

Cheshire East Local Plan

Draft Nantwich Town Strategy Consultation





Just as people make plans, towns need to make plans too...

Cheshire East is facing many challenges over the next twenty years or so. These include responding to the issues around climate change and the need to move to a low carbon future, providing the infrastructure to enable local businesses to compete in a more globalised economy and enabling the increases in housing need to be accommodated. These challenges will need to be faced in a period of a slow growing national economy and reduced levels of infrastructure investment by the Government.

It will therefore be important to have a clear strategy to tackle these issues and to indicate how we want our towns to change and grow.

Cheshire East has been working closely with local community representatives in the spirit of localism to prepare Town Strategies for Crewe, Handforth, Knutsford, Macclesfield, Nantwich and Poynton; these documents will go on to play an important part in the production of Cheshire East's Local Plan.

This is your chance to make a difference



I want to encourage everyone to help us prepare the Town Strategies through this consultation so that we can make sure that Cheshire East continues to be a great place for us, our children and grandchildren to enjoy. In doing so, I would ask you to be positive about change. Successful towns and communities are those that can adapt to changing circumstances and evolve in a sustainable way. I urge you to get involved and give us your views to help determine the future of your town.

Cllr David Brown

Cheshire East Council - Strategic Communities Portfolio Holder and Deputy Leader of the Council



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1 Introduction

1.1 This draft town strategy for Nantwich has been produced by representatives of the local community working closely with Cheshire East Council.

1.2 Once finalised, the town strategy will feed into the Cheshire East Local Plan, which will set planning policies in Cheshire East to 2030.

National Planning Policy Framework

1.3 The new National Planning Policy Framework (NPPF) encourages local authorities to have an up-to-date Local Plan in place as soon as possible. It says the purpose of planning is to help achieve sustainable development. 'Sustainable' means ensuring that better lives for ourselves don't mean worse lives for future generations. 'Development' means growth... we must house a rising population... our lives and the places in which we live them can be made better, but they will certainly be worse if things stagnate.

1.4 The National Planning Policy Framework also says that local authorities should use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing in the housing market area. It identifies the need for planning to encourage and not act as an impediment to sustainable growth. Local Authorities should plan proactively to meet the development needs of business and supports an economy for the 21st century.

Local Plan

1.5 The Local Plan will be the new development plan for Cheshire East. It will contain planning strategy, policies and site allocations. It will be accompanied by an Infrastructure Plan that will set out the transport, social (for example schools) and other infrastructure required to support development.

1.6 The Local Plan will look at the social, economic and environmental needs of each town. It will help to deliver economic growth by identifying and unlocking development opportunities, and help us to co-ordinate the delivery of new and improved roads, public transport and utilities. It will help to improve our environment by setting improved design standards for new development; protecting nature conservation areas; promoting parks and open spaces; safeguarding heritage assets (such as listed buildings); encouraging the generation of renewable energy; and safeguarding the countryside by focussing development to the towns and larger villages.

1.7 The Local Plan will consider how much housing is needed, including the mix of types and sizes of new homes. It will look at possible sites and consider associated needs for new and improved schools and community facilities. It will also consider the needs for other types of land-use, such as employment, retail and leisure uses.

1.8 The National Planning Policy Framework is clear that at the heart of the planning system, there is a "presumption in favour of sustainable development". The Local Plan will enable the Council to guide this sustainable development to the most appropriate locations in Cheshire East, and to make sure that all new development contributes to future infrastructure needs. However, there will be tough choices to be made about where development should go.

Town Strategy for Nantwich

1.9 During 2011, Cheshire East Council sought the views of residents, workers, visitors and shoppers what they most liked about their town or village and what they wanted to see improved. This was called the Place Shaping Consultation. In Nantwich, responses to the consultation indicated that the things people most liked about the town was the place as a whole, the historic buildings and character



of the town; and the surrounding countryside. Areas in need of improvement included the high level of traffic; the under supply of car parking; employment opportunities and the availability of affordable housing.

1.10 Following on from the Place Shaping Consultation, the Council has been working closely with the local community to develop this draft strategy to guide the future planning of Nantwich. Two workshops were held with a panel of representative stakeholders including Nantwich Town Council, surrounding Parish Councils, Cheshire East Councillors and other environment and community groups.

1.11 The workshops discussed how the town strategy should meet the future needs of the town to make it an even better place over the next 20 years. Figure 1.1 (below) shows what was discussed at each workshop.



Figure 1.1 Context of Workshops

1.12 This draft town strategy, as agreed for consultation by the stakeholder panel and agreed by Nantwich Town Council, sets out a vision for Nantwich, looking at what the town should be like by 2030. Following on from the vision are a number of objectives needed to realise the vision, and a set of specific aims which add detail to the objectives. The draft town strategy also identifies a number of possible areas that may be suitable for future development.

1.13 This document has been published for consultation to seek the views of the local community, businesses and other stakeholders.



2 Next Steps

2.1 Once all consultation responses have been considered, the town strategy will be amended as appropriate and will be used to inform the Cheshire East Local Plan. It is important to note that the town strategy itself will not introduce new planning policies, nor will it allocate any sites for development. Its purpose is to make sure that the views of the local community are properly taken into account when drafting the Local Plan.

2.2 Any new planning policies or site allocations will be proposed through the Local Plan, taking into account all other background evidence (such as housing needs assessment, employment land review, retail study, transport assessments, flood risk assessments, sustainability appraisals and others), national legislation, national guidance, and site-specific appraisals.

2.3 The Local Plan will be made up of a number of key documents including the Core Strategy, Site Allocations Plan and Infrastructure Plan. Figure 2 illustrates the relationship of the town strategy document to the Local Plan. This highlights how the town strategy will provide a steer to the content and direction of the Local Plan.

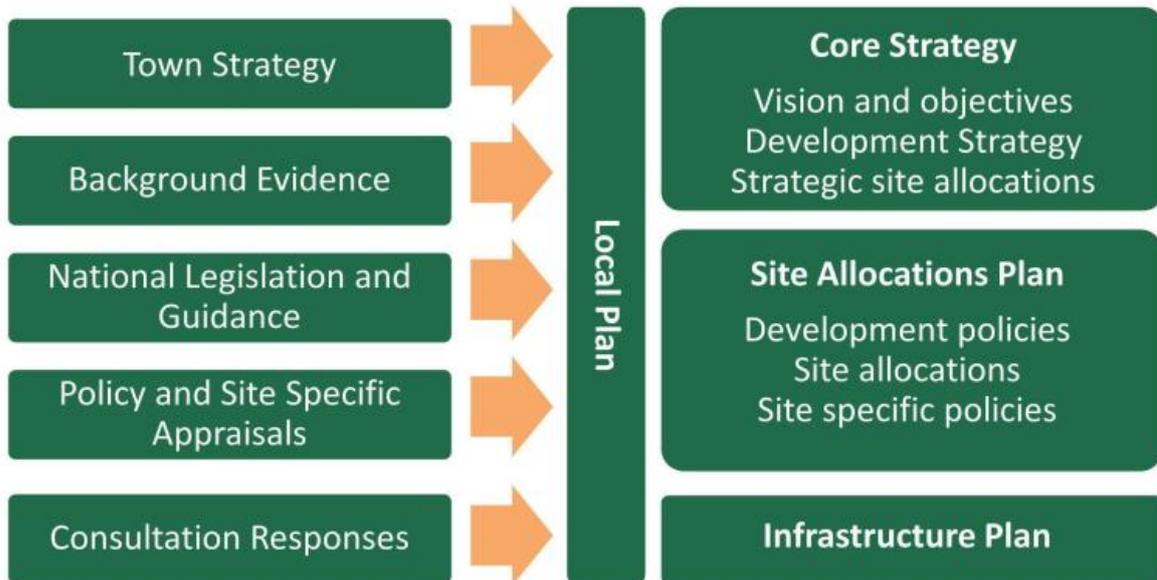


Figure 2: Relationship of the Town Strategy to the Local Plan

2.4 There will be further consultations on the Local Plan including consultation on an overall development strategy for Cheshire East in autumn 2012 and consultation on the draft Core Strategy early in 2013.

2.5 The Core Strategy and Site Allocations Plan will both be subject to separate ‘examinations in public’ with a Government-appointed inspector. At the examination, the Council will need to demonstrate that all reasonable alternatives to the final proposals have been properly considered. This draft town strategy and consultation responses received will form an important part of the Councils evidence in demonstrating that all reasonable alternatives have been considered prior to drafting the Local Plan.

2.6 The Council aims to adopt the Core Strategy in late 2013 / early 2014 with the Site Allocations Plan following later.



3 Context

3.1 Nantwich is an historic market town with a population of 17,180. The town is located in the south of Cheshire, to the south west of Crewe. The River Weaver runs northwards through the town, and the Shropshire Union Canal lies to the west of the town.

3.2 Nantwich dates back to Roman times, when it was a centre for salt production. The town has an extensive heritage, creating a strong and unique character.

3.3 The town contains a variety of employment opportunities and benefits from good links to employment at Crewe and Wardle. Nantwich has a thriving town centre, with a strong independent retail offer. It also has a range of community services and a good public transport network. These facilities are used by residents of the town and the community living within surrounding rural area.

3.4 The extensive heritage, attractive open spaces and vibrant town centre combine to make Nantwich a popular place to live and a destination for tourists and visitors alike.



4 Vision

Nantwich is an historic market town. It provides a range of shops and services to residents of the town and the surrounding rural area. The Vision for the town is:

"By 2030 Nantwich will continue to be a traditional market town with a caring community and unique heritage. The town will continue to offer community benefits and its character will be maintained.

The public transport network will have been enhanced to increase accessibility. A positive interaction between pedestrians, cyclists, public transport and private vehicles will have been achieved. Links to the River Weaver and Shropshire Union Canal will be further promoted and attractive gateways will welcome people into the town.

Growth will have been carefully planned and well designed to provide the necessary infrastructure to support the current and future community. The economy will have been improved through provision of increased employment opportunities and extension of the town's visitor offer.

The town centre will have prospered - benefiting from a predominantly independent retail presence offering speciality products, an enhanced evening economy and a safe, pleasant and clean public realm.

Nantwich will be a sustainable town, with a strong sense of place characterised by its links to open spaces and its historic character".





5 Objectives and Strategy

Objective 1: Town Centre

- To maintain and enhance the character of the town centre through continued support of independent retailers and the local market and improvements to the public realm.
- To concentrate new retail facilities within the town centre.
- To increase the retail offer within the town centre through consideration of potential extensions to the area.
- To enhance the town centre retail offer, particularly through the redevelopment of the Snowhill Redevelopment Area (including the Oat Market and Swine Market) and Love Lane Car Park.
- To improve the town's evening economy, particularly through provision of attractive eateries.
- To create a safe and accessible town centre for pedestrians, including the elderly and disabled; and cyclists.
- To ensure the town centre continues to provide the services and amenities required to support the surrounding rural area.

Strategy: Town Centre

- Promote the town centre as a popular destination for residents of the town and the surrounding rural area.
- Ensure that new retail development is concentrated within the Town Centre.
- Encourage the redevelopment of the Snowhill Redevelopment Area, including the Oat Market and Swine Market in order to enhance the character and retail offer of the town centre.
- Consider opportunities to redevelop Love Lane Car Park.
- Support independent retailers and the local market.
- Maintain the character of the town centre and improve its public realm.
- Improve the town's evening economy.
- Enhance the accessibility of the town for pedestrians, including the elderly and disabled and cyclists.
- Improve traffic management and car parking facilities in the town.
- Promote the town centre as a popular tourist destination.





Objective 2: Economy

- To provide an increased supply of suitably located employment land and buildings in order to attract new businesses and allow existing businesses to grow.
- To provide necessary infrastructure and facilities to support opportunities for flexible working.
- To encourage sustainable links to new and existing centres of employment.
- To increase the town's visitor offer and its attraction as a visitor destination.

Strategy: Economy

- Deliver additional employment land to allow for increased employment opportunities in the area. Particularly opportunities for light industry associated with agriculture, professional services and research and development.
- Support existing employers within the town and surrounding area.
- Encourage sustainable links to new and existing centres of employment in the surrounding area. Particularly at Calveley, Wardle, Newhall, Reaseheath and Stapeley.
- Promote the town's links to Crewe, which is a key employment centre and is likely to experience continued growth over the next 20 years.
- Enhance the town visitor offer and its associated infrastructure, in order to promote the visitor economy.
- Support flexible working and investment in new communication technologies.

Objective 3: Housing

- To provide a range of types and sizes of good quality, well designed housing in appropriate locations to meet the current and future needs of the community. This should include high quality small homes and bungalows.
- To encourage the reuse of brownfield land.
- To make sure that new housing contributes to the town's strong sense of place, through choice of materials, scale and design.
- To provide sufficient quantities of affordable, elderly people and special needs housing.

Strategy: Housing

- By 2030, deliver around 1,100 new homes, in addition to those sites that currently have planning permission and have been completed since 2010.
- Housing must contribute to the town's strong sense of place. This can be achieved through positive consideration of materials, scale and design.
- Develop a range of types and sizes of good quality, well designed housing in sustainable locations to meet the current and future needs of the town. This includes providing affordable, intermediate, open market and specialist housing suitable for the elderly and those with particular needs.
- Encourage residential use of upper floors in the town centre.
- Encourage the provision of high quality small homes, including bungalows and low density housing.
- Promote the development of brownfield sites.
- New development should contribute to any infrastructure requirements.



Objective 4: Environment

- To preserve and enhance Nantwich's historic and natural environment.
- To protect and reflect the unique heritage, architecture and character of Nantwich.
- To protect and enhance the quantity, quality and connectivity of green spaces and other environmental assets in and around the town.
- To make sure development does not increase flood risk.
- To encourage the sustainable use of the former gas works site on St Anne's Lane.
- To promote energy efficiency and the use of renewable energy in all developments.
- To promote Nantwich Riverside as a major community resource.
- To promote leisure and tourism opportunities associated with the River Weaver and Shropshire Union Canal.

Strategy: Environment

- Ensure that the town's unique historic assets which include examples of Roman, Medieval and salt working activities are maintained for future generations. Nantwich has an extensive historic record including numerous listed buildings; a registered battlefield; three conservation areas; three scheduled monuments; and a registered parks and garden.
- The design of any new development should complement the character of the town.
- Promote energy efficiency and integration of renewable energy into all development.
- Encourage the development of appropriate renewable energy projects where they are compatible with surrounding uses. In particular investigate the feasibility of Hydro Power on the River Weaver.
- Protect and enhance environmental assets in and around the town.
- Ensure that development does not increase flood risk.
- Enhance the quantity, quality and connectivity of the open space network within the town. Key assets include sports pitches, children's play spaces and allotments.
- Promote and enhance Nantwich Riverside as a key feature of the town. Key factors for success include enhanced use of Mill Island for community events; introducing a café culture overlooking the river, with particular opportunities at the St Anne's Lane redevelopment site; and increasing the size, quality and connectivity of the site.
- Promote leisure and tourism opportunities associated with the River Weaver and Shropshire Union Canal.
- Support the sustainable redevelopment of the former gas works site on St Anne's Lane, in line with its current allocation that promotes the site for such uses as housing; a hotel; leisure; car parking; religious uses; community uses; and offices and other B1 uses.





Objective 5: Transport

- To provide an integrated public transport system that is accessible for all.
- To enhance the railway station environment and investigate the feasibility of electrifying the line between Crewe and Nantwich in order to improve service provision.
- To increase the quantity, quality and operating hours of bus services.
- To encourage travel by sustainable means in order to reduce congestion.
- To improve the management of traffic and overall accessibility of the Town Centre.
- To introduce a car parking strategy, including consideration of a park and ride scheme.
- To investigate the feasibility of the completion of a bypass from the A500 to the A530 Whitchurch Road and in the future the completion of a ring road around the town.

Strategy: Transport

- Enhance the town's public transport system by improving the accessibility of services; integrating various modes of public transport; improving the quantity, quality and operating hours of the bus service; and enhancing the railway station, including parking facilities and service provision, potentially supported by electrifying the line between Crewe and Nantwich.
- Encourage the use of sustainable modes of transport to reduce reliance on the car and congestion at peak times.
- Continue to improve the public rights of way network within the town and into the surrounding area.
- Introduce a car parking strategy for the town, including consideration of a park and ride scheme.
- Improve signage on the roads surrounding the town.
- Increase the accessibility of the town centre for all members of society.
- Achieve a more integrated approach to service and goods deliveries in order to reduce trip generation, emissions and congestion.
- Introduce a traffic management system within the town.
- Investigate the feasibility of the completion of a bypass from the A500 to the A530 Whitchurch Road and in the future the completion of a ring road around the town.





Objective 6: Community and Infrastructure

- To support community events, activities and festivals.
- To provide the infrastructure required to support the current and future community.
- To enhance key corridors and gateways into the town.
- To provide facilities for children and teenagers within the town that are easily accessible and benefit from natural surveillance.
- To improve the quantity, quality and accessibility of community and leisure facilities.
- To promote the nationally recognised 'outdoor brine pool'.

Strategy: Community and Infrastructure

- Nantwich is known for its numerous community events. These should be supported as they are a key opportunity to promote the town.
- Secure the required infrastructure, services and facilities needed to sustain the existing and future community of the town.
- First impressions count. Gateways and corridors into the town should be enhanced to make sure they present a positive first impression and reflect the character and attractiveness of the town. Key gateways include the A51; B5074, Barony Road; A530, Middlewich Road; and A530, Beam Street.
- Provide new and improved leisure facilities to meet the needs of the community and increase health and wellbeing.
- Increase the supply and accessibility of services and amenities, reflecting the needs of the community.
- Provide facilities for children and teenagers that are safe and easily accessible.
- Nantwich Brine Pool is one of a few remaining inland brine pools in Britain, it should be recognised as providing a unique resource. Nantwich Leisure Centre should be enhanced to improve its offer and create an attractive setting for the brine pool.
- Provide caravan parking facilities in order to facilitate tourism within the town.





6 Development Options

Why does Nantwich need more development?

6.1 Through its Local Plan, Cheshire East has to ensure that there is sufficient land allocated for new homes; jobs; and retail, leisure and other commercial developments. In particular, there is a need to make sure that there is sufficient housing to meet the needs of the town's current and future residents over the next 20 years or so. It is also important to make sure that sufficient affordable housing is provided for people who cannot afford to purchase market housing.

6.2 Key factors influencing the need for new housing include:

- The population of Cheshire East is expected to grow from 362,700 in 2009, to 379,300 by 2026 (Regional Spatial Strategy: Partial Review, Population Forecasts).
- The number of households is expected to increase by 24% from 154,000 to 191,000 by 2030 (Cheshire East's Strategic Housing Market Assessment, 2010).
- The demand for affordable housing. Across Cheshire East there is an identified need for 1,243 affordable homes each year. Within Nantwich the need is for 73 affordable houses each year between 2009/10 and 2013/14 (Cheshire East's Strategic Housing Market Assessment, 2010)
- The social housing waiting list shows that across Cheshire East 10,952 people have applied for social housing. Of these, 942 people on the waiting list have requested a dwelling in Nantwich. Anyone who is eligible can apply for inclusion on the Housing Waiting List; however it would be unusual for more than one person per household to apply (Housing Waiting List, 2012).
- To ensure the managed release of sufficient land for development to meet the objectively assessed needs for market and affordable housing, in accordance with the requirements of the National Planning Policy Framework.

6.3 Additionally, new housing can provide benefits to local residents, it can:

- Provide the housing to meet the needs of the current and future community.
- Provide funding for infrastructure, through the Community Infrastructure Levy (see Page 21).
- Stimulate the economy, by providing jobs in the building trade, generating additional spending power in the local community and by providing homes for people who come to work in the area.
- Support the continued vitality of the town centre and local services.





What are the options?

6.4 When considering Options for development, there is a need to consider Nantwich in its wider context. This is indicated in Diagram 1, highlighting the towns links to Crewe and the surrounding area. This Diagram should be considered jointly with Diagrams 2 and 3 when considering the future of Nantwich.

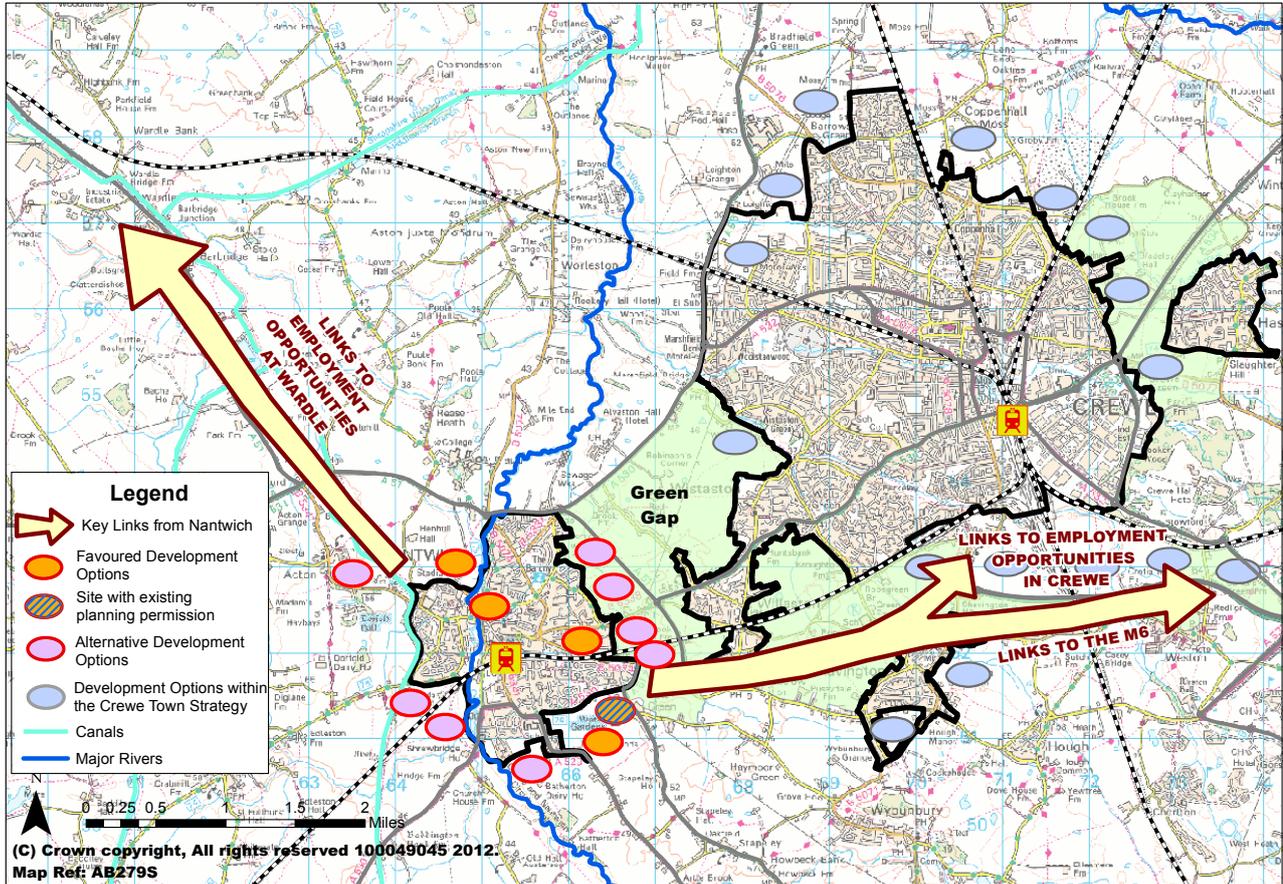


Diagram 1: Nantwich in Context

Further information on the Development Options and around Crewe is available within the Crewe Town Strategy.



6.5 A range of potential Development Options were identified in and around Nantwich that may offer opportunities for growth and redevelopment in the future. An initial review of these options was performed by the Stakeholder Panel, that resulted in the Potential Development Options being divided into two categories, these are:

- Diagram 2 - Favoured Development Options: those options deemed most suitable by the majority of the Stakeholder Panel.
- Diagram 3 - Other Development Options: those sites which were deemed unsuitable for development by the majority of the Stakeholder Panel.

6.6 During the Local Plan Examinations in Public, the Council will need to demonstrate that all reasonable options have been considered prior to drafting the plan. We are keen to gather a wide range of views on all of these potential areas in order to assist this process.

6.7 These sites will be subject to further appraisal and no decisions have been made about the overall suitability of these sites for development. It is not intended that all sites would be required to achieve the delivery of the vision for the town.

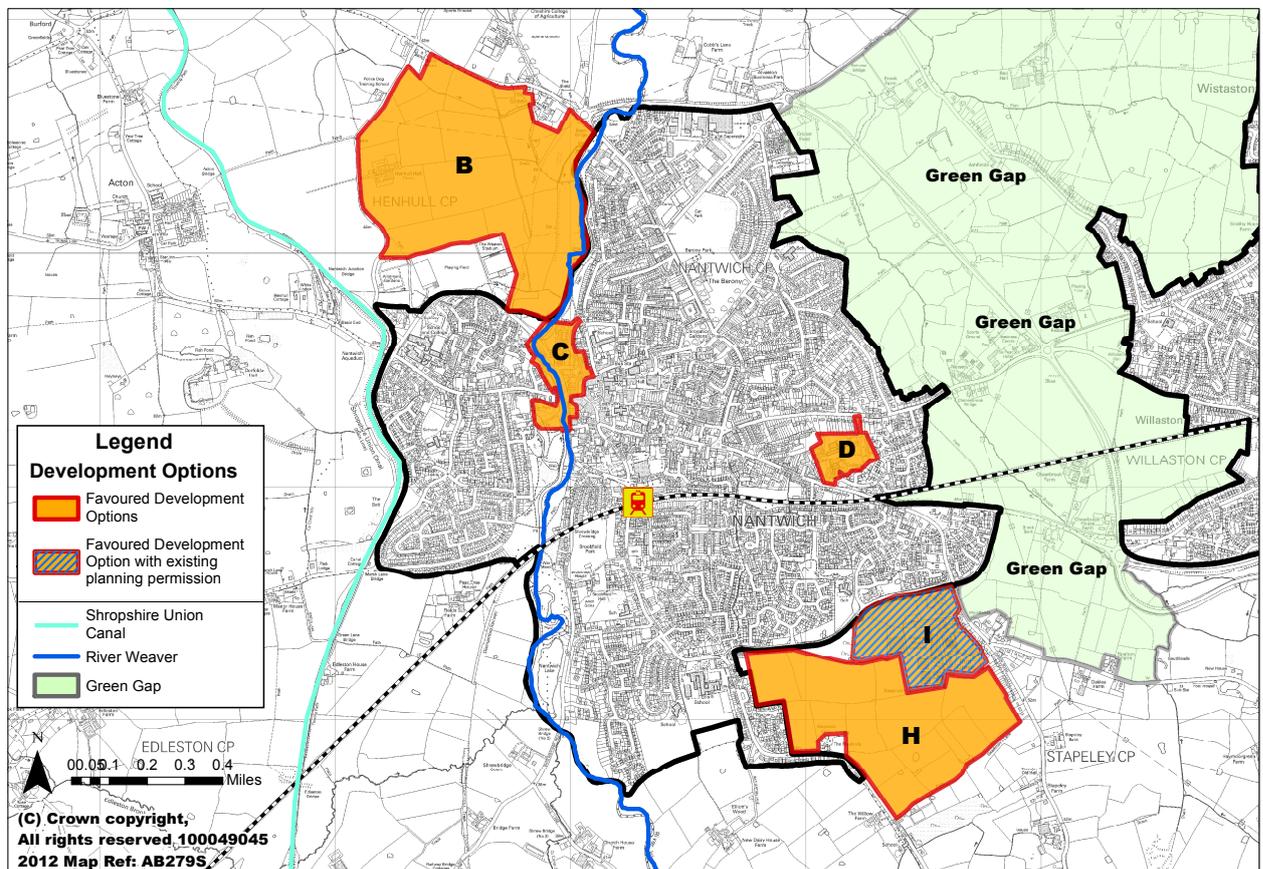


Diagram 2: Favoured Development Options in Nantwich

Please Note: Not all Potential Options would be required in order to achieve the vision for Nantwich.

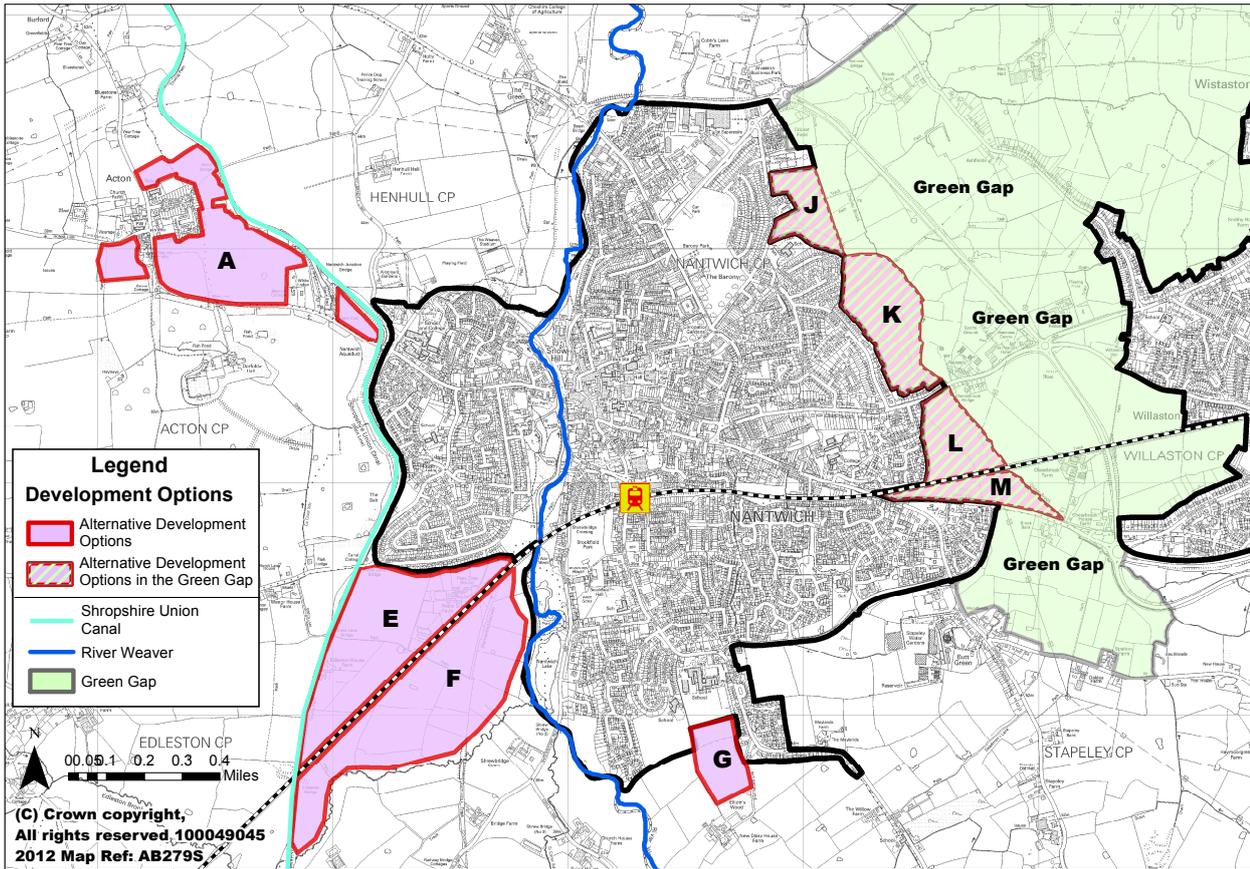


Diagram 3: Other Development Options Considered in Nantwich

Please Note: Not all Potential Options would be required in order to achieve the vision for Nantwich.

6.8 During the review of the Potential Development Options, the Stakeholder Panel ranked the options based on their perceived suitability for development. Those Development Options that the Stakeholder Panel favoured for development are listed 1-5 in order of preference (1 is the highest supported site, 5 is the least supported site). Those Development Options that were deemed unsuitable for development are identified as such. The results of this assessment are presented in the table below:

Site	Location	Ranking
Site A	Land around Acton Village	Unsuitable
Site B	Land to the north west of Nantwich, to the north of Waterlode	4
Site C	The Snow Hill Redevelopment Site, located in the centre of Nantwich	1
Site D	Regents College. The site is located off Crewe road and London Road	2
Site E	Land to the south of Queens Drive	Unsuitable
Site F	Land to the south of Nantwich, bounded by the Railway to the west and River Weaver to the east.	Unsuitable
Site G	Land to the west of Batherton Lane	Unsuitable
Site H	Land to the south of Nantwich, south of Peter Destapleigh Way	5
Site I	Stapeley Water Gardens site, west of London Road	3
Site J	Land to the east of Whitehouse Lane.	Unsuitable
Site K	Land to east of Birchin Lane.	Unsuitable
Site L	Land to the south of Crewe Road.	Unsuitable
Site M	Land to the west of Cheerbrook Farm, south of the Railway Line and north of London Road and Newcastle Road.	Unsuitable



6.9 Diagrams 2 and 3 highlight the development options for the town. The following table provides a brief description of the areas and their potential for development.

Area Reference	Potential Use	Comments
Site A	Housing	<ul style="list-style-type: none"> • Land around Acton Village. • The site is predominantly greenfield and covers an area of around 26.62ha. • The site has capacity for around 800 dwellings. It could also provide additional community facilities to compliment the village of Acton. • The site is located within the open countryside. • Part of the site is located within the Acton Conservation Area and the majority of the site is located within the Nantwich Registered Battlefield. • The site is adjacent to a Registered Park and Garden and a Scheduled Monument. • Surrounding land uses include open countryside and the village of Acton.
Site B	Mixed Use	<ul style="list-style-type: none"> • Land to the north west of Nantwich. • The site is bounded by the A51 to the north, the River Weaver to the east, playing fields and Nantwich Football stadium to the south and Welshman's Lane to the west. • The site is predominantly greenfield and covers an area of around 69.15ha. • The site has capacity for around 1,000 houses and 2-3ha of employment land. It could also provide education and community facilities, green spaces and an extension of the riverside walk between Reaseheath College and the Town Centre. • The site is located within the open countryside. • Part of the site is located within an area of flood risk and is identified as an area of archaeological potential. • The site is adjacent to Reaseheath Conservation Area. • Surrounding land uses include open countryside; leisure facilities and open space; housing; employment and education.
Site C	Mixed Use	<ul style="list-style-type: none"> • The Snow Hill Redevelopment Site is located on the River Weaver in the centre of Nantwich. The site has good links to the town centre. • The site is predominantly brownfield and is located within the existing urban area. • The site covers an area of around 8.524ha. • The site was allocated for development in the Crewe and Nantwich Local Plan. • A Masterplan was developed for the site in 2007. It sought to deliver a mixed use scheme consisting of housing, retail and leisure development. • Part of the site is located within an area of flood risk and within Nantwich Conservation Area. The site is located within an area of archaeological potential. • Surrounding land uses include retail and housing.
Site D	Housing	<ul style="list-style-type: none"> • Regents College. The site is located off Crewe Road and London Road. • The site is a mixture of greenfield and brownfield land. • The site covers an area of around 4.19ha. • The site has capacity for around 50 dwellings through the reuse of existing buildings and some complimentary development.



Area Reference	Potential Use	Comments
		<ul style="list-style-type: none"> The site contains dense woodland subject to Tree Preservation Order and a designated open space. Surrounding land uses are predominantly housing.
Site E	Mixed Use	<ul style="list-style-type: none"> Land to the south of Queens Drive. The site is bounded by the railway line to the east, the canal to the west and Queens Drive to the north. The site is predominantly greenfield and located in the open countryside. The site covers an area of around 28.74ha. It could be used for residential, employment and community facilities. If the site was equally divided between residential and employment, it could accommodate around 400 dwellings and 10ha of employment land. Access to the site is a key consideration. Surrounding land uses include housing and open countryside.
Site F	Mixed Use	<ul style="list-style-type: none"> Land Bounded by the Railway line to the west and River Weaver to the east. The site is predominantly greenfield and located in the open countryside. The site covers an area of around 41ha. It could be used for residential, employment and community facilities. If the site was equally divided between residential and employment, it could accommodate around 500 dwellings and 15ha of employment land. Part of the site is located within an area of flood risk. The site is adjacent to a Site of Biological Importance. Access to the site is a key consideration. Surrounding land uses include housing and open countryside.
Site G	Housing	<ul style="list-style-type: none"> Land to the west of Batherton Lane. The site is predominantly greenfield and located in the open countryside. The site covers an area of around 6ha. The site has capacity for around 150 dwellings. Access to the site is a key consideration. Surrounding land uses include housing, education and open countryside.
Site H	Mixed Use	<ul style="list-style-type: none"> Land to the south of Nantwich. The site is predominantly greenfield and located in the open countryside. The site covers an area of around 47ha. The site has capacity for around 1,000 houses. It could also provide education facilities, a community high street and green spaces. Surrounding land uses include housing, employment and open countryside.
Site I	<i>Site with Planning Permission</i>	<ul style="list-style-type: none"> Stapeley Water Gardens site. The site is a mixture of brownfield and greenfield land. The site covers an area of around 16ha. The site is an existing commitment - site with planning permission. The site has planning permission for 150 dwellings (already included within the calculation of housing commitments) therefore it would not



Area Reference	Potential Use	Comments
		<p>provide any additional dwellings, 3.5ha of employment land and a new garden centre.</p> <ul style="list-style-type: none"> • Alternatively the site could provide 300 dwellings (150 already have planning permission), therefore it would provide an additional 150 dwellings. • Part of the site is located within an area of flood risk. The site is adjacent to a Site of Biological Importance. • Surrounding land uses include housing and open countryside.
Site J	Housing	<ul style="list-style-type: none"> • Land to the east of Whitehouse Lane. • The site is predominantly greenfield and located in the open countryside. • The site covers an area of around 6.5ha. • The site has capacity for around 180 dwellings. • The site is located within the Green Gap. • Surrounding land uses include housing and open countryside.
Site K	Mixed Use	<ul style="list-style-type: none"> • Land to east of Birchin Lane. • The site is predominantly greenfield and located in the open countryside. • The site covers an area of around 14ha. • The site has capacity for around 200 dwellings and 7ha of employment land. • Access to the site is a key consideration. • The site is located within the Green Gap. Part of the site is within an area of flood risk. • Surrounding land uses include housing and open countryside.
Site L	Mixed Use	<ul style="list-style-type: none"> • Land to the south of Crewe Road. • The site is predominantly greenfield and located in the open countryside. • The site covers an area of around 8.5ha. • The site has capacity for around 120 dwellings and 4ha of employment land. • Access to the site is a key consideration. • The site is located within the Green Gap. Part of the site is within an area of flood risk. • Surrounding land uses include housing and open countryside.
Site M	Housing	<ul style="list-style-type: none"> • Land to the west of Cheerbrook Farm, south of the Railway Line, and north of London Road and Newcastle Road. • The site is predominantly greenfield and located in the open countryside. • The site covers an area of around 5.8ha. • The site has capacity for around 160 dwellings. • Access to the site is a key consideration. • The site is located within the Green Gap. Part of the site is within an area of flood risk. • Surrounding land uses include housing and open countryside.



Housing

6.10 By 2030, Nantwich will deliver in the order of 1,100 new homes, in addition to those sites that already have planning permission and have been completed since 2010. The housing land supply in Nantwich is indicated below:

Housing Land Supply	Net Dwellings	Location
Completions from 2010:	34	Located on smaller sites.
Dwellings with planning permission at the end of the 2010/11 monitoring period:	Under construction:	49
	Full planning permission:	57
	Outline planning permission:	6
	Awaiting S106 Agreement:	276
Capacity of brownfield sites:	20	Identified on smaller sites, as identified within the Strategic Housing Land Availability Assessment.
Dwellings required:	1,100	One or more of the sites within Diagrams 2 and 3 may contribute to meeting this need, subject to further appraisal work.
Total 2010-2030:	1,542	

Employment

6.11 The amount of employment land that will be required in the town will be informed by the Cheshire East Employment Land Review.





7 Town Centre

7.1 Nantwich has an historic town centre that contains a range of public spaces, green corridors and numerous heritage assets that combine to create an attractive and vibrant setting for the many independent retailers offering speciality products.

7.2 The town centre caters for the needs of residents of the town and its surrounding area as well as tourists and visitors attracted to the area, providing a range of retail, leisure, visitor and cultural facilities.

7.3 In order to make sure that the popularity of the town centre continues, the character of the town centre and indeed the wider town must be retained; new retail development should be focused within the town centre; independent retailers must be supported and the public realm should be enhanced.

7.4 Diagram 4 shows the proposed town centre boundary, including potential extensions to the town centre. Potential extensions include: Area A, shops along Welsh Row; Area B, the Oat and Swine Market; Area C, St Anne's Lane Car Park; Area E, the Civic Hall area; Area F, Love Lane Car Park; and Area G, land south of Station Road.

7.5 The Diagram also identifies a number of character areas within the Town Centre. These character areas reflect the nature of the current and potential future retail offer and should be used to inform investment in infrastructure and the location and nature of new retail provision. Town Centre policies will apply to all of these character areas.

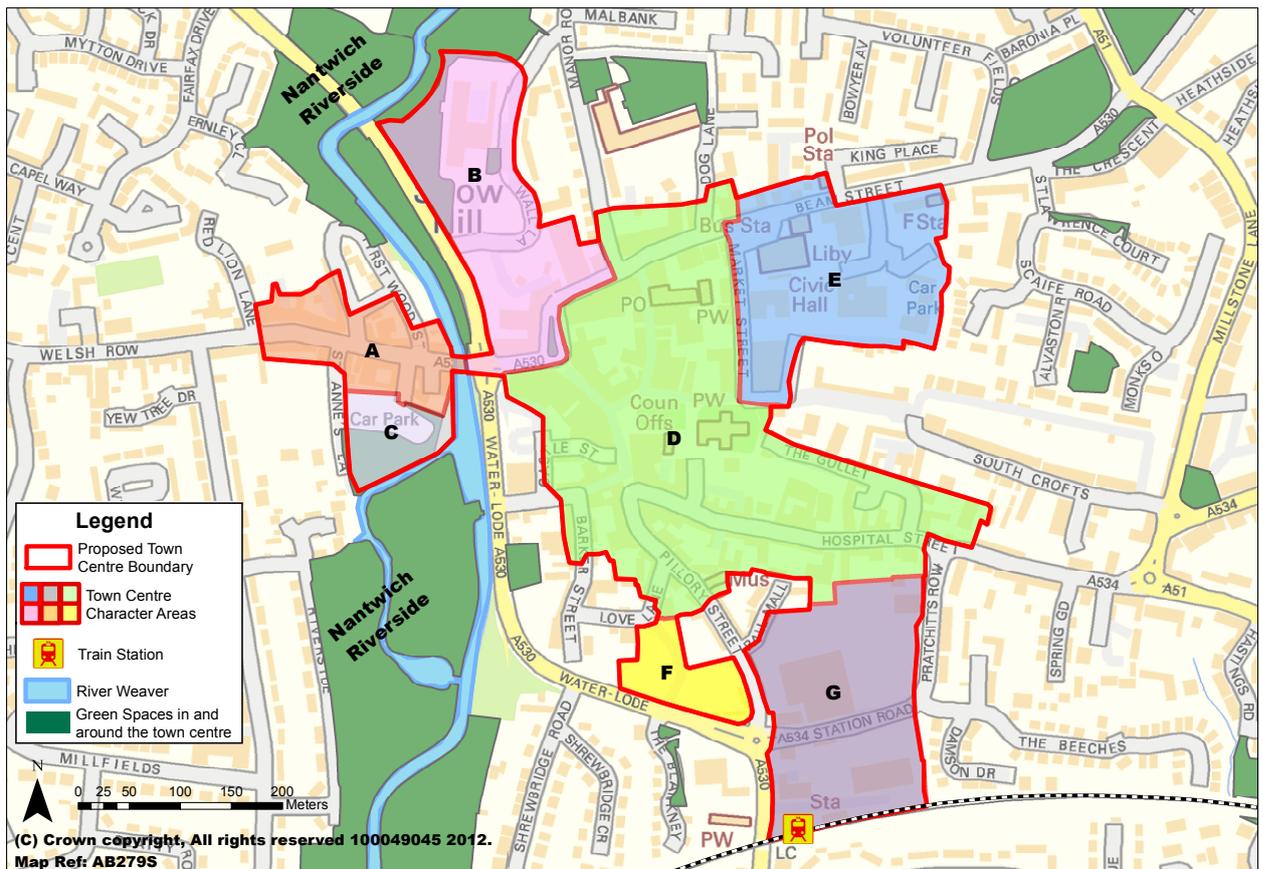


Diagram 4: Nantwich Town Centre



Area	Description	Comments
A	Welsh Row	<ul style="list-style-type: none"> • Welsh Row is an attractive gateway into the town centre. • It contains many of Nantwich's key historic assets and forms part of the Nantwich Conservation Area. • The area contains a mix of residential, leisure, retail and cultural facilities that compliment the core of the town centre. This should continue in the future.
B	Snow Hill Redevelopment Area	<ul style="list-style-type: none"> • The Snow Hill area has been identified as suitable for redevelopment. • It is a brownfield sites which predominantly consists of surface level car parking. • The site acts as a key gateway into the town centre and occupies a prominent position on the banks of the River Weaver and Nantwich Riverside. Opportunities to maximise the potential of the sites location should be taken. • Redevelopment of the site could deliver a range of uses, including housing, retail and leisure development.
C	St Anne's Lane Redevelopment Area	<ul style="list-style-type: none"> • St Anne's Lane is a former gas works site. • The site forms part of the wider Snow Hill redevelopment. • Due to the sites location adjacent to the River Weaver and the Riverside it offers a unique opportunity to integrate green links into the town centre, whilst providing distinctive retail and leisure facilities.
D	Historic Core of the Town Centre	<ul style="list-style-type: none"> • This area is the historic core of the town. It contains many of the town's historic assets. • The area contains the majority of the town's retail provision, much of which is provided by independent retailers offering speciality products and services. • The historic core of the town centre should be the focus for new retail provision. • The areas would benefit from an improved public realm to increase access and safe movement for all.
E	Community Area	<ul style="list-style-type: none"> • This area contains a variety of community facilities, including the Civic Hall, Market Hall, Bus Station and Library. • It acts as a key gateway into the town centre. Particularly for people using the town centre. • The public realm could be improved to integrate the area more effectively with the town centre.
F	Love Lane Area	<ul style="list-style-type: none"> • The Love Lane area is currently a surface car park. • The site offers opportunities to increase retail provision within the town centre, however this should not be at the expense of car parking provision. • The site could increase links to and through the town centre.
G	Station Road Area	<ul style="list-style-type: none"> • The Station Road Area forms the setting for 2 supermarkets and the train station. • The site is a key gateway into the town and the town centre. Particularly for people using the train station. • The area would benefit from increased integration into the town centre and an enhanced public realm.
Nantwich Riverside		<ul style="list-style-type: none"> • Nantwich benefits from a number of green spaces in and around the town centre. In particular Nantwich Riverside, which is a strategic green corridor linking into the town centre. • Opportunities to increase green links into the town centre and to extend the Riverside should be taken.



8 Infrastructure Priorities

8.1 The Community Infrastructure Levy is a levy that Local Authorities can choose to charge new developments in their area that they can only spend on providing infrastructure to support the development of their area.

8.2 It is important to consider the infrastructure required to support the development proposals and the relative priorities for phasing (the order in which infrastructure is delivered over the plan period). The town strategy should establish priorities to guide future investment in the town through the Community Infrastructure Levy.

8.3 The Local Authority will publish a list of the types of infrastructure items required and their funding to ascertain the levels of Community Infrastructure Levy. The following is a list of potential infrastructure requirements, identified by the Advisory Stakeholder Panel, as their priorities to deliver the vision and strategy as proposed:

Essential Infrastructure

- Improvements to the Town Centre public realm. Any works should reflect the historic character of the town and increase the ability for all to safely move through the town.
- Provision of increased parking provision. Particularly within the town centre and at the train station.
- Introduce a park and ride scheme.
- Extend the bus service network coverage and operating times.
- Provision of facilities for children and teenagers.
- Provision of affordable and special needs housing.
- Introduce traffic management measures within the Town Centre, considerations include:
 - Expansion of the pedestrianised area.
 - Introduction of a one way system.
- New or expanded Primary Education Facilities.
- New or expanded Secondary and Further Education Facilities.
- Increased provision and quality of open spaces in the town:
 - Size and quality of the Riverside.
 - Improved used of Mill Island.
 - Green links along Monk's Lane.
 - Sports facilities.
 - Children's play space.
- Increased provision of community health facilities.

Important Infrastructure

- Enhancement and celebration of heritage assets.
- Improvement of leisure facilities within the town.
- Promotion of the Brine Pool.
- Improve the Railway Station.
- Improvements to the junctions in the A51 corridor (A51-A530; A51-A534; and A51-A500).
- Improve the gateways into the town.
- Facilities for the elderly.

Desirable Infrastructure

- Improved community facilities within Nantwich. Particularly the Theatre, Museum and Civic Hall.
- Renewable energy projects in particular a hydro-power scheme on the River Weaver.
- Community and tourism facilities along River Weaver and Shropshire Union Canal.
- Support local festivals.
- Electrification of the railway line between Nantwich and Crewe.
- Provision of cycle routes and footpaths.
- Development of a bypass from the A500 to A530. Leading to a ring road around the town.



8.4 The resources received from the Community Infrastructure Levy are finite and will not be able to cover all the aspects the Council and community may wish. The Council in the preparation of the Local Plan will investigate the expected costs of infrastructure provision across the Borough, prepare a list of charges attached to development and set out how this should be spent.

8.5 The list of priorities set out above will also be shaped by further evidence such as transport assessments and other important assessments to ensure the delivery of the Local Plan.

8.6 It is important to consider priorities or phasing of infrastructure so that it is clear in what order investment in infrastructure should be prioritised and delivered in the Local Plan.

8.7 The consultation on the town strategy will seek views on the infrastructure proposals and priorities for the town.



9 Further Information

Consultation Information

- Dates of Consultation: 31st August to 1st October 2012.

Contact Information

- E-mail: ldfconsultation@cheshireeast.gov.uk
- Phone: 01270 685893
- Website: www.cheshireeast.gov.uk/localplan
- Consultation Portal: <http://cheshireeast-consult.limehouse.co.uk/portal/planning/>
- Twitter: search for @PlaceShaping
- Facebook: www.facebook.com/CESpatialPlanning
- LinkedIn: search for Spatial Planning Cheshire East



10 Glossary

10.1 This Glossary provides definitions of the uncommon words, terms and abbreviations used in this document.

Affordable Housing	Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.
Agricultural Land Quality	Classification of land by the Department of the Environment, Food and Rural Affairs (DEFRA) according to quality. The Agricultural Land Classification provides a method for assessing the quality of farmland to enable informed choice to be made about its future use within the planning system.
Annual Monitoring Report	A report submitted to the Government by Local Planning Authorities assessing progress with and the effectiveness of a Local Plan.
Brownfield	Previously developed land that is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.
Community Infrastructure	The basic facilities, services and installations needed for the functioning of a community or society. It includes community buildings and halls, leisure facilities, education services, healthcare facilities and renewable energy installations.
Community Infrastructure Levy	A charge Local Authorities in England and Wales will be able, but not required, to charge on most types of new development.
Community Strategy	A strategy prepared by a Local Authority to improve local quality of life and aspirations, under the Local Government Act 2000.
Conservation Area	Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
Core Strategy	Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
Development	Defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission.
Development Plan	A document setting out the Local Planning Authority's policies and proposals for the development and use of land and buildings in the Authority's area. It includes Unitary, Structure, and Local Plans prepared under transitional arrangements.
Development Plan Document	Documents prepared by Local Planning Authorities outlining the key development goals of the Local Plan.
Employment Land	Land identified for business, general industrial, and storage and distribution development as defined by Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order. It does not include land for retail development nor 'owner specific' land.



Employment Land Review	A review of the employment land portfolio within the Borough to form part of the evidence base for the Local Plan.
Greenfield	Land, or a defined site, usually farmland, that has not previously been developed.
Green Gap	A local designation that seeks to maintain the definition and separation of existing communities, and to indicate support for the longer term objective of preventing Crewe, Willaston, Wistaston, Nantwich, Haslington and Shavington from merging into each other.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Infrastructure Plan	National planning policy formally requires Local Authorities to demonstrate sufficient infrastructure exists, or will be provided, to support their strategies for new development as set out in their Local Plan documents.
Listed Building	A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures, for example wells within its curtilage. English Heritage is responsible for designating buildings for listing in England.
Local Development Documents	These include Development Plan Documents, which form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. Local Development Documents collectively deliver the spatial planning strategy for the Local Planning Authority's area.
Local Development Order	An order made by a Local Planning Authority extending permitted development rights for certain forms of development, with regard to a relevant Local Development Document.
Local Plan	<p>Through the Localism Act 2011 the Government refers to the statutory development plan as the 'Local Plan'. To reflect this it is proposed that in future the Cheshire East Local Development Framework will be renamed the Cheshire East Local Plan.</p> <p>The term is used to describe a folder of documents, which includes all the Local Planning Authority's Local Development Documents. A Local Plan is comprised of:</p> <ul style="list-style-type: none">• Development Plan Documents, which form part of the statutory Development Plan;• Supplementary Planning Documents <p>The Local Plan will also comprise of:</p> <ul style="list-style-type: none">• the Statement of Community Involvement• the Local Development Scheme• the Annual Monitoring Report• any Local Development Orders or Simplified Planning Zones that may have been added



Alternatively it is also an old-style development plan prepared by District and other Local Planning Authorities. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.

Local Planning Authority	The Local Authority or Council that is empowered by law to exercise planning functions. Often the local borough or district council. National parks and the Broads authority are also considered to be Local Planning Authorities.
Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.
Permitted Development Rights	Permission to carry out certain limited forms of development without the need to make an application to a Local Planning Authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.
Place Shaping Consultation	A stage in preparing new plans for places in Cheshire East. It looks at the challenges facing each town or village and ideas about how each place can be improved. It will then look at the options for the plan for each place. From this a Strategy for each town or village will be produced and the proposals will be incorporated into the draft Cheshire East Local Plan Core Strategy.
Previously Developed Land	Land that is or was occupied by a permanent structure - excluding agricultural or forestry buildings, and associated fixed-surface infrastructure. The definition covers the curtilage of the development. Planning Policy Statement 3: Housing has a detailed definition.
Public Realm	Those parts of a village, town or city, whether publicly or privately owned, available for everyone to use. This includes streets, squares and parks.
Renewable Energy	Energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.
Simplified Planning Zones	An area in which a Local Planning Authority wishes to stimulate development and encourage investment. It operates by granting a specified planning permission in the zone without the need for an application for planning permission and the payment of planning fees.
Site Allocations Plan	Part of the Local Plan and will contain land allocations and detailed policies and proposals to deliver and guide the future use of that land.
Site of Biological Importance	Locally important site of nature conservation adopted by Local Authorities for planning purposes.
Statement of Community Involvement	This sets out the processes to be used by the Local Authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents and development management decisions. The Statement of Community Involvement is an essential part of the new-look Local Plans.



Supplementary Planning Documents	A Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.
Sustainability Appraisal	An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.
Sustainable Development	<p>A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."</p> <p>The Government has set out four aims for sustainable development in its strategy 'A Better Quality of Life, a Strategy for Sustainable Development in the UK'. The four aims, to be achieved simultaneously are:</p> <ul style="list-style-type: none">• Social progress that recognises the needs of everyone;• Effective protection of the environment;• Prudent use of natural resources; and• Maintenance of high and stable levels of economic growth and employment.
Town Centres	Includes a range of different-sized centres, including market and country towns, traditional suburban centres, and quite often, the principal centre(s) in a Local Authority's area.
Transport Assessment	An assessment of the availability of, and levels of access to, all forms of transportation.
Travel Plan	A plan that aims to promote sustainable travel choices, for example, cycling, as an alternative to single occupancy car journeys that may impact negatively on the environment, congestion and road safety. Travel Plans can be required when granting planning permission for new developments.
Tree Preservation Order	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a Tree Preservation Order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.
Viability Study	A report, including a financial appraisal, to establish the profit or loss arising from a proposed development. It will usually provide an analysis of both the figures inputted and output results together with other matters of relevance. An assessment will normally provide a judgement as to the profitability, or loss, of a development.
Wildlife Corridor	Strips of land, for example along a hedgerow, conserved and managed for wildlife, usually linking more extensive wildlife habitats.



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