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29 August 2025

Dear Planning Policy Team

## **Cheshire West and Chester (CWaC) Issues and Option Local Plan Consultation**

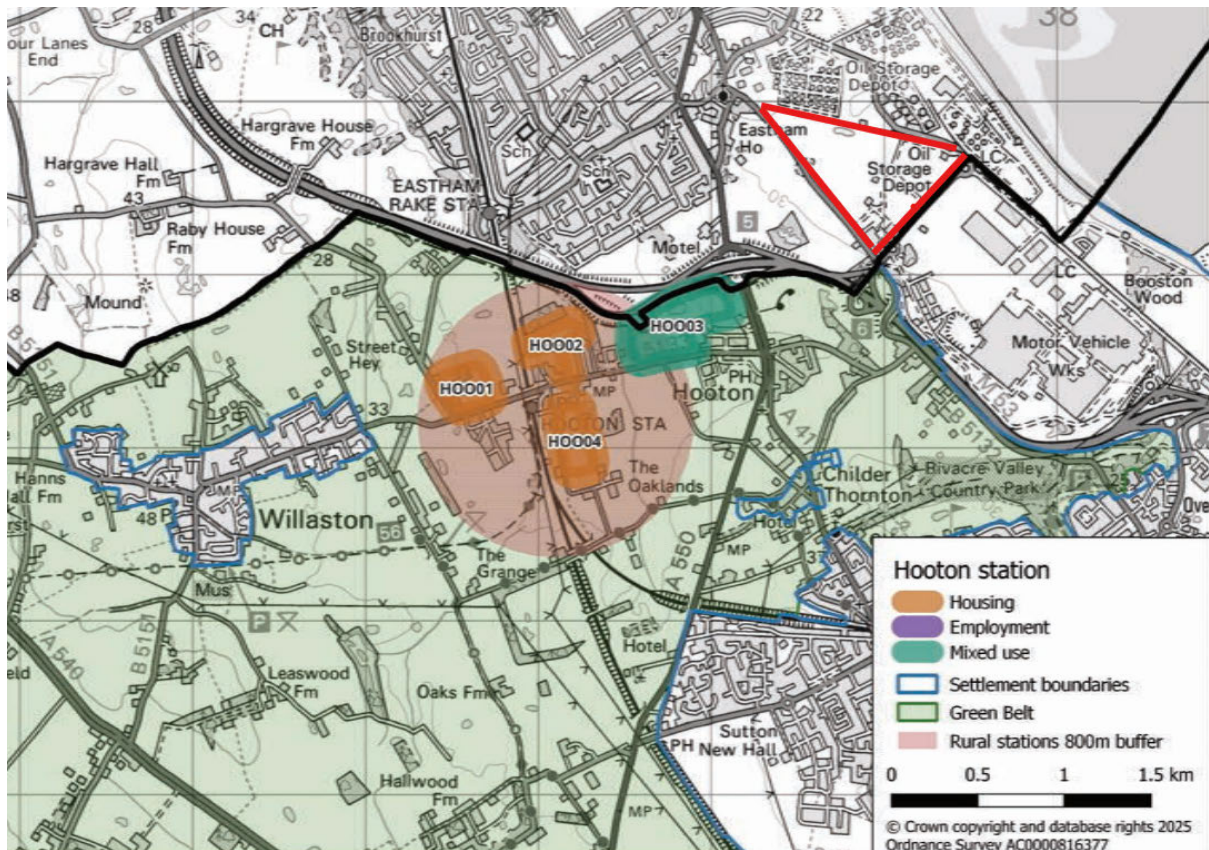
Thank you for the opportunity to respond to the above consultation.

As officers at CWaC are aware, Stoford are a national, occupier led developer of commercial floorspace and promoter of land for development. Stoford have delivered commercial floorspace within Ellesmere Port (668,000 sqft on behalf of Stellantis), which was the largest single cross docked warehouse to be built in the North West in 2023/2024. Stoford are also preparing a planning application (for imminent submission) to deliver B2/B8 floorspace at the allocated Gadbrook Park site, extending to over 34 hectares. We are active in the wider North West and consider that through this Local Plan review there are opportunities to deliver and support further growth within CWaC that could extend to strategic opportunities and facilitate cross boundary growth.

We offer the following comments on the Local Plan consultation:

### **Questions SS77,SS78 and SS79 – Growth options around Hooton Station**

Stoford are supportive of the growth options being considered around Hooton Station. We acknowledge that these options will require Green Belt release, however we note that the sustainability of the location, with the local Hooton rail station, lends this location to being one where growth can be supported and would be consistent with national policy. We have highlighted (edged red) the land within Stoford's control on the extract overleaf, that highlights the options being considered by CWaC in this Local Plan.



Stoford control circa 49ha of land on the border of CWaC, located within the Wirral. Land immediately south east is within CWaC and within the Ellesmere Port area, where employment growth is supported and Stoford have delivered the afore mentioned floorspace. The land, known as the former Hooton Airfield, is within walking and cycling distance of Hooton Station.

### Policy EG1 Economic Growth

Stoford are supportive of economic growth at Ellesmere Port and around Hooton Station, which we consider can enhance this location as a destination for investment and job creation. Enhancement of Hooton rail station will position land controlled by Stoford at the former Hooton Airfield, Wirral, as a future location for employment growth. As a former airfield, with over 20ha of previously developed land within the area edged red on the above image, it is a location that is consistent with the NPPF in terms of supporting development of Grey Belt land in sustainable locations. Stoford would welcome the inclusion of additional text within the CWaC Local Plan, within the section concerning Hooton Station and Ellesmere Port, that acknowledges the opportunity of cross boundary strategic site locations. We also consider that this text would be consistent with Policy EG1, which states that CWaC 'will promote sustainable economic growth in the borough and wider sub-region, supporting existing businesses, encouraging indigenous business growth and attracting new inward investment. The creation of new job opportunities across a range of sectors will be supported'. [our emphasis].

We trust that the above comments can be considered and should you wish to speak to us regarding our representations and this opportunity, please do not hesitate to contact me.

Yours sincerely

Jo Russell  
 Planning Director