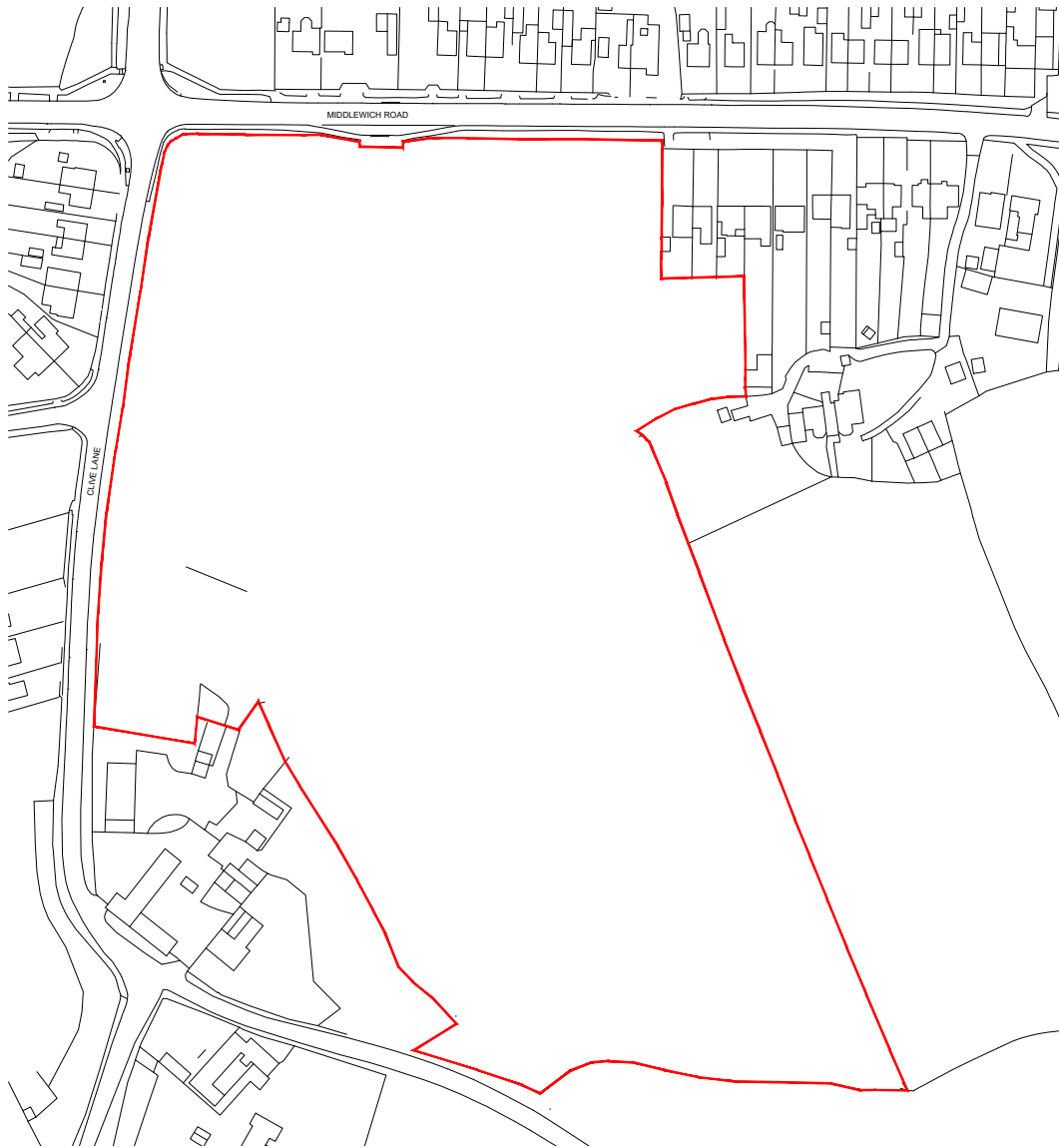


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EP1



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PLANNING

Client:
WAIN HOMES NW

Project:
LAND AT CLIVE FARM, WINSFORD

Drawing Title:
LOCATION PLAN



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EP2



Clive Hall Farm, Winsford Vision Document



20 0 20 40 60 80 100
 SCALE 1:2000 m

- KEY**
- Red Line Boundary - Site Area approximately (13.64 acres)
 - Blue Line Boundary - other land under ownership (0.67 acres)
 - Developable Area (6.89 acres)
 - Approximate building frontage
 - 15m Buffer zone from indicative position of pylons and overhead electric cables.
 - Green zone through site under the pylons and electric cables.
 - Green space
 - ★ Potential play area
 - Existing trees with potential to be retained
 - Proposed trees
 - Primary Streets with tree lined verge and pedestrian walkway
 - Tertiary Street with pedestrian walkway
 - Private Drive
 - Raised tables

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Project
 CLIVE FARM, WINSFORD

Client


Drawing Title
 RENDERED ILLUSTRATIVE DEVELOPMENT FRAMEWORK

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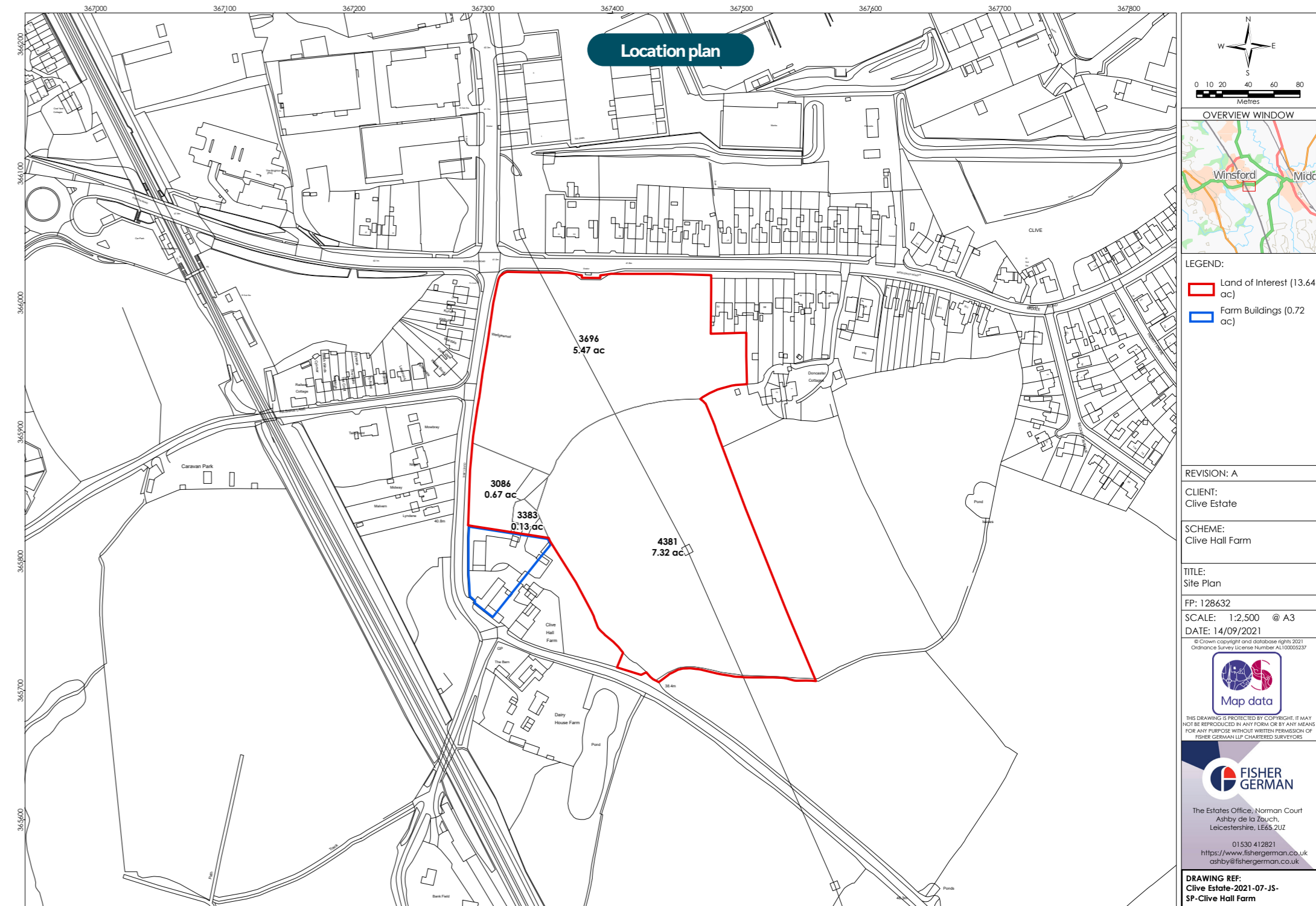
INTRODUCTION

The land at Clive Hall Farm is being promoted for residential development, to be carried out by Wain Homes, a well-respected major house builder with local roots, striving to provide exceptional homes for current and future generations.

The accompanying Development Framework shows that 115 high-quality dwellings could be delivered across 5.5 hectares, including affordable/starter homes, alongside open space and landscaping enhancements.

An application has been submitted to the Council under application reference 25/01216/OUT which is an outline application for 115 dwellings that is now at an advanced stage.

The Vision Document introduces the site and presents the technical analysis carried out, which has informed the potential development framework. It further identifies the constraints and opportunities on the site and its potential design, demonstrating how the site can contribute to meeting Winsford's future housing requirements in a sustainable manner.



SITE CONTEXT

The site is located to the south eastern edge of Winsford, to the south of Winsford Industrial Estate and approximately 250m east of Winsford Train Station.

The site extends across a site area of approximately 5.5ha and comprises two flat paddocks in agricultural use separated by hedgerows and scattered trees. Clive Hall Farm, which takes the form of a Bed and Breakfast Hotel, stables and outbuildings is located to the south west of the site. There are no buildings within the site itself. The Weaver Way Recreational Route passes the site to the west.

The land is enclosed by Clive Lane to the west and Middlewich Road (A54) to the north. To the eastern boundary lie existing residential properties and open fields, while the southern boundary is defined by Clive Green lane and further fields beyond a small brook.



Winsford Industrial Estate



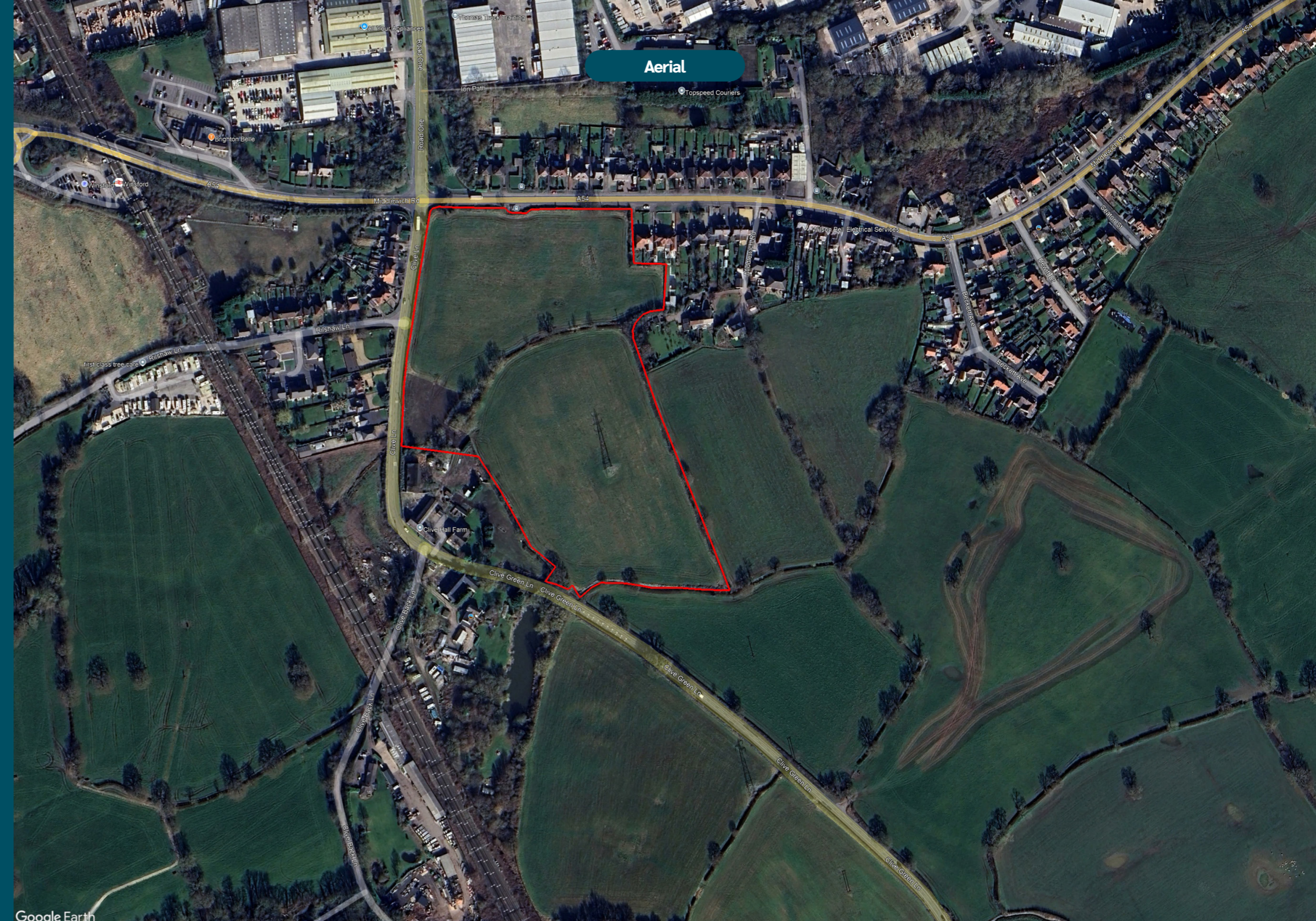
Winsford Train Station



West of the site



Weaver Way



Aerial

TECHNICAL CONSIDERATIONS

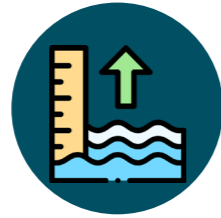
An application is currently under consideration by the Council under reference 25/01216/OUT for the construction of 115 dwellings. The application is accompanied by the following technical reports, all of which confirm that the site can come forwards for residential development:



Landscape and Visual Assessment and Landscape Plan



Tree Survey



Flood Risk Assessment and Drainage Management Strategy



Phase 1 Ecology Report and Biodiversity Net Gain Assessment



Heritage Statement



Archaeology Assessment



Transport Assessment and Travel Plan



Phase 1 Geo-Environmental Report



Air Quality Assessment



Noise Impact Assessment

HIGHWAYS AND ACCESSIBILITY

The development would be principally accessed from the A56, although there could also be cycle and footpath access on to Clive Lane. Pedestrian access points are proposed around the site to maximise sustainable connections and permeability. A detailed design for a site access has confirmed that it is feasible to provide a safe and suitable access for pedestrians, cyclists and vehicles from Clive Lane. As part of the site access design a new footway would also be provided on the east side of Clive Lane, between the new access and the A54 Middlewich Road to the north. This is provided within the accompanying Vision Document.

A range of local services and amenities can be accessed within acceptable walking distance from the site, including employment (Winsford Industrial Estate), retail shops, schools, medical facilities and restaurants. Accessibility to local services is excellent by cycle, with both Winsford and Middlewich town centres being located within acceptable cycling distance from the site. The A54 provides direct access into the town centre, on foot, by cycle, bus and rail.

Bus stops and a train station, directly to the north and west of the site respectively, offer routes into Winsford town centre and nearby towns and cities. The bus stops and train station are within easy walking distance from the site. Bus service number 37, operating on Middlewich Road, provides convenient access from the site to a number of towns including Winsford, Middlewich and Crewe. Winsford train station benefits from car parking and cycle storage. The station offers frequent services to Liverpool Lime Street via Runcorn and Birmingham New Street via Crewe.

WALKING AND CYCLING CATCHMENTS

The walking and cycling Catchment Plans demonstrate that the site is located within close walking and cycling distances of key services and facilities such as a medical facility and public transport. A wider range of amenities is also located within 2km of the site, including convenience stores, leisure facilities and schools. The 5km and 10km cycling catchment area covers the entirety of Winsford and extends to nearby settlements including Middlewich and Northwich.

ECOLOGY AND TREES

The site comprises open fields used for agriculture, with trees and hedgerow only present along the field boundaries. There are no TPOs affecting the site, and no ancient or veteran trees or woodland are situated on the land.

The development of the site would achieve a 10% net gain in biodiversity, in line with the requirements of the Environment Act. The Development Framework Plan includes a substantial area of recreational and ecological open space running through the site. The existing hedgerows around the site would be retained where possible, and supplemented with additional planting.

CABLES AND PYLONS

Overhead electricity pylons run through the site in a north west to south east direction. Development would be offset from the pylons with the area utilised for recreational and ecological open space.

FLOOD RISK

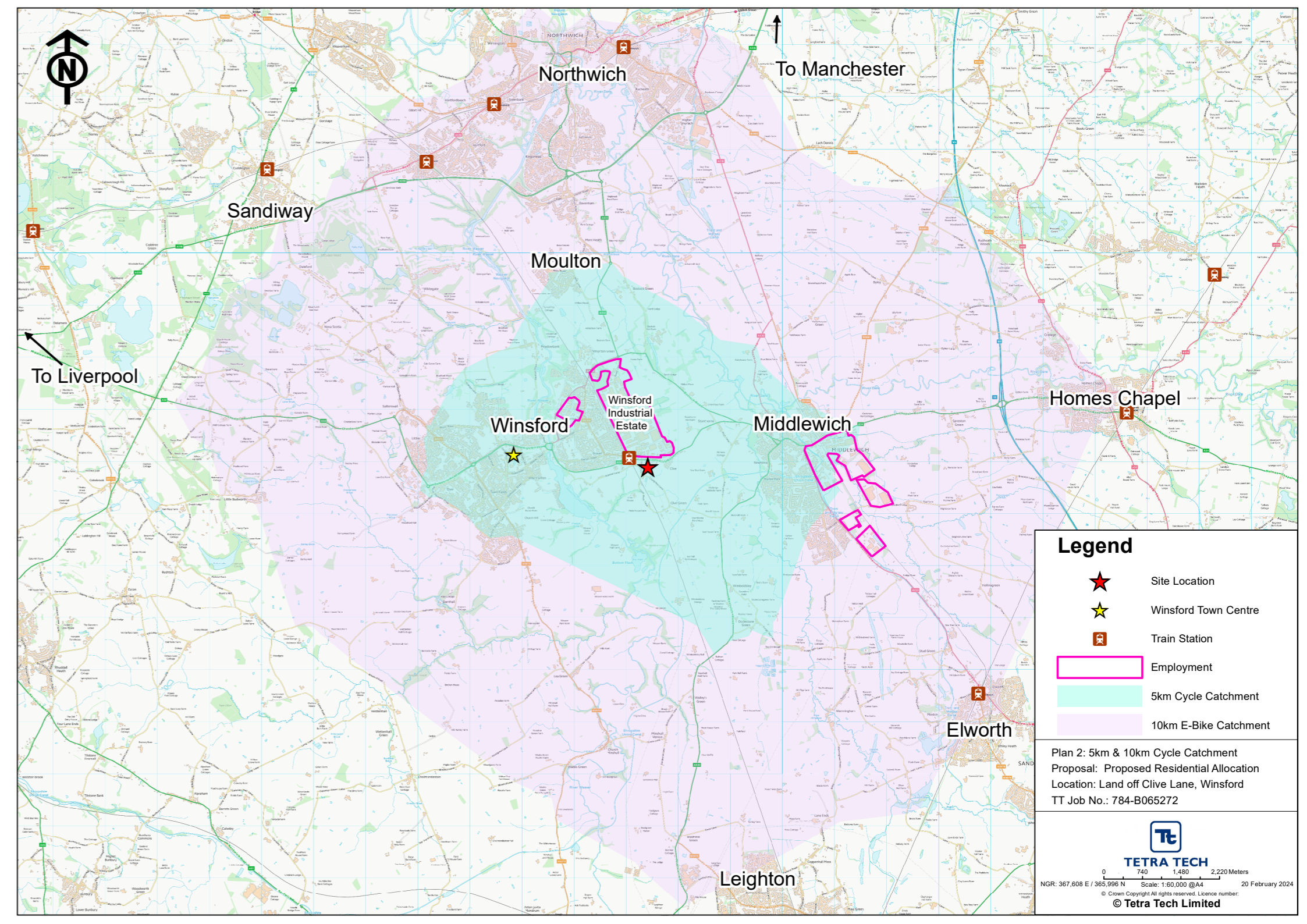
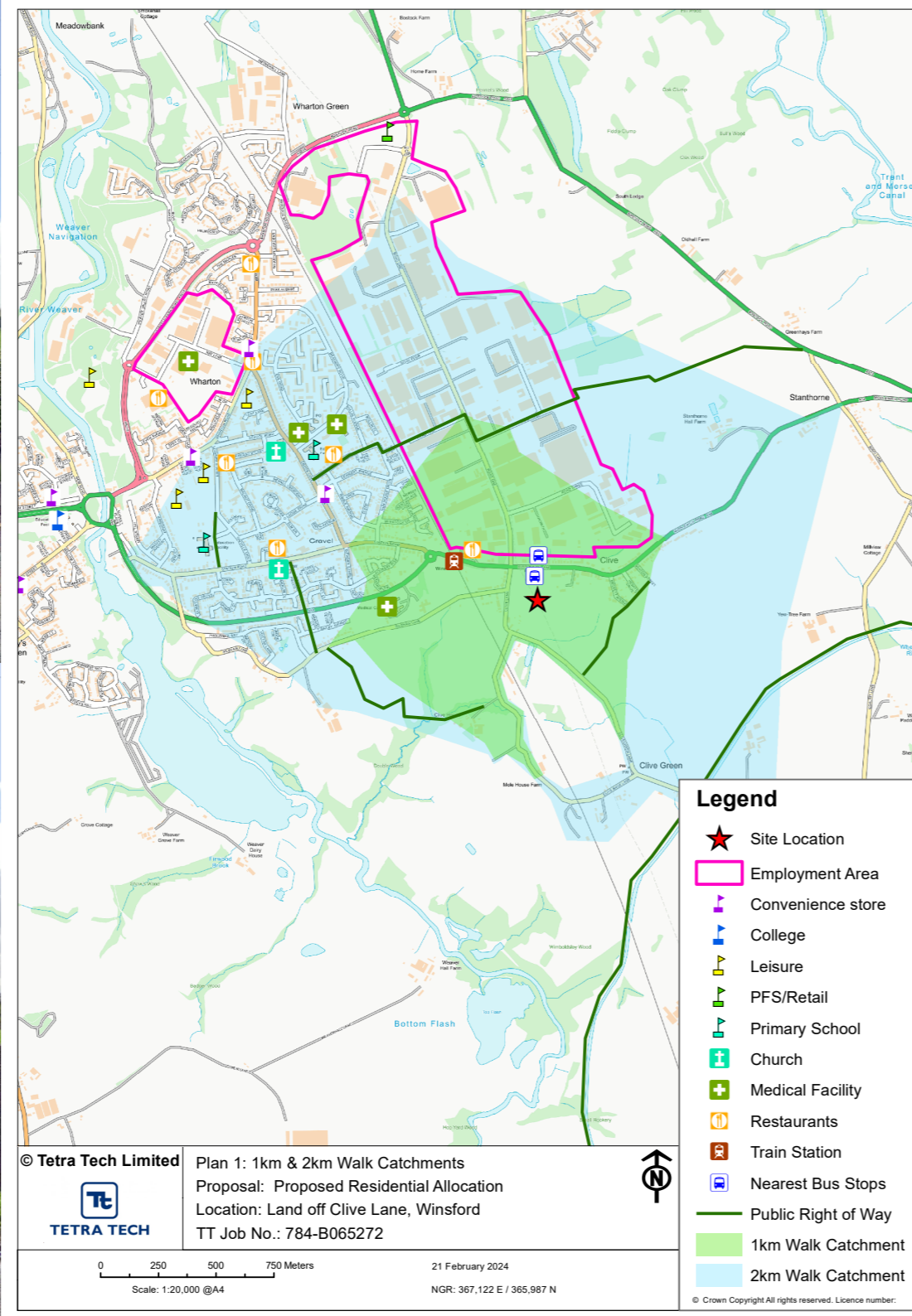
The site is located within Flood Zone 1.



A54 looking south

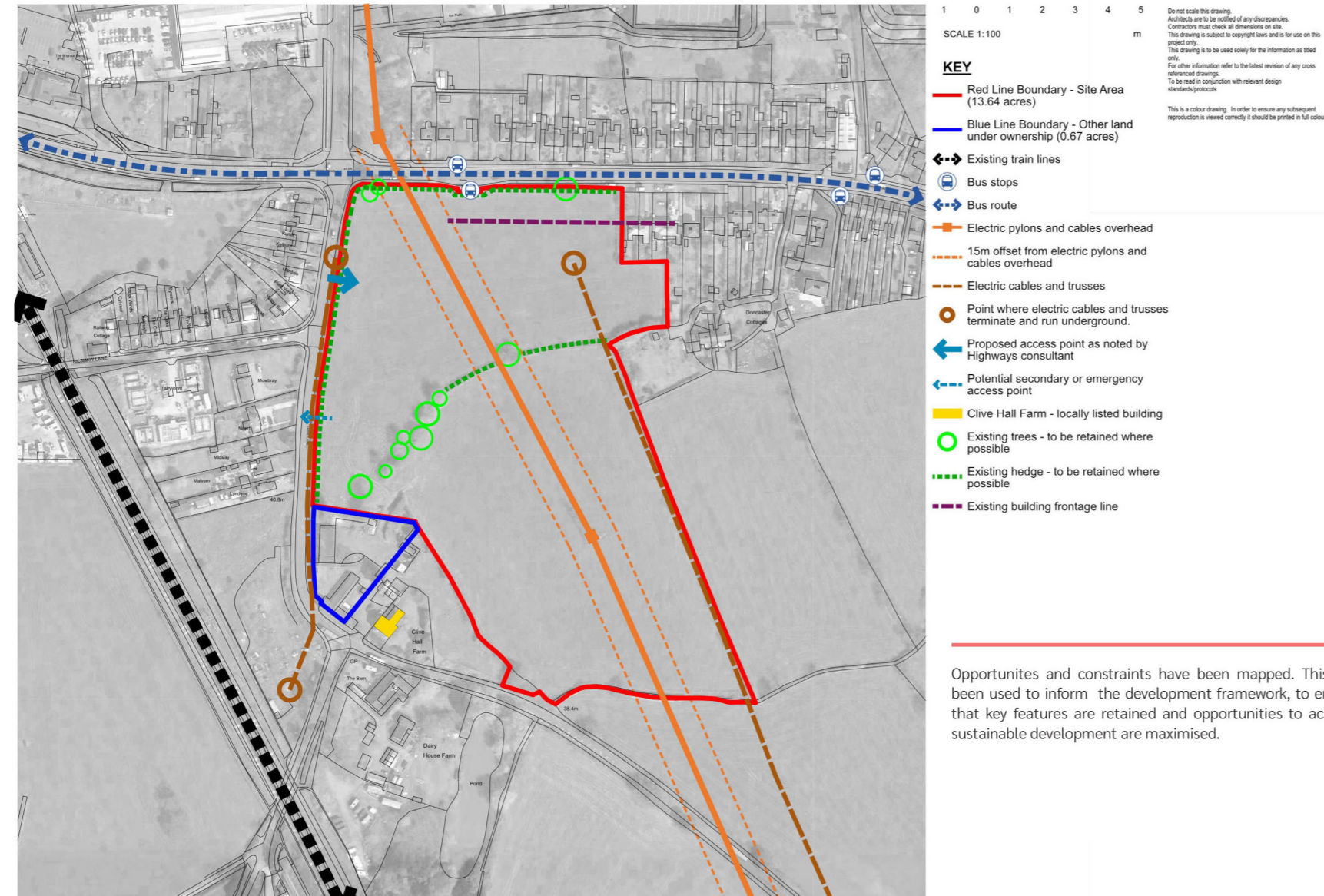


Clive Lane looking east



OPPORTUNITIES AND CONSTRAINTS

Opportunities and constraints have been mapped. This has been used to inform the development framework, to ensure that key features are retained and opportunities to achieve sustainable development are maximised.



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DEVELOPMENT FRAMEWORK

A potential Development Framework has been prepared based on the identified opportunities and constraints.

A vehicular and pedestrian access point would be located along the western boundary, allowing for efficient connectivity and access to the site. Pedestrian connections are included to the north, providing ease access to the bus stops along the A54 and Winsford Train Station.

The building zone has been sensitively designed with existing pylons and overhead electric cables in mind, meaning residential areas would flow from north to south around a green zone. Appropriate design measures would be adopted to ensure the preservation and enhancement of the local heritage asset at Clive Green Farm.

Design of the plots would vary throughout the site to respond to the surrounding context. Deeper plots could be provided along Middlewich Road to provide a more uniform build edge and street scene through provision of long front gardens. A mix of other high quality house types could be incorporated to respond to the wide range of needs.

The existing trees would be retained where possible and additional tree planting would be proposed throughout alongside landscape enhancements. An opportunity also exists to provide attractive open space at the corner of Clive Lane and Middlewich Road, including a potential play area.

The Development Framework Plan shows that 110 dwellings could be delivered in a highly sustainable manner whilst providing a generous green infrastructure framework and addressing unmet housing needs.



CONCLUSION

The land at Clive Hall Farm, Clive Lane represents an exciting opportunity to deliver high-quality homes, affordable housing provision and landscape enhancements.

It has been demonstrated through application ref. 25/01216/OUT that the site can come forwards whilst addressing all relevant technical considerations. The technical assessments submitted alongside the application demonstrate that the site is developable and no constraints have been identified which suggest that it could not be deliver residential development.

The site is in a highly sustainable location, with excellent public transport connectivity and a number of facilities within walking and cycling distance. Suitably designed access to support the quantum of development is also achievable onto Clive Lane.

In summary, the site could deliver 110 thoughtfully designed dwellings in a sustainable location, along with other benefits. It comprises a logical extension to the existing urban area, which would embrace and complement the surroundings whilst meeting the borough's housing need.



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