



Northwich Neighbourhood Plan

2017 - 2030 · Made July 2018



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Foreword



FOREWORD BY DAVID ROBERTS, CHAIR, NORTHWICH NEIGHBOURHOOD PLAN EXECUTIVE GROUP

Never before has the whole community been able to express their opinions and lay out a vision of how they would like to see Northwich develop over the next 13 years and beyond, but that's exactly what this Neighbourhood Plan allows.

The publication of this document follows nearly three years of painstaking research, analysis and public response. We are certain that when adopted, it will have benefits for the entire community, not only within the Parish of Northwich, but for all the nearby villages.

Northwich is a town with perhaps the most untapped potential of any in the North West. Its greatest natural asset remains its location on the confluence of two rivers, with access to strikingly attractive countryside right on the cusp of the Town Centre. Northwich's position in close proximity to the main North-South motorway, the West Coast Main Line, and two international airports adds to the potential for the town as a major centre of economic growth in mid-Cheshire.

The desolate abandoned chemical factories of Brunner Mond are being transformed into substantial residential developments. Their popularity reflects the confidence people have in Northwich's future, and the fundamental desirability of Northwich as a place to live.

The Neighbourhood Plan is about so much more than just housing, however. It sets out a vision – your vision – for what kind of a town we want Northwich to be: how we can make the most of the investment and regeneration in Northwich to provide new jobs; an improved town centre; a reinvigorated waterfront; a transport system fit for the 21st century; more things for people to do, especially in the evenings; and perhaps most importantly, how we can protect and enhance our natural assets and heritage.

Remember: this is your plan, for today, tomorrow, and the next 13 years. This is a critical time for Northwich, and it's important that we get this right now, and make Northwich the place we want it to be.



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Section 1

Introduction



The Brunner Public Library, designed by A. E. Powles.

1.1 About Neighbourhood Plans

1.1.1 Neighbourhood Plans are a relatively new type of planning document introduced in the Localism Act 2011, which came into force in April 2012. They are defined as follows:

- A “neighbourhood development plan” is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.

1.1.2 Neighbourhood Plans form part of the Government’s approach to planning, which aims to give local people more of a say about the future of their area. The Northwich Neighbourhood Plan is such a plan.

1.1.3 Although the Government’s intention is for the local people to decide what goes on in their towns, the Localism Act sets out some important principles to which Plans must abide. One of these is that all Neighbourhood Plans must be in line with higher level planning policy. That is, Neighbourhood Plans must be in line with the National Planning Policy Framework (otherwise known as the NPPF) and local policy, in this case the Cheshire West and Chester Local Plan Part One and Part Two.

1.1.4 The Cheshire West and Chester Local Plan (Part One) requires that the town of Northwich and adjoining settlements of Anderton, Barnton, Davenham, Hartford, Lostock Gralam, Lower Marston, Lower Wincham, Rudheath and Weaverham provide by 2030:

- a minimum of 4,300 new homes;
- a minimum of 30 hectares of additional land for business and industrial development.

1.1.5 The Localism Act allows the Plan to provide *more* than this number of houses and amount of employment land, but it does not allow the Plan to provide for *less*.

1.1.6 Neighbourhood Plans generally fall into one of two types:

- Policy-only Plans
- Policy and Land Allocation Plans

1.1.7 Where a Neighbourhood Plan allocates land for housing, as part of this process options and alternatives should be considered. The decision should be supported by a robust evidence base which clearly identifies how the decisions have been made, the issues which have been considered and evidence that the sites are likely to be developed over the plan period.

1.1.8 In addition to being compliant with European Strategic Environmental Assessment (SEA) and Habitat Regulations, a Sustainability Appraisal (SA) would need to be undertaken on a Plan that makes land allocations. The latter may still be required for a Policy-only Plan, subject to the outcome of a SEA Screening Exercise. However, this would not normally be the case.

The Northwich Neighbourhood Plan

1.1.9 In September 2012, Northwich Town Council agreed that it should work with the community to create a Neighbourhood Plan. Unlike other Neighbourhood Plans that are consultant-led or Council-led, the Town Council agreed that the Plan should be community-led.

1.1.10 The Northwich Neighbourhood Area was designated on 6th June 2013 and follows the same boundary as the area covered by Northwich Town Council. A map of the Neighbourhood Area is shown at Fig 1.

1.1.11 An executive group was set up comprising four Town Councillors, two Local Business Leaders and the Town Clerk. This group has called on support from a professional consultant, Urban Roots, with extensive experience in Local Authority planning.

1.1.12 Following advice from Cheshire West and Chester Council, the executive group agreed that the Plan should be a **Policy-only Plan**. The principal reason for this was that although there is substantial brownfield land within Northwich, much of it suffers contamination following decades of industrial use. Proving that a site of this kind is likely to be developed over the plan period would therefore be costly and beyond the resources available to the Town Council.

1.1.13 The executive group instead agreed to work with Cheshire West and Chester Council to achieve desired land allocations through the Local Plan (Part Two).

1.1.14 A number of Topic Area Groups (TAGs) were set up, each with a leader/facilitator chosen from the local community, based on their knowledge and experience in that area. These TAGs are:

- Retail and Commercial
- Employment and Education
- Housing
- Environment - Natural and Built
- Transport and Infrastructure
- Health and Wellbeing
- Recreation, Tourism and Waterways

1.1.15 Through a series of public meetings, over 60 people volunteered to work on the Plan, joining one or more of the TAGs.

1.1.16 The TAGs were able to identify strengths, issues and opportunities in their areas through public meetings, monthly street stalls in the town, and a number of surveys. These helped to inform the vision and objectives of the Plan.

1.1.17 Through research, discussion and constant interaction with the community, the TAGs have set out a series of policies that seek to secure the vision and objectives. The policies themselves are described later in this document.

1.1.18 The Plan, once agreed through referendum, will be used by Cheshire West and Chester Council to help decide whether development proposals are acceptable.

What the Neighbourhood Plan does

1.1.19 The Plan will answer seven key questions:

- How should the town centre be further developed and improved, ensuring safe and easy access for both residents and visitors?
- How can walking and cycling routes and facilities around the town be improved, for both recreation and commuting?
- Should we retain a market, and if so, how can it be made to flourish?
- How can we make best use of Northwich's rivers and waterways for retail, tourism and leisure?
- Should we maintain the character of the town by ensuring that new development is in keeping

with Northwich's historic timber-framed and black and white buildings?

- How should we protect and make the best of our green open spaces, woodlands, parks and sports facilities?
- How can we make Northwich more environmentally sustainable?

How this Plan is organised

1.1.20 The Plan is divided into five sections:

- **Section 1: Introduction.** This section explains what a Neighbourhood Plan is, and how this Plan has been developed.
- **Section 2: About Northwich.** This section provides a detailed look at the town, its districts, and what the issues and opportunities are. It also provides an overview of the initial stages of public consultation.
- **Section 3: Vision and Core Objectives.** This section sets out the overall vision for the town, derived from the public consultations, the expertise of the TAG groups, and other sources of evidence.
- **Section 4: Neighbourhood Plan Policies.** This section sets out the policies that have been developed to address the vision and core objectives.
- **Section 5: Appendix.**

The executive group invited students at Mid-Cheshire College to undertake a photographic survey of Northwich. The aim was to capture the town as it really is, both good and bad - not necessarily how we imagine it to be. The results were used to inform the TAG groups and to illustrate the Neighbourhood Plan.



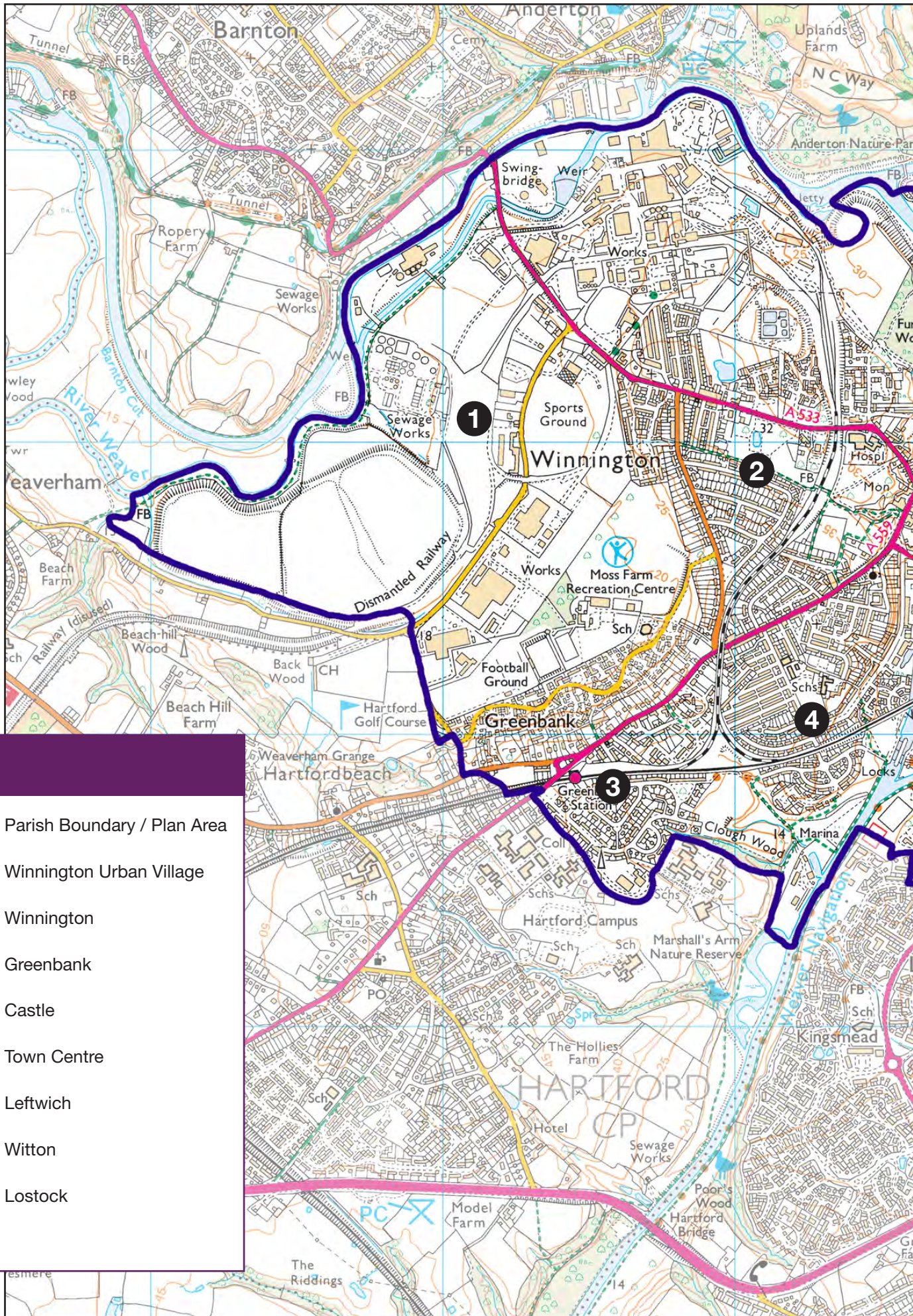
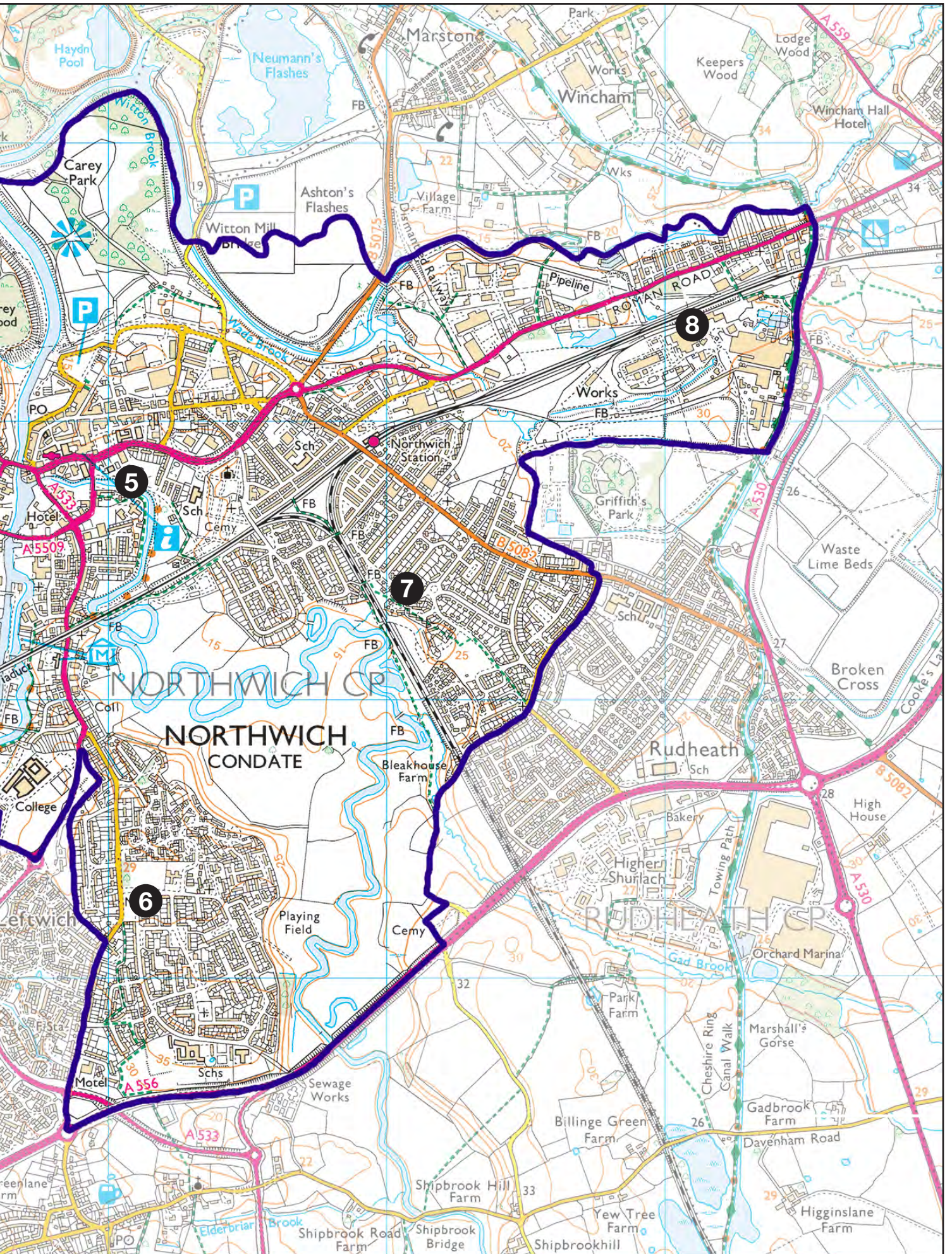


Fig 1: Map of Northwich Parish, the Plan area. Contains Ordnance Survey data © Crown copyright and database rights 2015.



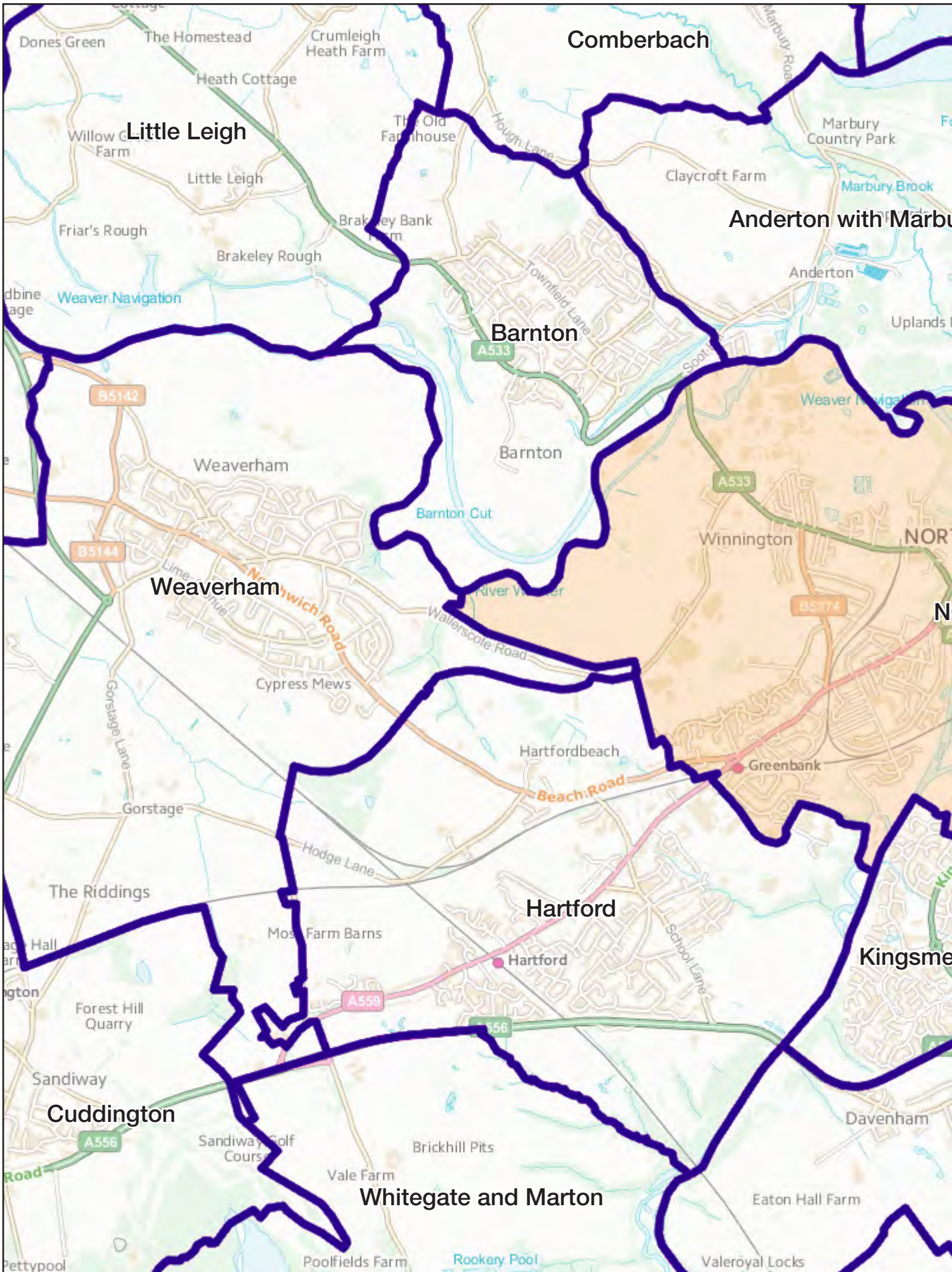
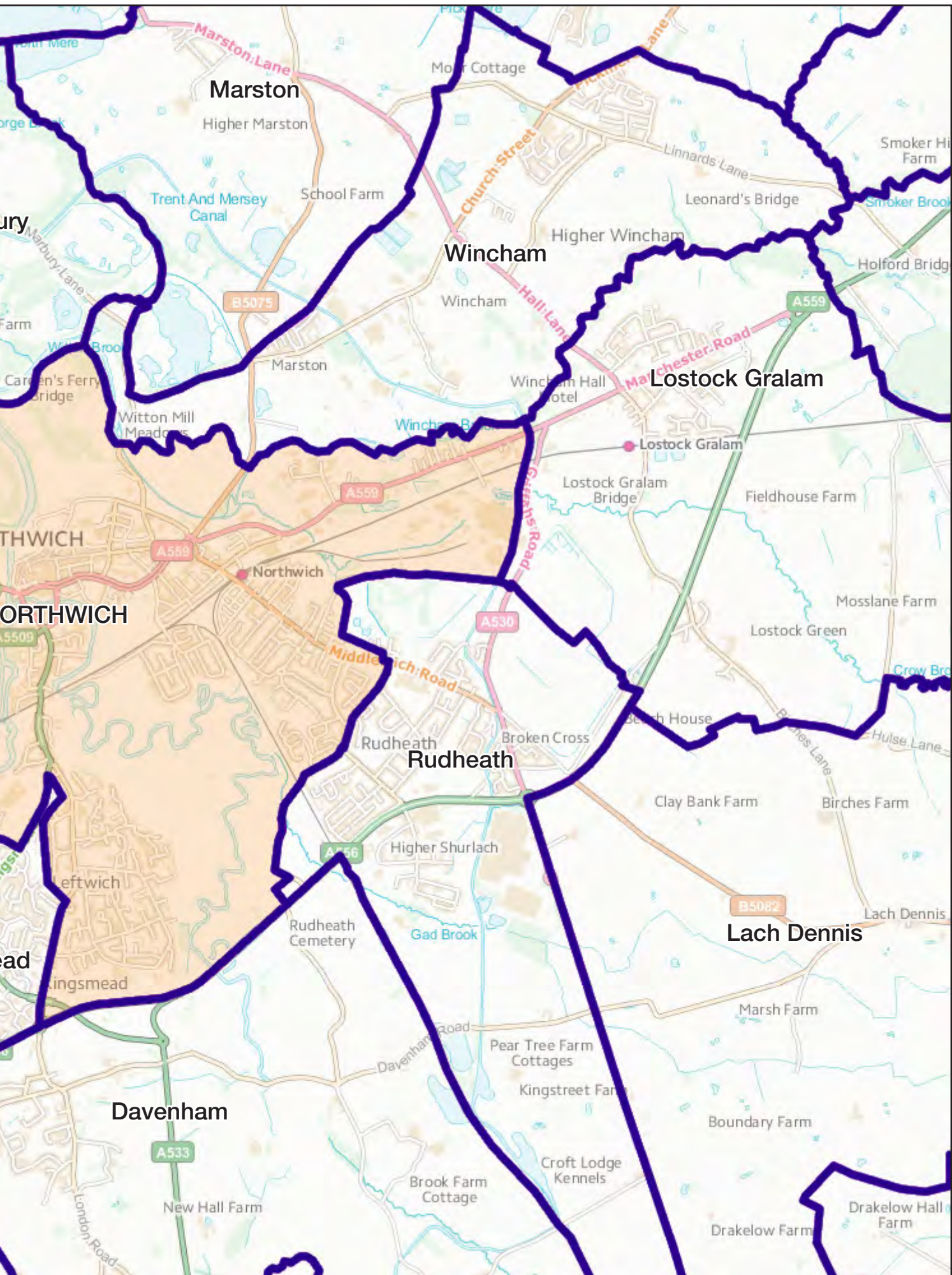


Fig 2: Map of Northwich in context with neighbouring parishes. Contains Ordnance Survey data © Crown copyright and database rights 2015.



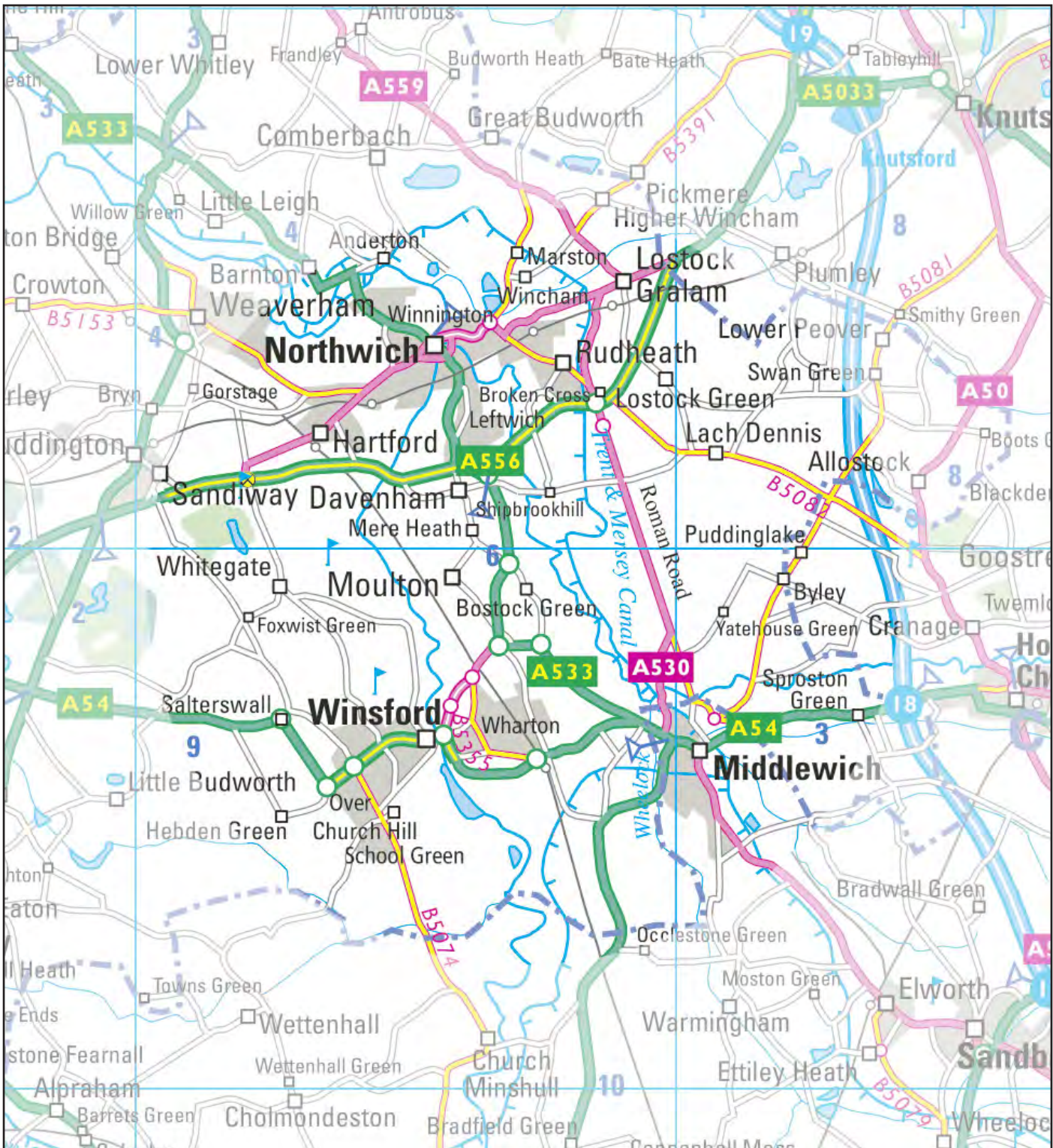


Fig 3: Map of the Mid-Cheshire triangle: Northwich, Winsford and Middlewich. Contains Ordnance Survey data © Crown copyright and database rights 2015.



Fig 4: Map of the Northwich in regional context. © OpenStreetMap contributors.

Section 2

About Northwich



Robert Verdin, salt manufacturer, philanthropist and MP for Northwich.

2.1 Overview of Northwich

Introduction

2.1.1 This section provides:

- a detailed look at Northwich, including its history, its neighbourhoods and the key issues and opportunities that affect the town;
- a summary of the issues raised by the community during public meetings, at street stalls and in surveys.

Overview of the Town

2.1.2 Northwich is located in mid-Cheshire, in the eastern part of the Cheshire West and Chester unitary authority. The Parish of Northwich comprises the town centre and a number of surrounding neighbourhoods, including Winnington, Greenbank, Castle, Leftwich, Witton and Lostock. The area lies at the heart of the Cheshire Plain, at the confluence of the Rivers Weaver and Dane and close to the Trent and Mersey Canal.

Historical Northwich

2.1.3 The chronology of settlement at Northwich is imprecise, but it is known through various documentary and archaeological evidence that Northwich was a Roman settlement of some importance during the 1st and 2nd centuries, most likely due to its strategic position on the confluence of the River Weaver and River Dane, and the presence of brine springs.¹

2.1.4 Northwich's importance as a salt-producing town continued through the medieval period², but it was the technological changes of the 17th century that were to have the greatest long term impact. Around this time, salt extraction switched from mining to the pumping of hot water to be returned as brine. By the 19th century, the scale of operations was beginning to cause widespread and catastrophic subsidence, leading to flashes, localised flooding, mine collapses and damage to buildings and infrastructure.³

2.1.5 Northwich is widely regarded as the "cradle" of the chemical industry. In 1874, John Brunner and Ludwig Mond founded Brunner Mond, using salt to produce soda-ash⁴. As the town's salt works and mines began to close, the early 20th century saw the town become dominated by the chemical industry, both in terms of employment and land use.

2.1.6 The Solvay process (the chemical process by which soda-ash is produced) uses limestone as a source of calcium carbonate, resulting in a paste-like lime waste. Vast quantities of lime waste were disposed of in the areas created by subsidence. This has prevented expansion and development to the immediate north of the town.

2.1.7 The problems created by this history of



Fig 5: Rail waggons at Winnington Works, c. 1910-20. Source: Cheshire Image Bank, ref. c06682.

dereliction began to be addressed in the 1980s with the Cheshire County Council Strategic Land Reclamation.

2.1.8 Over a 30 year period, some 323 hectares have been reclaimed for recreational use⁵. Known collectively as the Northwich Community Woodlands, this consists of Furey Wood, Anderton Nature Park, Witton Flash, Dairy House Meadows, Witton Mill Meadows and Ashton's and Neumann's Flashes.

2.1.9 Perhaps the biggest achievement was in solving



Fig 6: Map of Northwich Community Woodlands. Source: <http://www.northwichwoodlands.org.uk/>.

the town's subsidence problem by establishing one of the country's first ever land stabilisation programmes. Four mines, chosen for the risk they posed to the town centre, were filled with a mixture of pulverised fuel ash, cement and salt. This was completed in 2007.

Northwich Neighbourhoods

2.1.10 Historically, the township of Northwich was dwarfed by its larger neighbours, Witton-cum-Twambrook, Winnington and Castle Northwich. The modern town still retains the separation and distinct identity of its neighbourhoods.

Winnington Urban Village

2.1.11 In July 2000 Vale Royal Borough Council (the predecessor authority to Cheshire West and Chester) agreed to allow progression of proposals from Brunner Mond to redevelop redundant and under-used land at its Wallerscote/Winnington works site into an “Urban Village”, comprising a mixture of uses including residential, employment, leisure, a school, local services and open spaces.⁶

2.1.12 Following a number of twists and turns, construction finally started on the 1,200 home development in mid-2013.⁷ Between 1st April 2014 and 31st March 2015, 159 homes were completed.⁸

2.1.13 At its current stage of development, much of the amenities residents of the Urban Village rely on, such as convenience shops, schools and healthcare facilities are outside the immediate area in neighbouring Winnington or further afield, causing pressure on those services.

Winnington

2.1.14 Winnington has a long association with the chemical industry, being the home of Tata Chemicals Europe (formerly Brunner Mond / ICI). Although soda-ash is no longer produced on the site, there is still a combined heat and power station that continues to supply electricity and steam to Lostock Works.⁹

2.1.15 There is a broad mix of housing, good recreation and sports facilities and a primary school.

Greenbank

2.1.16 The Greenbank neighbourhood is in two halves:

- To the south of Chester Road is predominantly social housing, with some privately rented or owner occupied houses interspersed.
- To the north is The Pippins – a meandering new build estate along the edge of the Moss Farm Leisure Complex.

2.1.17 Greenbank has a small parade of shops close to the railway station, and is well served for both primary and secondary schools.

Castle

2.1.18 Built on the site of a Roman Fort overlooking the River Weaver, Castle contains a broad range of house styles and tenures, including socially-rented tenements, Victorian terraces, semi-detached houses, bungalows,

and some larger detached houses.

2.1.19 Castle has a long parade of shops, including a number of restaurants, take-away food outlets and two public houses. The area is served by Charles Darwin Primary School. Verdin Park lies to the north.

Town Centre

2.1.20 The retail aspect of the town centre is covered in detail later in this section.

2.1.21 Much of the housing in the town centre has long since been demolished, but some still remains around the edges, along with some new-build retirement flats, sheltered accommodation and town houses. There is a play area and children’s paddling pool to the south, whilst the extensive Carey Park and the rest of the Northwich Community Woodlands lie to the north.

Leftwich

2.1.22 Leftwich has evolved in three distinct waves:

- The larger old detached and semi-detached houses along the London Road corridor;
- The post-war social-housing estate, built on the estate of Leftwich Old Hall;
- The more modern new-build estate, built on the estate of Brockhurst Hall.

2.1.23 Outline planning permission has been granted for a further 250 homes to the north east of Leftwich on the Dane Valley flood plain, whilst the Council did not have a five-year housing land supply.

2.1.24 Leftwich has a small parade of shops in the centre of the social-housing estate, as well as a day nursery, SureStart Children’s Centre, primary school, and the town’s main secondary school.

Witton

2.1.25 Witton covers most of the east side of Northwich and encompasses the railway station. There is a broad mix of housing of varying quality, including Victorian terraces and semi-detached houses, post-war social housing and some more modern bungalows.

2.1.26 There are two parades of shops, a primary school, and a number of parks and play areas.

Lostock

2.1.27 Although home to the town’s remaining soda-ash plant, Lostock is the smallest neighbourhood, built as it is along Manchester Road and encircled by Wincham Brook, Wade Brook and the Trent and Mersey Canal. Housing is predominantly Victorian terraces, with some more modern in-fill.

2.2 Plan Baseline, Issues and Opportunities

2.2.1 When considering the issues and opportunities for Northwich, it is important to remember that the town does not exist in a vacuum. Northwich as a parish (and indeed Plan area) has the unusual distinction of being relatively small, whilst being adjoined by nine other parishes with a population which, to a greater or lesser degree, would still consider Northwich its “home” town, and would use the Town Centre, recreation facilities, etc.

2.2.2 Likewise, recreation facilities, employment areas, and major transport links exist just outside the Plan area that are nonetheless used by Northwich residents.

2.2.3 As a planning unit, the Cheshire West and Chester Local Plan (Part One) considers Northwich to be the town of Northwich (including Kingsmead) and adjoining settlements of Anderton, Barnton, Davenham, Hartford, Lostock Gralam, Lower Marston, Lower Wincham, Rudheath and Weaverham.¹⁰

2.2.4 The following paragraphs consider the baseline position for the Plan, as well as issues and opportunities for each topic area. Where appropriate, this will acknowledge amenities outside the Plan area, clearly indicating as such.

Retail and Commercial

2.2.5 Northwich Town Centre is the area bordered by Chesterway, Venables Road, Leicester Street and the River Weaver.

2.2.6 Its main focus is Witton Street, which provides a range of mainly comparison shops (that is, shops selling items such as clothes, books, electrical goods and so on, as well as cafes and restaurants), including a number of independent retailers.

2.2.7 While some retail services have been lost in recent years¹¹, the range offered by the town is still relatively good and well used by local residents, in particular the elderly members of our community and those residents without access to their own transport.

2.2.8 The southern area of the Town Centre is dominated by the 1960s Weaver Square Shopping Centre, which was acquired by Cheshire West and Chester Council in 2014¹². There are currently many empty shops, as well as a somewhat forlorn indoor and covered outdoor market. Both are in sharp contrast to the thriving monthly Artisan Market held on Witton Street.

2.2.9 The majority of the northern area of the Town Centre is the Baron’s Quay development area: a major regeneration scheme aiming to provide a step change for the town centre, with a much improved retail and leisure experience, whilst addressing the serious vitality



Fig 7: Northwich Artisan Market along Witton Street.



Fig 8: “Town Square” in the Weaver Square Shopping Centre.

and viability issues currently being experienced in the Town Centre.¹³ It aims to provide a new cinema and variety of leisure activities, connections with the river and open space, significant new retail including comparison shopping and a large food store, a series of new public realm spaces, environmental enhancements, access, car parking and highways improvements.

2.2.10 Currently, whilst there are some pubs, leisure and “evening economy” activities are very limited. It is likely this need will be addressed by the Barons Quay scheme.

2.2.11 One of Northwich Town Centre’s unique selling points is the free parking in all Council and most store car parks. Our surveys showed this was highly valued by respondents, and that more should be encouraged.

2.2.12 With all of the long-stay car park capacity concentrated on one side of the town, the options for Town Centre workers have been limited, with consequences for neighbouring residential streets.

2.2.13 In September 2014, the Town Centre became West Cheshire’s first town centre Business Improvement

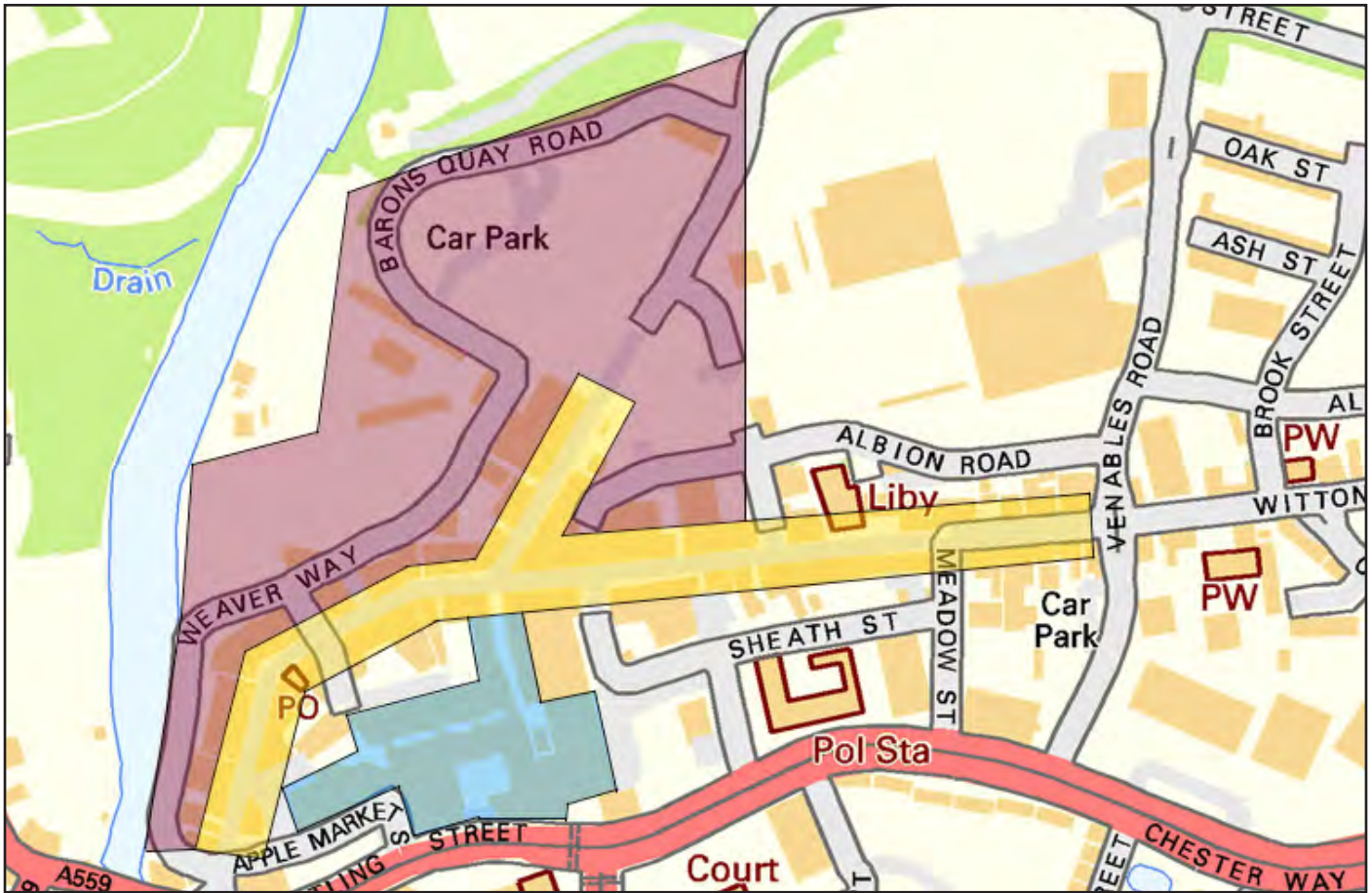


Fig 9: Map of Town Centre showing: Barons Quay scheme (purple); existing retail area (yellow); Weaver Square and markets (blue). Contains Ordnance Survey data © Crown copyright and database rights 2015.

District (BID). BIDs are unique in that they are funded by a levy on the businesses in the area, who then have a direct say on how the money is spent. The investment over the five-year lifespan of the BID will focus on improving the marketing and profile of Northwich, developing and enhancing the portfolio of events and festivals, and supporting businesses and shop owners to create a better connected Town Centre.¹⁴

2.2.14 Cheshire West and Chester Council's Retail Update Study (2011) recommended that major growth and investment should be focused on Northwich to promote the town as a strategic centre.¹⁵ In particular, the Cheshire West and Chester Local Plan (Part One) identifies that Northwich has an immediate need for between 8,300sq.m and 17,000sq.m of food retail space, and a long term requirement for up to 2,600sq.m of non-food retail space.¹⁶

2.2.15 Along with already consented development, the Barons Quay scheme should meet all identified capacity for non-food retail up to 2030, and the majority of identified food retail capacity.¹³

2.2.16 The Cheshire West and Chester Local Plan (Part One) sets out a number of important strategic policies

relating to the development of town centres in general and Northwich Town Centre in particular, to which the Neighbourhood Plan must conform:

2.2.17 Outside the Town Centre, there are a number of neighbourhood shopping parades, of varying size and success. These are:

- Chester Road, Castle
- Winnington Lane, Winnington
- Greenbank Lane, Greenbank
- Station Road, North Witton
- Middlewich Road, South Witton
- Clifton Drive, Leftwich
- Manchester Road, Lostock

2.2.18 Also on Manchester Road is the Northwich Retail Park, which is a small out-of-town retail park consisting of a number of national chains, including B&Q, Next and Currys PC World.

Employment and Education

2.2.19 Northwich has three key industrial locations, all located on the edge of the town:

- Winnington Avenue Engineering Park
- Winnington Works
- Lostock Works

2.2.20 Lostock Works is easily accessible via main roads and has a branch railway running through it. As such, it is an area of growth, seeing a number of businesses expanding in recent years.¹⁷ Under ENV 8 of the Cheshire West and Chester Local Plan (Part One), some land at Lostock Works is allocated for Waste Management use, including an Energy from Waste Plant.¹⁸

2.2.21 Both Winnington sites suffer from poor road access. Winnington Avenue Engineering Park is much underused with many units lying empty. Recent planning applications in the area have sought alternative uses, including partial demolition in favour of housing, and the establishment of a “dog daycare” centre. The former application was permitted.

2.2.22 There are a number of smaller industrial areas within the town, including:

- Hollands Road
- Queen Street / Dock Road
- Denton Drive

2.2.23 To the south east of Northwich in Rudheath Parish there are Roberts Bakery and Morrison’s Distribution Centre, two major local employers. Morrison’s have seven distribution centres in England, making this one of their key locations for the region.

2.2.24 Although there is some office space in the Town



Fig 10: Gadbrook Park (bottom and central), Morrisons Distribution Centre (top) and Roberts Bakery (left). © Fifield Glyn 2007.

Centre, the majority of office-based employment is at the two very successful business parks:

- Gadbrook Park (in Rudheath); and
- Cheshire Business Park (in Lostock Gralam).

2.2.25 Like the Town Centre, Gadbrook Park is designated as a Business Improvement District.

2.2.26 Under policy *STRAT 5 Northwich* of the Cheshire West and Chester Local Plan (Part One), a minimum of an additional 30 hectares of land for business and industrial development must be provided by 2030 in the wider Northwich area.¹⁹

2.2.27 Within the Plan boundary there are five primary schools, a secondary school and a sixth form college. The sixth form college, Sir John Deane’s, is consistently rated among the top ten in the country for its students’ A-level results.



Fig 11: Victoria Road Primary School, Witton.

2.2.28 Falling just outside the border of the Plan area there are a further three primary schools, three secondary schools, a further education college and two schools catering for children with special educational needs.

2.2.29 There is little data on apprenticeships that relates specifically to Northwich. However, from data published by the Department for Business, Innovation and Skills, we do know that for Weaver Vale Westminster Parliamentary Constituency between 2011 and 2014:

- The number of workplaces offering apprenticeships increased slightly from 410 to 440;²⁰
- The number of people starting apprenticeships decreased from 1,100 to 830.²¹

2.2.30 We can only speculate about why this decrease might have occurred, but given that the number of apprenticeship vacancies increased nationally from 101,270 to 166,150 over the same period²², it is unlikely to be an issue of lack of supply.

Housing

2.2.31 Northwich parish itself has a population of around 20,000. Including the adjoining parishes brings this number up to 53,391. Policy *STRAT 5 Northwich* of the Cheshire West and Chester Local Plan (Part One) requires a minimum of 4,300 homes to be provided by 2030. Assuming that this requirement is met, we can expect the population to increase by around another 10,000.

Population	Census 2001	Census 2011
Northwich	19,259	19,924
Adjacent Parishes	29,366	34,038
Total	48,043	53,391

Fig 12: Population growth between 2001²³ and 2011²⁴ of Northwich and its adjacent parishes (Anderton with Marbury, Barnton, Davenham, Hartford, Kingsmead, Lostock Gralam, Rudheath, Weaverham and Wincham).

Estimated Population Growth	
Census 2011 Population ²⁴	53,391
Census 2011 Number of Households ²⁵	22,918
Average No. People per Household	~ 2.33
STRAT 5 Housing Requirement ¹⁹	4,300
Estimated 2030 Population	63,409

Fig 13: Estimate of population growth using Census data.

2.2.32 A review of available housing data shows:

- The majority of homes within the town are houses (85.8%). Of these, most are either semi-detached or terraced. The remaining homes are either flats (14.1%) or park homes (<0.1%).²⁶ This is roughly in line with the rest of Cheshire West and Chester, though the proportion of detached houses tends to be higher elsewhere.
- Home ownership is below average for the authority (62.4%). Correspondingly rates of social housing (18.1%) and private rented housing (17.2%) are above average for the authority. However, all are roughly in line with the regional and national averages.²⁷
- Average house prices tend to be lower in Northwich than other rural areas in east and mid-Cheshire.²⁸ Despite this, consultation with local people has revealed that there are still concerns over affordability, with 69% believing that either more or a lot more affordable housing is needed.

2.2.33 Northwich has a wealth of previously developed land, largely from its industrial past. When asked what the best approach would be to new housing development in Northwich, 86.9% of participants responded that using previously developed land would be best.



Fig 14: London Road, Leftwich.



Fig 15: Solvay Road, Winnington.



Fig 16: Woodier Close, Witton.



Fig 17: Freshwater View and Marine Approach, Town Centre.

Environment - Natural and Built

2.2.34 Due to the size, history and geography of Northwich, there are a plethora of environmental issues to consider when planning for the town's future.

Rivers and Landscape

2.2.35 The confluence of the River Weaver and the River Dane, and the valleys that surround them are a key part of the character of Northwich – a fact underlined by the consultation with residents, which rated this element as most valued in Northwich's environment.

Open Spaces

2.2.36 There are a variety of open spaces in Northwich, each fulfilling a different role:

- Formal urban parks, such as Verdin Park or Vickersway Park, which serve a recreation purpose and are used for town events;
- Sports grounds, such as Moss Farm, which are used for football, rugby, cricket, amongst other sports;
- Country parks with marked paths and cycle ways, such as the Northwich Community

Woodlands. As well as providing an important recreational function, these are also ecologically important;

- Unmanaged open spaces, such as the Dane Valley, which are no doubt enjoyed for their stunning views, but primarily fulfil an ecological role.

2.2.37 According to the consultation, the town's open spaces were the second-most valued element of Northwich's environment.

Ecology

2.2.38 To the north of the Town Centre there is the Witton Lime Beds Site of Special Scientific Interest (SSSI)⁵³. This area was notified in 1979 because of the wide range of plant species within it, many of which are rare in Cheshire and more typical of dune "slacks". The high calcium content of the soil encourages large numbers of snails and ten species have been recorded.

2.2.39 To the south of Castle is Marshall's Arm, which was designated as a Local Nature Reserve in 1998, and is home to a wealth of bird and insect life.

2.2.40 Full details and locations of protected trees is available on the Cheshire West and Chester Council website.

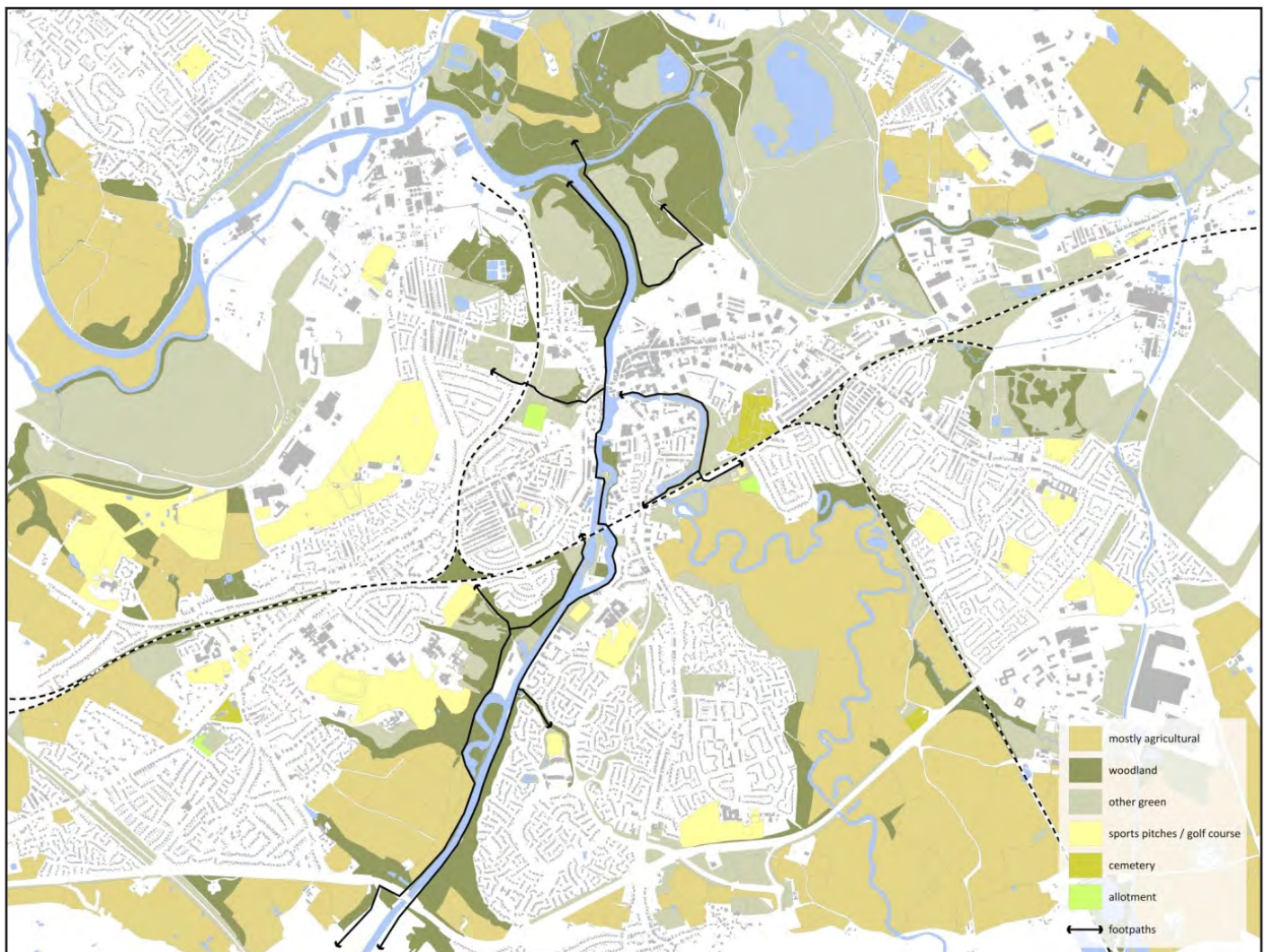


Fig 18: Map of green spaces in the Northwich area. © Urban Roots 2014.

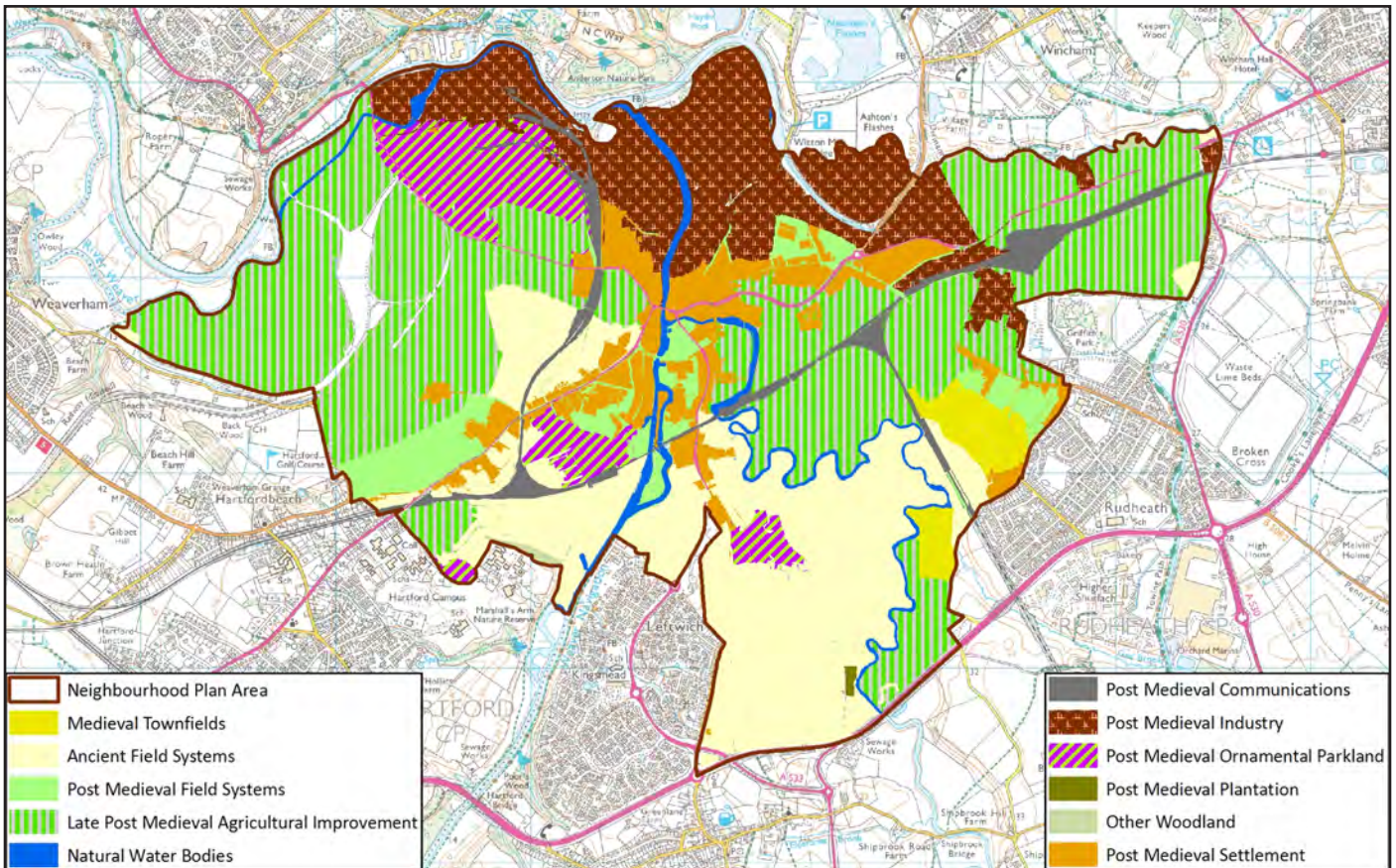


Fig 21: Map showing historic landscape character (c. 1870s). © Crown copyright and database rights 2015.

Heritage

2.2.41 An Area of Archaeological Potential has been identified, covering much of Castle and the Town Centre, as well as the area around St Helen’s Church in Witton. A number of small scale excavations have taken place, although these have been restricted to the area of the Roman town. This led to the discovery of large quantities of pottery outside the known fort area, suggesting the presence of a civilian settlement (a “vicus”).²

2.2.42 Owing to Northwich’s history of subsidence, there are now very few pre-Victorian structures remaining in the town. Those that there are tend to be afforded some protection, either through listed building status, or through the Town Centre Conservation Area (see Appendix 5.2, Fig 79), though some notable buildings do fall outside of the protection of either.



Fig 19: The Grade I listed St Helen’s Church, Witton.

2.2.43 Many of the surviving buildings in the Town Centre have unique properties, and need to be protected and enhanced. These buildings tend to have a “black and white” Tudor-style appearance, are timber framed, and crucially are built on a wooden or a steel framed base. This allowed these buildings to be “jacked up” in the event of subsidence, and in one case moved on rollers 185 feet along the road.³⁰ It is these buildings that give the town its distinctive character.

2.2.44 The Northwich Townscape Heritage scheme is attempting to secure the future of these buildings and has been successful with a Stage 2 Bid to the Heritage Lottery Fund for their repair and maintenance.³¹ With the scheme now in place, owners and leaseholders are able to apply to the scheme for part-funding to improve the architectural features and structure of the building.



Fig 20: The old Post Office, now The Penny Black pub.

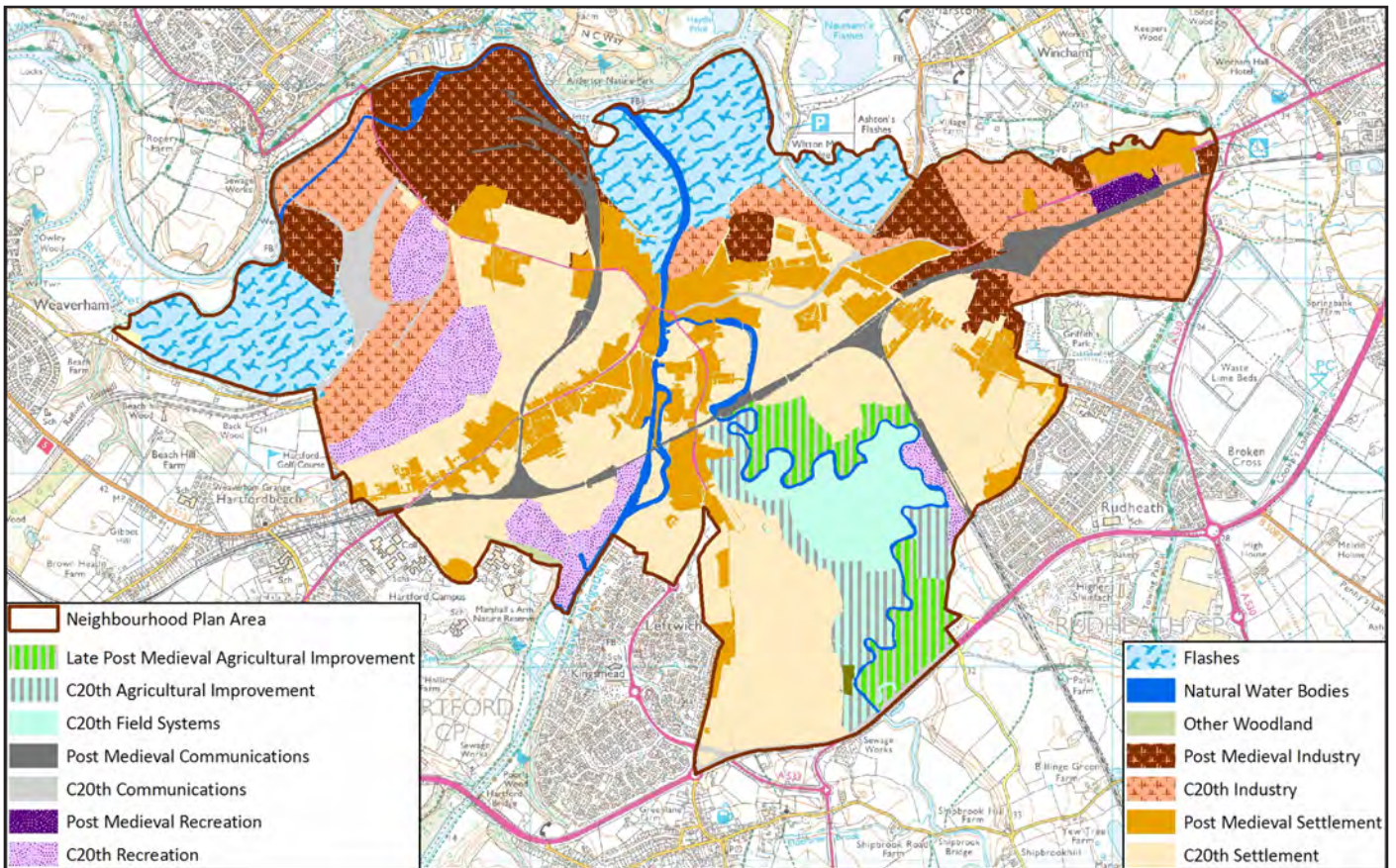


Fig 23: Map showing historic landscape character (c. 2002s). © Crown copyright and database rights 2015.

Flooding

2.2.45 Unsurprisingly, given its geographical position, flooding has been a problem in Northwich over the years, particularly in the Town Centre. Whilst the River Weaver is an extremely well controlled navigation with a series of locks and sluice gates both upstream and downstream from Northwich, the River Dane is one of the few remaining “natural” flowing rivers in Cheshire, and as such has a unique hydromorphology.

2.2.46 The Environment Agency is currently engaged in a programme of construction of flood defences in the Town Centre to protect it from future flood events.²⁹

2.2.47 The *Cheshire West and Chester Local Plan (Part One)* sets out the requirements associated with development in areas identified at risk of flooding in policies STRAT 5 and ENV 1.

2.2.48 STRAT 5 Northwich requires that developments provide flood mitigation measures to manage the flood risk associated with or caused by the development, and must ensure the development will be safe without increasing flood risk elsewhere.

2.2.49 ENV 1 Flood Risk and Water Management is intended to direct development towards areas at the lowest risk of flooding, and outlines what evidence will be required to

demonstrate that the flood risk has been properly assessed.

Ground Conditions

2.2.50 The Town’s industrial heritage means that some areas of land (particularly in Winnington and Lostock) have problems with contamination, making these areas more difficult and potentially expensive to build on. Consultation with residents revealed that these previously-developed sites are the areas people would most like to see re-used for future development.

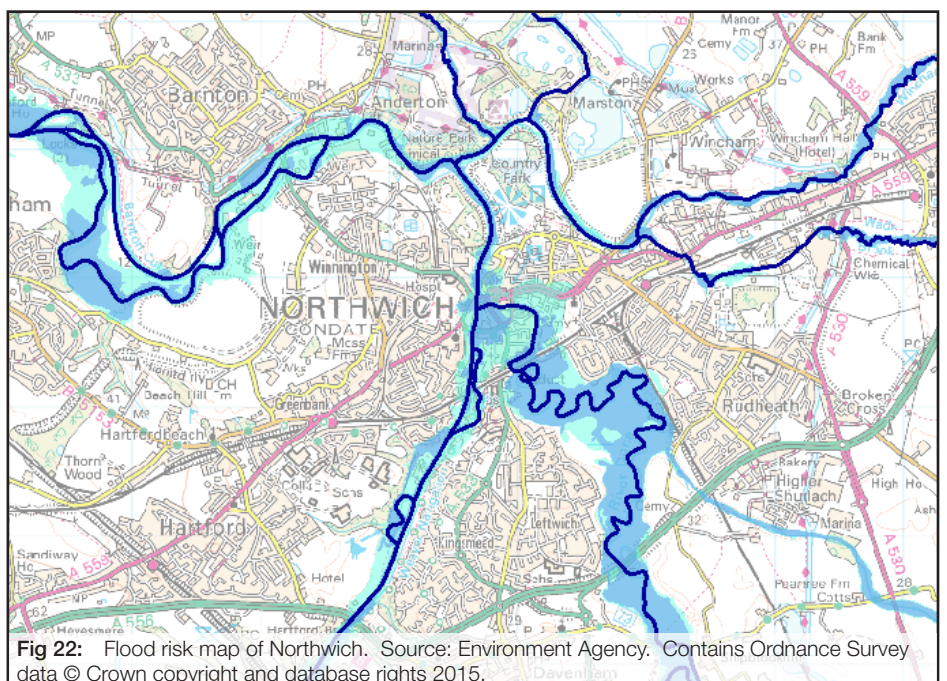


Fig 22: Flood risk map of Northwich. Source: Environment Agency. Contains Ordnance Survey data © Crown copyright and database rights 2015.

Transport and Infrastructure

2.2.51 Northwich is well connected by road to Manchester and Chester via the A556 trunk road, but connections within the town and to the surrounding villages (particularly to the north) are less good. The Cheshire West and Chester Local Transport Plan 2011 records congestion hot-spots³² in:

- the Town Centre;
- A533 through Winnington (including Winnington Bridge);
- A556 around Gadbrook Park;
- A559 through Hartford; and
- B5082 Middlewich Road, Rudheath.

2.2.52 In recent years attempts have been made to resolve Town Centre congestion through the trial and eventual permanent implementation of a one-way loop around the Town Centre bridges. Consultation with residents suggests that this has had mixed success with residents in Winnington generally positive and residents in Castle more negative.

2.2.53 There are two railway stations in Northwich serving residents either side of the River Weaver - Greenbank in the east and Northwich in the west.

2.2.54 Both stations are on the Mid-Cheshire Line, with trains running between Manchester and Chester. Access for the disabled has been identified as a particular issue at Northwich station. Following publication of the Government's Invitation to Tender (ITT) for the Northern Rail Franchise on 27th February 2015, it looks likely that services on this line will see a number of improvements, including newer rolling stock and more frequent

services³³.

2.2.55 Access to rail services to Liverpool and London (via Crewe) is provided from Hartford station, just outside the Plan area.

2.2.56 A branch line runs between Sandbach and Northwich via Middlewich, which was closed to passenger services in 1960. The Mid Cheshire Rail Users Association has been campaigning for some years to have the line re-opened to passengers. A feasibility study commissioned in 2009 estimated a benefit to cost of around 5:1.

2.2.57 Bus services are the principal means of travelling by public transport to the villages surrounding Northwich. In consultation with residents, 63.5% respondents believe more bus services are required to outlying districts, whilst 70.0% believe better connections are needed between the railway stations and the Town Centre.

2.2.58 Northwich residents tend to live closer to their place of work than the national average³⁴, and are much more likely to drive to work³⁵. Use of public transport for commuting is employed by only 2.5%, compared to 11.0% nationally, whilst walking and cycling are proportionally more popular at 10.1% versus 8.9%.

2.2.59 The existing cycle network is relatively limited in its extent and relies upon a mix of signed on-road routes and a number of off-road routes that range in quality from good quality to narrow poorly designed link paths where cyclists currently have to dismount.³⁶ The Town Council has commissioned a report from Sustrans to look in detail at the existing cycling provision in Northwich and suggest a strategy for improvements. The results of this study have been used to inform the Plan.

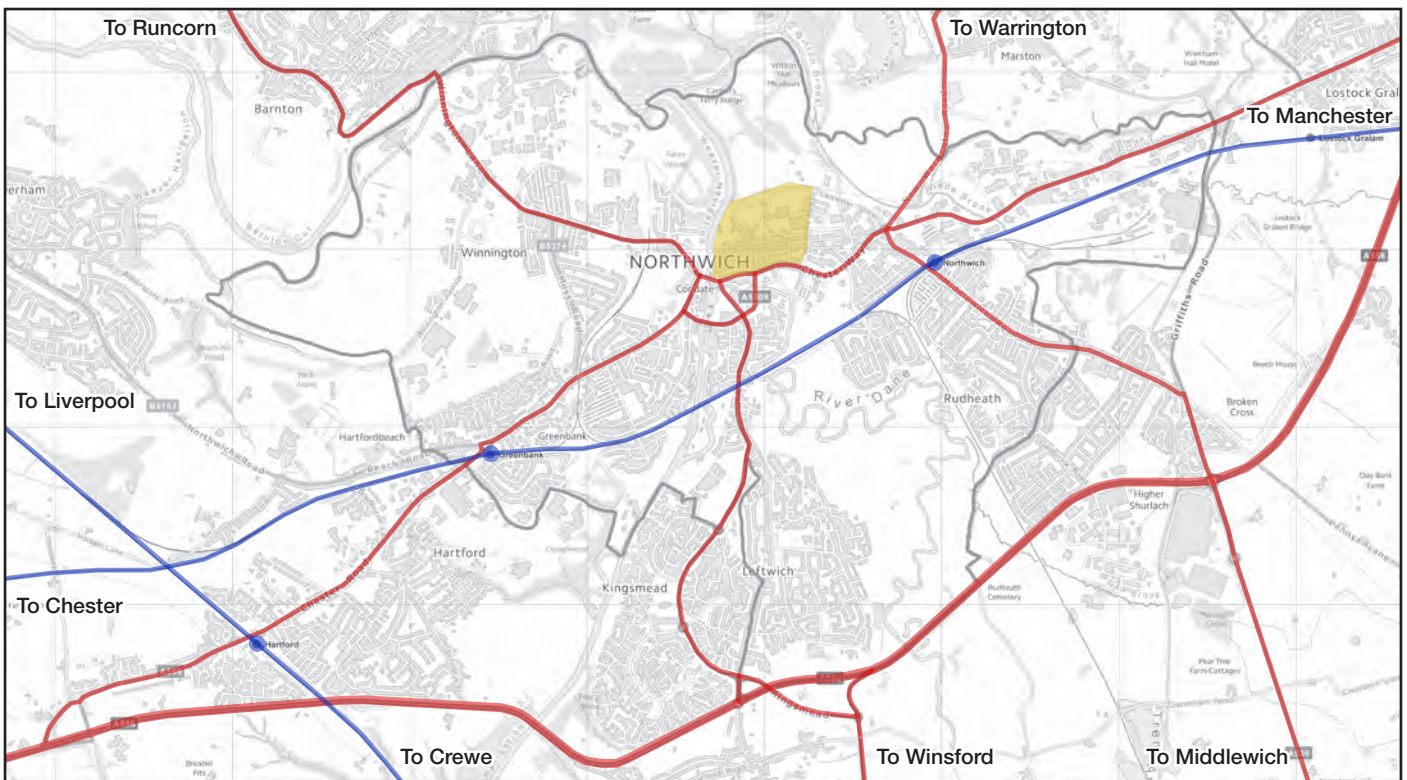


Fig 24: Transport map of Northwich. Key road routes are shown in red; rail routes in blue; Town Centre in yellow. Contains Ordnance Survey data © Crown copyright and database rights 2015.

Health and Wellbeing

2.2.60 Northwich has a range of community services and facilities that support the health and wellbeing of local residents. Some examples are:

- The Victoria Infirmary (VIN).** This is a small hospital on the outskirts of the Town Centre providing dedicated support services, a Minor Injuries Unit, a Therapy Services department which includes a Hydrotherapy Pool, as well as other outpatient services.³⁷ The consultation with residents suggested the VIN is highly valued, with 80.8% suggesting services should be enhanced, versus 19.2% saying they should be maintained at the current level.
- Five GP Practices.** An analysis of official data in December 2014 by *GP* magazine showed that the NHS Vale Royal CCG was in the upper quartile in terms of GP workload, with an average of 2,007.91 patients per full-time equivalent GP.⁴⁵
- Moss Farm and Memorial Court Leisure Complexes.** Between them they provide spaces for various sporting activities, and swimming and gymnasium facilities. Whilst the facilities at the Memorial Court are brand new, Moss Farm's facilities are somewhat dated and require improvement. An outdoor gym, bowling green and tennis courts are available at Vickersway Park.
- Parks and open spaces.** These are covered in more detail in the Environment section of this chapter.
- Four allotment sites:** Winnington and Austin Street, which are managed by the Town Council, and Queensgate and Vickersway, which are managed by their own association.³⁸ The Town Council is currently undertaking a programme of improvements at the Austin Street site to enhance facilities and increase the number of available plots. It is expected that this will clear the waiting list, once the work is complete.
- Grozone.** This is a community garden, horticulture and wildlife project just outside the Town Centre. It is run by Groundwork CLM in partnership with many other organisations.

2.2.61 As documented in the Transport and Infrastructure section of this chapter, cross-town safe cycling routes are limited in extent and there is very little provision for cycle storage in the Town Centre or in the Business Parks.

2.2.62 Measures of deprivation, fuel poverty and life expectancy are difficult to obtain at the Civil Parish level, but we can get a feel for the rates of each by examining the figures for each Unitary Ward³⁹ that extends totally or partly into the Plan Area. In each measure, we find that the figures vary significantly from one part of the town to another.

Life Expectancy at Birth	Male	Female
Winnington and Castle	75.3 📉	79.7 📉
Witton and Rudheath	77.7 📉	81.7 📉
Davenham and Moulton	79.0 📈	82.9 📈
Hartford and Greenbank	82.4 📈	87.7 📈
Cheshire West and Chester	79.1 📈	82.6 📉
England	78.9 📈	82.8 📈

Fig 25: Life expectancy at birth (2008-2012), with indicators showing whether the figure is above/below the England average. Source: Public Health England. © Crown copyright.

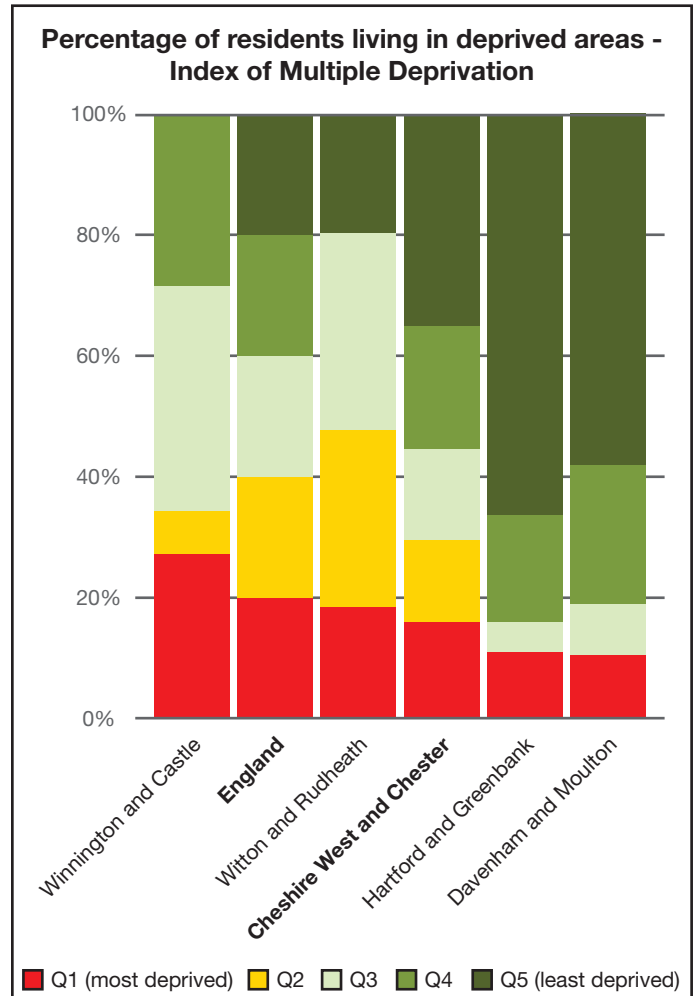


Fig 27: Index of Multiple Deprivation 2010. Source: Cheshire West and Chester Council.

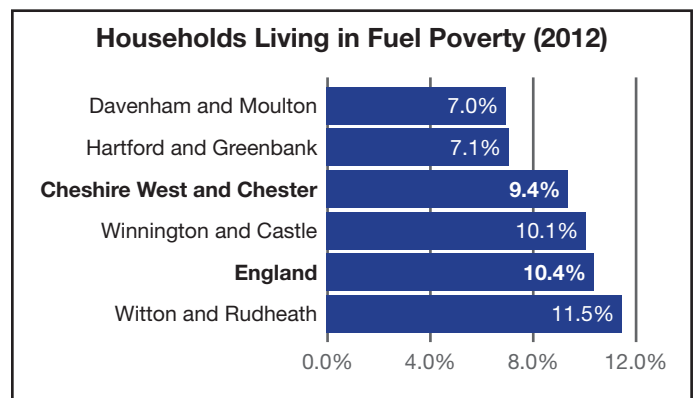


Fig 26: Fuel poverty - low income high cost measure (2012). Source: Fuel Poverty Index 2012, Department for Energy and Climate Change.

The relationship between Unitary Wards and the Plan area is shown in Appendix 5.2, Fig 81.

Recreation, Tourism and Waterways

2.2.63 Northwich's range and extent of recreation facilities has been well explored earlier in this section, but to summarise:

- There are outdoor and indoor sports facilities at **Moss Farm and Memorial Court Leisure Complexes**, as well as facilities at **Sir John Deane's College** and **Winnington Park Recreation Club** that are open to the public. Moss Farm, in particular, is in need of investment to modernise some of the facilities;
- There are a number of parks and play areas, in particular, the town's two main parks, **Verdin Park** and **Vickersway Park**;
- The **Northwich Community Woodlands** is part of the Mersey Forrest and consists of some 323 hectares of woodland and open space, and is well used by walkers and cyclists.

2.2.64 In the consultation, residents were asked what additional recreation / leisure facilities are needed in the town. By far the most popular choice was a cinema, with a rating average of 4.43 (where 1 is strongly oppose, and 5 is strongly in favour). A cinema is planned to be delivered as part of the Baron's Quay development in the Town Centre.

2.2.65 Northwich has an established cultural scene, with a number of music, drama, literature and art groups operating around the town. Although some are coordinated by DAN (Development of Arts in Northwich), the lack of an arts centre or cultural hub means that many activities operate independently.

2.2.66 The Harlequin Theatre has since 1985 occupied an old warehouse on Queen Street to the south of the Town Centre, while the ArtWork Studios & Gallery have moved between a number of facilities around town since 2013.

2.2.67 Largely because of the town's industrial past, little emphasis has been placed on tourism in Northwich until relatively recently. With the extensive woodlands and open spaces surrounding the town, the ongoing regeneration project in the Town Centre, and the unusual position on the confluence of two rivers, Northwich has perhaps the greatest untapped tourism potential of any town in the North West.



Fig 28: Anderton Boat Lift. © Canal and River Trust.

2.2.68 According to a STEAM (Scarborough Tourism Economic Activity Monitor) analysis published by Marketing Cheshire in 2013, Cheshire West and Chester's tourism industry is worth £1.45 billion, and supports over 20,000 FTE jobs.³⁹ It is not known what Northwich's share of this is, but it's fair to say a substantial portion of this is due to Chester, with its Roman heritage, Chester Racecourse (the Roodee), and Chester Zoo. Northwich's challenge is to offer something different and unique to bring visitors into town.

2.2.69 Either in Northwich or just outside it (denoted by a * below), there are three key museums and attractions, two of which are Scheduled Monuments:

- **Anderton Boat Lift***, which is perhaps best described by the Canal and River Trust as "*an incredible edifice, perched on the banks of the River Weaver like some giant three-storey-high iron spider*".⁴¹ The Boat Lift was built by Edwin Clark in 1875 to lift cargo boats the 50 feet from the River Weaver to the Trent and Mersey Canal. Nowadays, it attracts around 120,000 people a year⁴² to visit the exhibitions, take a ride on the lift, or take a river trip;
- **Lion Salt Works***, which is a restored historic open-pan salt making site. The attraction opened in June 2015 after a £10.23 million project to restore the works and surrounding buildings.⁴³ It is located in Marston, just outside Northwich, alongside the Trent and Mersey Canal;
- **Weaver Hall Museum and Workhouse**, which exhibits the history and industry of West



Fig 29: Lion Salt Works. © West Cheshire Museums.



Fig 30: Weaver Hall Museum and Workhouse. © West Cheshire Museums.

Cheshire in the setting of the old Northwich Union Workhouse building, built in 1837.⁴⁴ The Weaver Hall Museum is located in Leftwich adjacent to the River Weaver and welcomes around 15,000 visitors annually⁴².

access for moorings.

2.2.71 Private leisure craft moorings on the River Weaver are provided from the new Hayhurst Quay, which opened in November 2013.

2.2.72 There are 20 miles of navigable waterway within 3.5 miles of Northwich.

2.2.73 In the consultation with residents, 91.0% believed the River Weaver, River Dane and the Trent and Mersey Canal are not being used to their full potential.

2.2.70 Despite all three attractions being linked by waterways (if not by boat), very little has been made of the waterfront in Northwich up until recently. The Town Centre has developed with its back to the river, and although the Baron's Quay development will substantially open up the river front, it does not at this stage allow

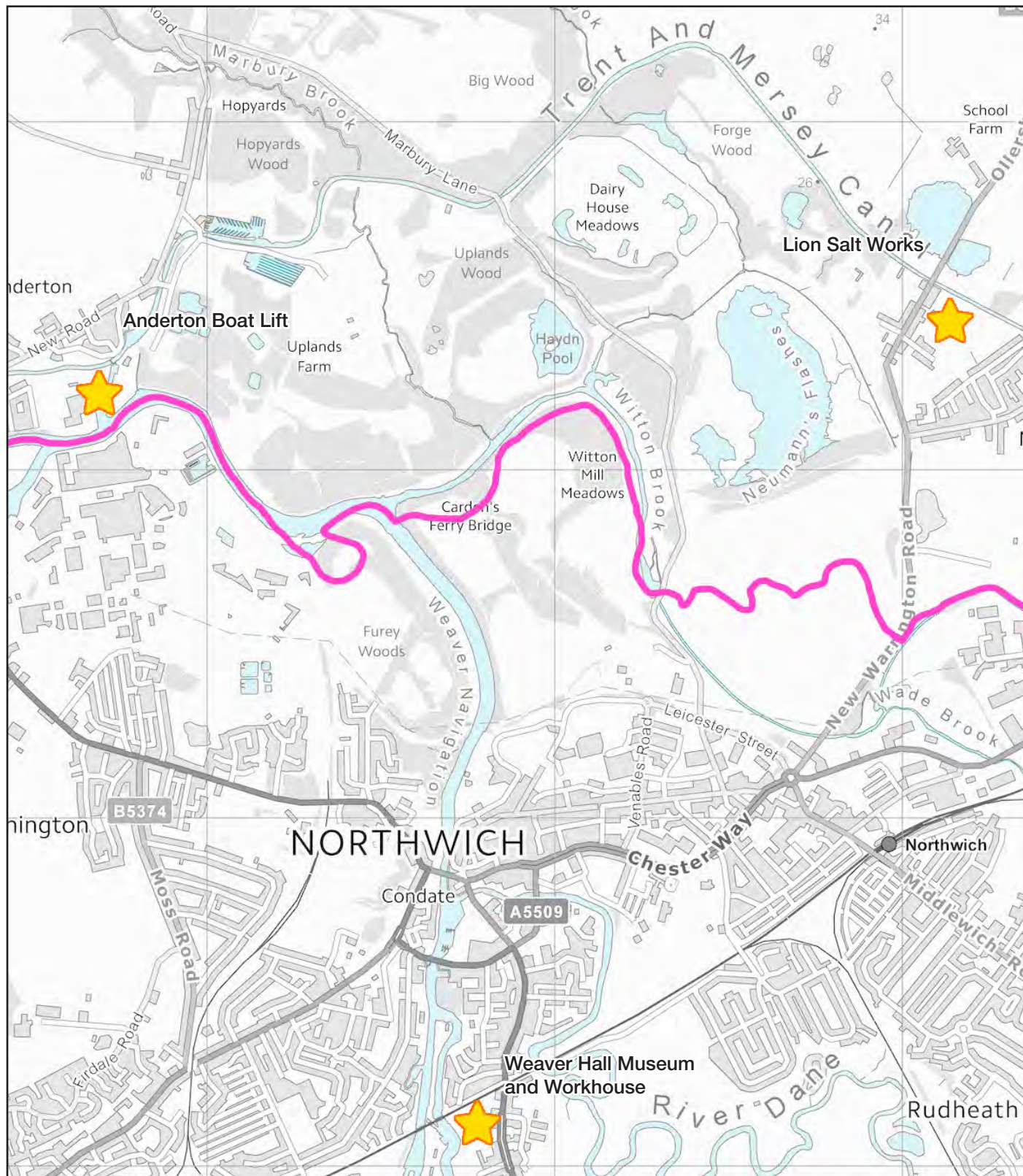


Fig 31: Map showing waterways and key attractions. The purple outline shows the Plan boundary. Contains Ordnance Survey data © Crown copyright and database rights 2015.

2.3 Overview of Initial Public Consultation

Introduction

2.3.1 The Northwich Neighbourhood Plan has been developed from local people's views of Northwich as it is today, and how they would wish it to be in future. Although the TAGs have been open to input throughout the process, be it through social media, through workshops or through stalls at the Artisan Market, consultation to date has been focussed on two key stages:

- The early stages, which were used to establish a vision for the Plan, and to identify what the key objectives should be. This was centred on two key consultation events, in December 2013 and February 2014, both of which took place in Winnington Park Recreation Club. It was at these events that members of the public joined the TAGs. After these meetings the TAGs met on their own schedule.
- In the development of the Neighbourhood Plan Policies, to help establish what the community's priorities were, and to make sure the TAGs were on the right track. This was done principally using a survey, 2,000 of which were distributed to random **households** in Northwich, as well as some being completed online. Surveys were also distributed to **businesses, colleges** and **schools**, and two **focus groups** with students were run in Sir John Deane's College and Mid Cheshire College.

2.3.2 This section provides an overview of the early stage consultation, and demonstrates how the results fed into the development of the vision.



Initial Views

2.3.3 The overall conclusions from the consultation process are summarised below.

2.3.4 The main things people liked about Northwich were:

- Riverside setting with easy access into the countryside for walking;
- History of the town together with the "black and white" architecture;
- Mix of independent shops in the Town Centre, along with the free parking;
- Good facilities for sport activities;



- Verdin and Vickersway Parks, and Grozone Community Garden;
- Good network of local voluntary groups.

2.3.5 The main things people did not like about Northwich were:

- 50's and 60's concrete buildings;
- Surface pipelines in and around the Town;
- Lack of evening activities - restaurants, cinemas, etc.
- Consideration for cyclists in road layout;
- The Town Centre turning its back on the river;
- The desolate nature of Weaver Square and the markets.

2.3.6 The main things people thought should be changed or improved are:

- The river frontage in the Town Centre should be improved, with new developments encouraged to face on to the river;
- Winnington Bridge should be improved to allow two-way traffic;
- Bus and rail services should be improved;
- Healthcare services, including the Victoria Infirmary, should be retained and increased to support the growing population;
- More social and affordable housing;
- Concentration of development of brownfield sites, rather than on greenfield sites or on the flood plain.

2.3.7 The main issues and needs people thought that the Neighbourhood Plan should address are:

- Make better use of the River Weaver and River Dane, and improve access to them;
- Ensure new development reflects the historic character of Northwich, particularly in the Town Centre;
- Ensure that new housing development provides sufficient school places and healthcare facilities;
- Improve public transport and road safety for all road users, and in particular improve road

access to Winnington;

- Provide more and better arts, leisure, social and entertainment facilities;
- Support and improve sports facilities;
- Protect existing and provide additional green space.

2.3.8 Residents were asked to mark on a scale of 1 to 12 how proud they are of Northwich, where 1 was not proud at all.

- 12% people marked between 1 and 4;
- 49% people marked between 5 and 8;
- 39% people marked between 9 and 12.

Residents Survey

2.3.9 The Residents Survey was one of the key ways in which the community's priorities were established. The survey was available online and in paper form at the Artisan Market. Additionally, 2,000 copies were distributed to random houses. 670 responses were received.

2.3.10 The demographic mix of respondents was as follows:

Gender	
Male	53.6%
Female	46.4%

Fig 32: Gender of respondents to the Residents Survey, where declared.

Age Group	
Under 11	0.0%
11-18	0.0%
19-29	9.5%
30-45	23.7%
46-64	40.3%
65-84	25.1%
85+	1.4%

Fig 33: Age Group of respondents to the Residents Survey, where declared.

2.3.11 Respondents to the School and College Survey, and attendees of the focus groups at the two colleges were aged under 18.

2.3.12 Further details of all surveys is provided in the Consultation Statement and the Evidence Base Summary documents.



Section 3

Vision and Core Objectives

Hayhurst Bridge, designed by Col. John Saner and built in 1898.

3.1 A Vision for Northwich

3.1.1 The vision and core objectives were developed by the Executive Group and TAG Leaders following a series of community events, and are based on discussions and feedback from local people, businesses and community groups.

The Vision Statement

Northwich will become a thriving town where people want to live, work and visit.

The extensive river frontage along with the newly built Barons Quay development will be harnessed as a vibrant focus of attraction for shopping and leisure in a daytime and evening economy.

New developments in the Town Centre will be sympathetic to the existing heritage so that the character of a market town with black and white buildings will be retained.

Developments out of the Town Centre will complement the features and character of the areas and will protect and preserve the many green spaces the town enjoys.



Fig 34: View from Holy Trinity Church, Castle.

3.2 Core Objectives

3.2.1 The core objectives are grouped into the seven topic areas set out in section 1. For each topic area, the most common issues raised at the consultation events are set out, followed by the objectives developed from these comments. Although appearing under a “main” topic area, some objectives apply to several topic areas.

Retail and Commercial

Comments raised by people during the consultation include:

- Retain the number and mix of independent shops in the Town Centre.
- Baron’s Quay development is welcome, and should be complemented by further development along the river front.
- The covered market is depressing and should be improved. More variety is needed and perhaps more artisan stalls.
- Provide opportunities and reasons for people to visit the town in the evening with a decent restaurant and cinema.

OBJECTIVE 1: Support Northwich’s shops.

OBJECTIVE 2: Harness the potential of the new Barons Quay development and the new Memorial Court Leisure Complex to attract visitors to a vibrant Town Centre.

OBJECTIVE 3: Build on the success of the Artisan Market to regenerate a vital town market as a magnet for residents and visitors.

OBJECTIVE 4: Find a future for the Weaver Square shopping centre.

OBJECTIVE 5: Encourage the development of an “evening economy” in the Town Centre.

OBJECTIVE 6: Promote and enhance the variety of retail and commercial centres outside the Town Centre.

Employment and Education

Comments raised by people during the consultation include:

- There is scope for more employment in Northwich;
- More long-term employment is needed;
- There should be more scope for apprenticeships and meaningful work experience.
- Additional school places should be made available where development takes place.

OBJECTIVE 7: Encourage businesses to locate in Northwich, to recruit local people and provide apprenticeship opportunities.

OBJECTIVE 8: Ensure an appropriate number of school places are provided with new residential development.

Housing

Comments raised by people during the consultation include:

- There are enough brownfield sites available for housing rather than the flood plain;
- There is good social housing where it exists but it is in small pockets and there is not enough affordable housing to rent or buy;
- Any housing development should ensure that there is access to open space/children’s play areas;
- Adequate assessments should be done to ensure that there are a sufficient number of doctors and NHS dentists where there is new development.

OBJECTIVE 9: Ensure that residential development in the town uses the extensive brownfield land.

OBJECTIVE 10: Provide a greater range of affordable housing.

OBJECTIVE 11: Ensure the impact of new housing development on local services and highways infrastructure is properly addressed.

Environment - Natural and Built

Comments raised by people during the consultation include:

- Consider more sympathetic building to reflect the historic architecture of Northwich;
- Remove all 50's and 60's concrete buildings;
- Make improvements to cycling provision.

OBJECTIVE 12: Ensure that new Town Centre buildings retain and complement the historic character of the area, existing heritage assets are protected, and a high quality historic environment is promoted.

OBJECTIVE 13: Maintain and improve footpath and cycle links with the countryside around the town.

OBJECTIVE 14: Ensure that all development and growth is in keeping with the character of the town and is environmentally sustainable.

Transport and Infrastructure

Comments raised by people during the consultation include:

- There is little consideration for cyclists;
- Improve Winnington Bridge to allow two way traffic;
- Buses are infrequent and expensive, and linked to too few destinations. Little is available in the evening;
- Ensure free parking remains in the Town Centre.

OBJECTIVE 15: Seek ways to make the movement around and into town walker and cycle friendly.

OBJECTIVE 16: Support user-friendly, accessible and efficient public transport systems linking outer districts and villages with the Town Centre, and complementing the three railway stations in and near the town.

OBJECTIVE 17: Ensure car parking in and around the Town Centre supports its viability and meets the needs of residents, workers, shoppers and visitors.

OBJECTIVE 18: Improve connections to the surrounding settlements.

Health and Wellbeing

Comments raised by people during the consultation include:

- Encourage people to cycle to work;
- Provide more green space as part of new developments;
- Ensure that the Victoria Infirmary is retained with the minor injuries unit.

OBJECTIVE 19: Promote healthy, safe and accessible neighbourhoods.

OBJECTIVE 20: Address deprivation and fuel poverty.

Recreation, Tourism and Waterways

Comments raised by people during the consultation include:

- Rivers, canals and boats are the best assets and are undervalued;
- Northwich has turned its back to the river and is developing in the wrong place;
- Encourage development that faces onto the river and develop more open spaces and parks;
- St Helens Church should be on the tourist trail;
- Encourage grass roots cultural organisations such as ArtWork Studios & Gallery, VAC and local artists who bring vibrancy, tourism and trade to the town.

OBJECTIVE 21: Ensure the rivers and waterfrontages become a focus for business and leisure activity for residents and visitors.

OBJECTIVE 22: Nurture and protect the parks, recreation areas and green spaces that the town enjoys.

OBJECTIVE 23: Support the town's growth as a tourist destination.

OBJECTIVE 24: Encourage coordination, collaboration, and linkages between tourist attractions.

Section 4

Neighbourhood Plan Policies



The Bull Ring and Town Bridge.

4.1 Introduction to Policies

4.1.1 In the previous sections we have explored Northwich’s history, what Northwich currently has to offer, what the key issues and challenges are, and what the community’s priorities are for improvement.

4.1.2 This section is about the future. Under each of the Topic Area headings, policies are presented that aim to meet the objectives set out in Section 3. These policies might:

- Encourage particular types of development or restrict what development can take place in a particular area;
- Provide a framework on design and how to protect and enhance our unique heritage;
- Suggest conditions that must be met for development to take place, such as particular infrastructure improvements or sufficient community facilities;
- Direct how the proceeds of development, such as the Community Infrastructure Levy should be spent, based on the priorities set by the community.

4.1.3 Each Topic Area has its own chapter. These are:

- Retail and Commercial
- Employment and Education
- Housing
- Environment - Natural and Built
- Transport and Infrastructure
- Health and Wellbeing
- Recreation, Tourism and Waterways

4.1.4 Each chapter is structured in the same way, beginning with an overall explanation of the aims or vision behind the section, and continuing with a number of policies. Where needed, the policies are supported by additional text that explains the thinking behind the policy, or details how and why the policy requirements must be met.

Each chapter starts with some text outlining the aims and the vision behind the policies.

EX1 Policy Title

The text in this box explains what the policy is, and where appropriate what it does and does not allow.

The objectives from section 3 met by the policy are listed in this box.

Where needed, policies are supported by text that explains how and why the policy requirements must be met, and explains the thinking behind the policy.

Fig 35: Diagram showing how policies are presented.

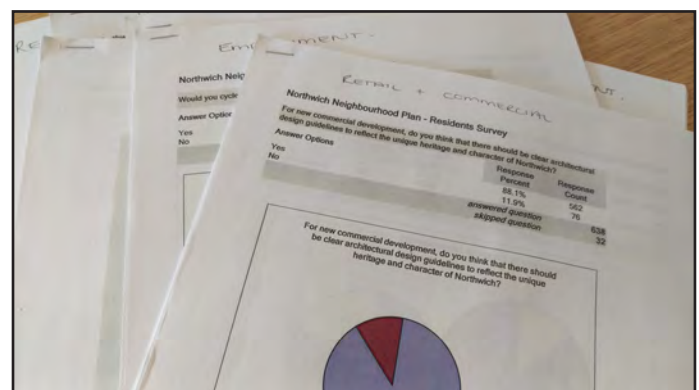


Fig 36: Residents survey results.

4.2 Retail and Commercial

Over the next few years Northwich Town Centre will be completely transformed with a new supermarket, cinema, and range of other shops, restaurants and public spaces.

The policies presented in this section look at how we can make the most of this regeneration, whilst supporting our existing retailers and addressing the concerns raised in the consultations not already covered by the regeneration.

RC1 Town Centre

The Town Centre (see Appendix 5.2, Fig 82) should remain the focal area where shops, services and community facilities are clustered.

New development in use classes A2 to A5 (see page 83) should be provided within this area unless a sequential test demonstrates that there are no suitable sites available. New or enhanced facilities for tourists and visitors in the Town Centre will be supported.

New A1 retail should be located in the primary shopping area or the Barons Quay development and should be proportionate to the scale and role of the existing centre in meeting the needs of the local community. The loss of A1 retail will be resisted, unless it can be demonstrated the use is no longer viable.

Objectives: 1

4.2.1 A walkabout survey in April 2014 revealed that over 40 shops in Northwich Town Centre were vacant, the overwhelming majority of which were in Weaver Square.

4.2.2 For the Town Centre to maintain its viability and build its offer of shops and services it is important that these uses cluster together for mutual benefit in footfall, proximity and shared car parking. The existing Town Centre provides a sustainable location that supports public transport accessibility and linked trips. The vibrancy of the Town Centre should be maintained with active ground floor uses and not be unduly diluted with other inactive uses, such as residential dwellings.



Fig 37: The Town Centre.

RC2 Weaver Square Development Area

Redevelopment of all or part of the Weaver Square site (see Appendix 5.2, Fig 83) with a use consistent with policy ECON 2 Town Centres of the Cheshire West and Chester Local Plan (Part One) and in accordance with an agreed masterplan will be supported.

This is a highly visible, prime site within the Town Centre boundary. Proposals should be sensitively designed to be in keeping with the traditional timber-framed buildings in the area, and incorporate high quality public realm that will enhance the attractiveness of the Town Centre.

Objectives: 1, 4

4.2.3 Historically, Weaver Square Shopping Centre was occupied by many national retailers as well as some local independents. Most have now vacated to other premises in the Town Centre, to larger out of town stores more suited to their needs, or out of Northwich completely. Very few retailers remain.

4.2.4 The redevelopment in this area was identified in saved policy GS9B from the Vale Royal Local Plan as a priority area for the next phase of regeneration in the Town Centre.

4.2.5 Whilst there is a broad consensus of opinion from the consultation that Weaver Square should be demolished, there is no consensus on what it should be replaced with. Opinions range from the following:

- demolish the central core only (including the Market Hall) and use as a surface car park. The remaining shops would then be visible from Watling Street;
- develop a new covered shopping centre that better meets the needs of retailers. It is unlikely that this proposal would be consistent with policy ECON 2 Town Centres of the Cheshire West and Chester Local Plan (Part One)⁶³;
- develop a new larger, more traditional covered market;
- develop the area for housing;
- develop a new bus terminus.



Fig 38: Plan of Weaver Square Shopping Centre.

4.2.6 As a Policy-only Plan, the Plan cannot formally allocate the land for any of the above purposes. However, it does actively encourage a masterplan to be produced and viable proposals to be brought forward.

RC3 Markets

The siting of a new multi-functional, sensitively designed Market will be encouraged in an appropriate central location within the Town Centre boundary.

A new market hall should embody high quality design and be in keeping with the timber-framed buildings of the Town Centre.

Objectives: 1, 2, 3, 4

4.2.7 Northwich has had a market since at least 1535⁴⁶, and this should be maintained. However, both the indoor and outdoor markets are no longer fit for purpose.

4.2.8 The existing indoor and outdoor markets are located in the historically “correct” place, and would have made sense adjacent to the Bull Ring and the old Town Centre. However, the centre of gravity of the Town Centre will shift towards Baron’s Quay when the re-development scheme is complete, and so the market must move with it in order to continue to be viable.

4.2.9 The fortunes of both markets have declined along with the Weaver Square Shopping Centre in which they are located. Many outlets are now vacant within the indoor market and those that remain (e.g. a card retailer, a hardware stall) tend to encourage specific visits only.

4.2.10 Although a different proposition, the successful monthly Artisan Market in the Town Centre has



Fig 39: Outdoor market.



Fig 40: Indoor market.

nonetheless proved that there is still a demand for market-style retail experience, if pitched correctly with a good range of retailers.

4.2.11 Markets elsewhere in the North West provide example models upon which a successful market can operate, be it the traditional market experience offered by Bury market, or the principle of co-locating with a supermarket as operated by Manchester Markets in Gorton. A successful market would be mutually beneficial to the existing Town Centre shops by increasing footfall in the Town Centre on market days.

4.2.12 Should an appropriate location become available close to the new ASDA supermarket, or the existing Sainsbury’s supermarket, or both, development of a new market here will be supported.

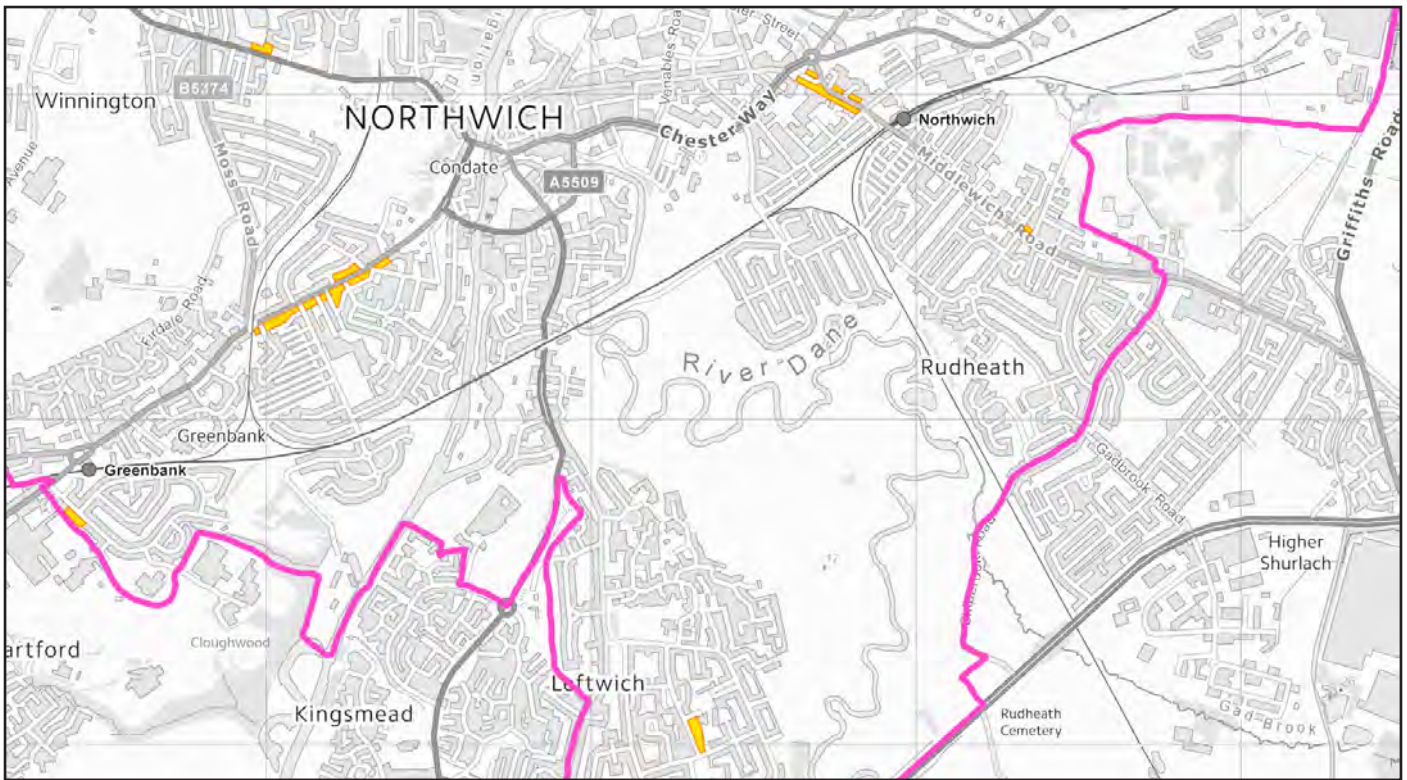


Fig 41: Map of existing Neighbourhood Shopping Centres. Contains Ordnance Survey data © Crown copyright and database rights 2015.

RC4 Neighbourhood Shopping Centres

Northwich's Neighbourhood Shopping Centres (shown in Fig 42 to Fig 47) perform an important function as a focal point for their communities and should be retained. Applications for change of use from retail or business to residential will not be permitted unless the existing use can be demonstrated to be not viable.

Winnington

New neighbourhood shopping facilities in addition to the centre identified at Fig 42 comprising convenience foodstore and 6/10 smaller shops along the lines of the successful parade at Kingsmead will be supported in the Winnington area, provided that they do not have an adverse impact on the vitality and viability of existing centres. New facilities would need to be centrally located in the Winnington area with adequate parking, and have good access for pedestrians and cyclists.

Castle

New appropriate development in Castle will be supported and encouraged where it adds to the footfall/safety at night. Opportunities for improved on street and off street car parking will be encouraged.

Leftwich

Consideration will be given to the relocation of the Clifton Drive, Leftwich shopping centre to a more prominent location in Leftwich to improve the vitality and viability of the Centre. Conversion of the existing units to residential would be supported under these circumstances.

Objectives: 1, 6

4.2.13 The identified Neighbourhood Shopping Centres are in Winnington, Castle, Greenbank, Station Road, Middlewich Road and Leftwich as shown at Fig 42 to Fig 47.

4.2.14 The Castle Neighbourhood Shopping Centre is a significant and long established retail parade which accommodates convenience shops, specialist retailers, fast food and restaurants.

4.2.15 On Clifton Drive in the middle of the Leftwich estate there is a parade comprising convenience store (in a converted public house) and about 6 other small shops including hairdresser, fast food, pharmacy and cafe with limited parking and prominence.

4.2.16 In the last few years there has been significant new house building in the Winnington area, with more to come. It will therefore become more important that the locality has access to nearby community facilities. This need could be met through the following:

- Winnington Urban Village is a key major housing led mixed-use scheme allocated in the Local Plan (Part One) policy STRAT 5. The houses are under construction and a new neighbourhood centre has been granted permission (17/03239/FUL). The committed scheme would support good accessibility to shops and services that are centrally located for the new residents, contributing to sustainable development.
- Winnington Works: In the light of Tata Chemicals reducing its operations in Winnington, it is highly likely that further industrial land will be released for housing development. The creation of a neighbourhood centre for the Winnington Village area is supported through policy HOU4.

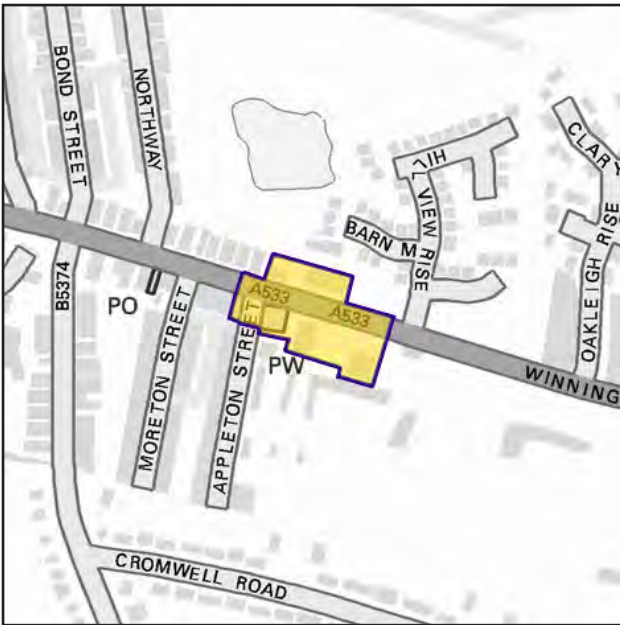


Fig 42: Winnington Neighbourhood Shopping Centre.

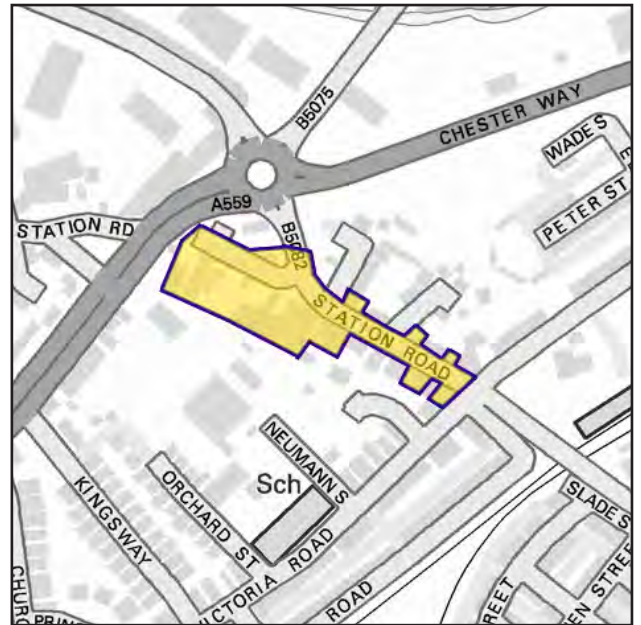


Fig 45: Station Road Neighbourhood Shopping Centre.



Fig 43: Castle Neighbourhood Shopping Centre.

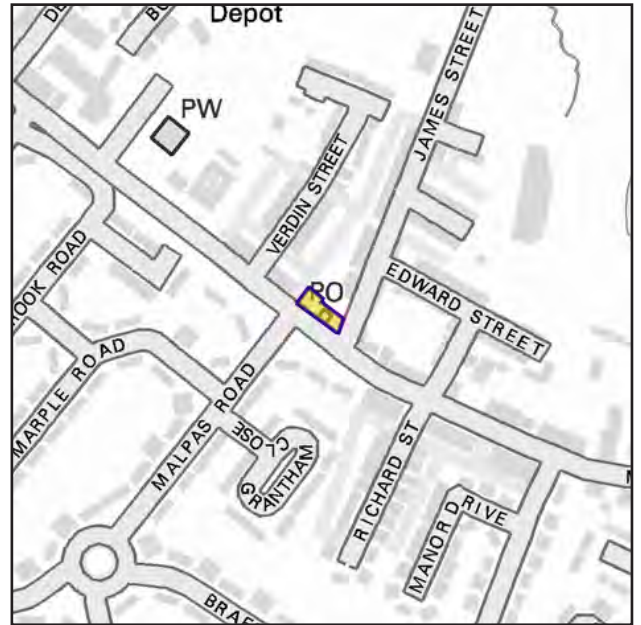


Fig 46: Middlewich Road Neighbourhood Shopping Centre.



Fig 44: Greenbank Neighbourhood Shopping Centre.

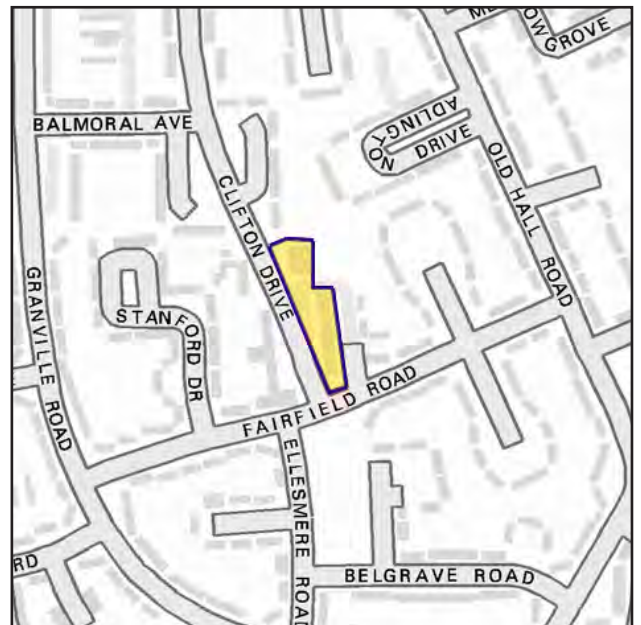


Fig 47: Leftwich Neighbourhood Shopping Centre.

RC5 Out of Centre

No further expansion of out of centre/edge of centre retailing in the Northwich area will be allowed, subject to a sequential test demonstrating that no other suitable sites are available.

Improvements to the access and egress of the Northwich Retail Park on Manchester Road would be supported.

Objectives: 1, 2

4.2.17 In line with the advice set out in the National Planning Policy Framework and policy ECON 2 of the Cheshire West and Chester Local Plan (Part One), a sequential test will be applied to planning applications for main town centre uses that are not in an existing centre - i.e. the Town Centre, or one of the Neighbourhood Shopping Centres.



Fig 48: Northwich Retail Park.

RC6 Hotels and Restaurants

New developments of both hotels and restaurants, particularly in Northwich Town Centre close to the rivers will be supported to ensure a vibrant mixed economy and to boost tourism to the town. The design will be subject to other policies in this plan.

Objectives: 2, 5

4.2.18 We would encourage further development of both hotels and restaurants, particularly in Northwich Town Centre close to the rivers, and in particular proposals that enhance the riverfront.

4.2.19 However, we would recommend some flexibility in their location if occupiers came forward with alternative sites. The hotel and restaurant trades provide job opportunities both full time and flexible part time, which are attractive to younger and older people and is beneficial for the entire community.

4.3 Employment and Education

The Plan provides an opportunity to help to re-balance the local economy and move towards a more sustainable community. Currently many residents commute to work outside the town, to Chester, Crewe, and Manchester. The absence of suitable premises and facilities restricts opportunities for businesses and enterprises to start up and expand in the town. There are many underused and vacant premises within the town and surrounding areas that could be brought back into more beneficial use.

EE1 Employment

Development for new light industrial and storage and distribution uses (B1, B2 and B8 - see page 83) will be supported and encouraged in appropriate locations to attract companies to develop and locate their businesses within Northwich.

Development on brownfield land with good access to the major roads and the rail network will be actively encouraged, subject to safeguarding residential amenity on neighbouring land.

Proposals for alternative uses of existing employment land or premises must demonstrate that:

- the continued use of the premises or site for employment use is no longer commercially viable; and
- that the site or premises has been marketed for at least 12 months for that or any other suitable employment use;

unless the site has been allocated for an alternative use in the Cheshire West and Chester Local Plan (Part Two).

Objectives: 7

4.3.1 Policy *STRAT 5 Northwich* of the Cheshire West and Chester Local Plan (Part One) requires a minimum of an additional 30 hectares of land for business and industrial development be provided by 2030 in the wider Northwich area.¹⁹ This Plan policy aims to protect existing employment land from being lost to other uses.

4.3.2 The Cheshire West and Chester Employment Land Study (2013) identifies a number of potential sites that may be appropriate for new business and industrial development. Further site assessments have been undertaken by the Council in the Housing and Economic Land Availability Assessment (2017) and the Land Allocations Background Paper (2017) for the Local Plan (Part Two). The largest of these sites in the wider Northwich area are:

- Gadbrook Park (3ha) and south west of Gadbrook Park (19ha);
- Chapel Street, Wincham (16ha);
- Winnington Avenue, Northwich (6ha);
- Cheshire Business Park (rem. office area 0.8ha);
- Lostock Works (1.7ha).

4.3.3 Of these, Cheshire Business Park, Gadbrook

Park and employment sites at Wincham are outside the plan area, but nevertheless are likely to be key areas of employment growth. Public transport links to these areas will need to be improved over time. A small area of land remains available for employment development at Lostock Works, where this is compatible with other waste management uses in the area. The waste management uses fall outside the scope of what is covered by the Neighbourhood Plan.

4.3.4 The consultation with residents revealed a strong preference for increasing employment opportunities through renovation of existing buildings and vacant units in the Town Centre.

4.3.5 The Town Centre is the subject of two major regeneration projects. The Barons Quay scheme will create significant employment opportunities in the new retail and leisure units provided, whilst the Northwich Townscape Heritage Scheme (see 2.2.44 on page 21) will, if successful, improve the architectural features and structure of this Town Centre's historic buildings.

4.3.6 Although the Town Centre has established bus public transport links, they are of varying quality and frequency, with a number routes ceasing before 6pm. The improvement of these services to complement increased employment opportunities would be supported.

Aspirations

4.3.7 As part of the continuing consultation process a number of suggestions were made that could not be incorporated into the Plan as policies as they fell outside what could be delivered as a planning policy. In particular, a number of suggestions were made around using development to support apprenticeships.

4.3.8 The construction and delivery of major developments (as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2015) should provide an appropriate number of apprentice positions, commensurate with the size of the development.

4.3.9 The National Apprenticeship Service published a Statement on Apprenticeship Quality in May 2012⁴⁹, which, among other criteria, stated that apprenticeships must meet the following minimum standards:

- A minimum length of 12 months;
- Employed for 30 hours a week.

4.3.10 Working with nearby colleges to source apprentices from the local area will be encouraged.

4.4 Housing

Northwich and its adjoining parishes are already seeing substantial new housing development, and this is likely to continue if targets set out in the Cheshire West and Chester Local Plan (Part One) are to be met. For Northwich’s part, the policies in this section reflect the views local people have raised in the consultation on issues such as location, tenure, design and impact.

HOU1 New Housing

New housing development will be supported on appropriately located and sustainable sites.

There is significant potential for regeneration and re-use of previously developed sites, and as such development on brownfield land will be actively encouraged within the built up area.

New housing sites should:

- Be within safe and accessible walking distance of the town centre of Northwich or local centres at Winnington, Castle, Leftwich, Station Road, Witton, or Middlewich Road, Witton;
- Provide appropriate and proportionate community facilities, such as schools, shops, workplaces, parks, play areas, pubs or cafes;
- Have good safe access to public transport.

Objectives: 8, 9, 10, 11

4.4.1 New residential development should integrate effectively into the neighbourhood and help to maintain its existing scale and integrity. Development is best located in sustainable locations that are within easy and safe walking distance of shops, services and public transport routes.

4.4.2 The development must have an appropriate mix of housing types to meet local need whilst respecting the existing properties in the area.

4.4.3 In the Town Centre, development of the upper floors of retail and commercial units for residential uses will be encouraged, where sufficient car parking can be provided for the scheme.

HOU2 House Type and Tenure

All new residential developments must meet local housing need and demonstrate how the scheme’s housing mix is justified with regard to planning policy, local context and viability.

Where possible, affordable housing should be distributed as widely as possible around new housing developments, rather than be clustered together in a single area of a site.

Objectives: 10

4.4.4 This policy relates to the mix, type and tenure of housing, rather than the overall level of housing, or proportion of affordable housing required.

4.4.5 The aim for a good housing mix is to create a broad-based sustainable community and avoid ghettos and too many single tenure housing estates. There will be a need to include affordable housing tenures, starter homes to buy and rent and homes for the elderly. This should be done so that there is no differentiation between the different types of home.

4.4.6 The type, tenure and size will be the subject of the most up-to-date housing needs assessment, sourcing evidence from local Registered Social Landlords and Cheshire West and Chester Council. The community in the consultation so far has indicated that there is a need for more bungalows and affordable housing for first time buyers.

Fig 49: Freshwater View and Marine Approach, which incorporate elements of existing Town Centre architecture into a contemporary design.



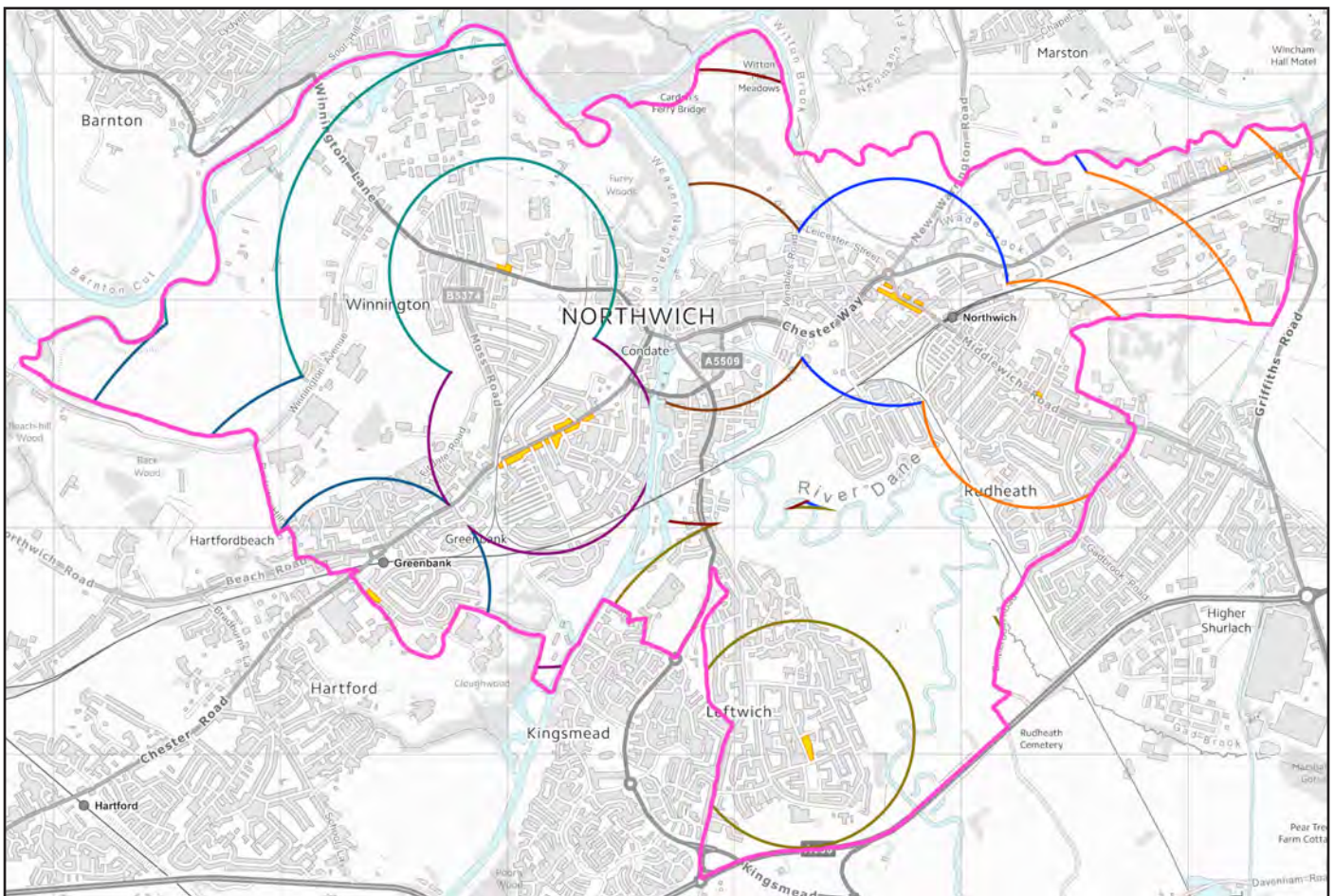


Fig 50: Map showing 0.5 km radii from Town and Neighbourhood Centres, with River Weaver as boundary. Map provided for indicative purposes only, and does not form part of the policy. Contains Ordnance Survey data © Crown copyright and database rights 2015.

HOU3 Character and Design

The character of new housing developments should reflect the heritage, architecture, landscape and materials that give Northwich a distinctive sense of place.

All new developments should contribute positively to the creation of socially inclusive neighbourhoods.

New residential development should therefore ideally be delivered at a density to suit the location, with higher densities in the town centre and sites elsewhere at a density that is appropriate.

All new developments should be designed with an outward-looking layout that positively addresses the existing street patterns. They should have good pedestrian, cycling and public transport connections that promote integration into the existing areas.

Objectives: 14, 19

4.4.7 For each development location identified, the architectural, landscape or other features, such as special materials that give that place a distinctive sense of character will be the starting point for design. We would expect elevations of standard house types to complement local character.

4.4.8 Developments adjacent to waterways should have regard to their setting and provide an appropriate active water frontage. Any waterside development should take into account the impact of the development when viewed from the waterway.

HOU4 Winnington Works

Should the release of land at Winnington Works come forward for development through the Local Plan, this will be supported subject to the policies within this plan. Proposals would be expected to be for a comprehensive mixed use residential, neighbourhood retail and employment development, with commensurate community facilities.

Development of this site should address the issues identified below, and contribute positively to the environment in the area through provision of improved transport infrastructure, pedestrian and cycle routes, access to the river and the creation of a proper neighbourhood centre for Winnington Village.

Objectives: 6, 8, 9, 10, 11, 13, 15, 18, 21

4.4.9 The Winnington Works site was identified by Tata Chemicals Europe as being a possible site for residential development in June 2014 as part of Cheshire West and Chester Local Plan (Part Two) Call for Sites⁵¹. The project proposal included a number of masterplans, and suggested a potential 1,200 dwellings could be provided on the site.

4.4.10 Although the loss of employment land would generally be resisted, this proposal presents an opportunity to redevelop an underused and partially derelict brownfield site, whilst dramatically improving the quality of the environment and access to the River Weaver.



Fig 51: Winnington Works.

4.4.11 The magnitude of the proposed development also provides the possibility of achieving a step-change in the availability and quality of transport links, infrastructure and community facilities in the area, if a proper cohesive plan is adopted.

4.4.12 The key issues the development of this site would be expected to address are:

- Transport links for vehicles, cycles and pedestrians connecting Winnington to Northwich Town Centre, and to the wider area. This is explored in the Transport and Infrastructure policies later in this section, in particular policies TRANS1, TRANS2 and TRANS6.

- The creation of a neighbourhood centre for the Winnington Village area, including convenience retail and community facilities, such as a public house, medical facilities, etc. This is explored in policies RC4 and HW2 elsewhere in this section.
- Adequate schools provision in the area. Based on a child yield of 0.026, this development might be expected to produce a requirement for an additional 218 Primary places and 156 Secondary places⁵². With planning permission having been granted for a Primary school at Winnington Urban Village, this will need to be considered when this school is commissioned.
- Mitigation of flood risk. With a significant area of the site in Flood Zone 2, and small parts in Flood Zone 3, any proposal would be expected to properly mitigate this risk either by avoiding development in these areas, or installing flood defences. Consideration should be given to water displacement from the loss of flood plain.
- Public access to the River Weaver for cyclists and pedestrians, via the creation of landscaped routes along the southern bank. An opportunity exists to link this to existing pedestrian routes in Furey Wood to create a circular route via Carey Park and the Anderton Nature Reserve.
- The provision of play areas and equipment for children. This area in particular is lacking play facilities for children. The siting of facilities such that access is easily obtained from the wider Winnington area will be encouraged.

4.4.13 Residential areas should be properly segregated from the retained industrial and new employment areas, with the removal of pipework gantries where they are no longer needed.

4.4.14 The retention of some industrial features and incorporation into the design of buildings will be supported where appropriate, in order to provide a link to the historic importance of Winnington in the industrial development of Britain.

4.4.15 The site includes Mond House, which was built in 1899. The entrance is flanked by the bronze statues of the founders of the Brunner-Mond Company, John Brunner and Ludvig Mond. Adjacent to the site is the Grade I listed Winnington Hall, and just across the River Weaver is the Anderton Boat Lift, itself a scheduled monument.

4.4.16 Design proposals will be expected to blend sympathetically with these buildings, especially in the areas immediately adjacent. The creation of views of these historical assets from within the development will be supported.

4.4.17 Within the site boundary lies the Combined Heat and Power (CHP) plant, which provides steam and electricity to Tata's operations in Northwich. Proposals that incorporate the use of this facility for district heating and electricity will be supported.

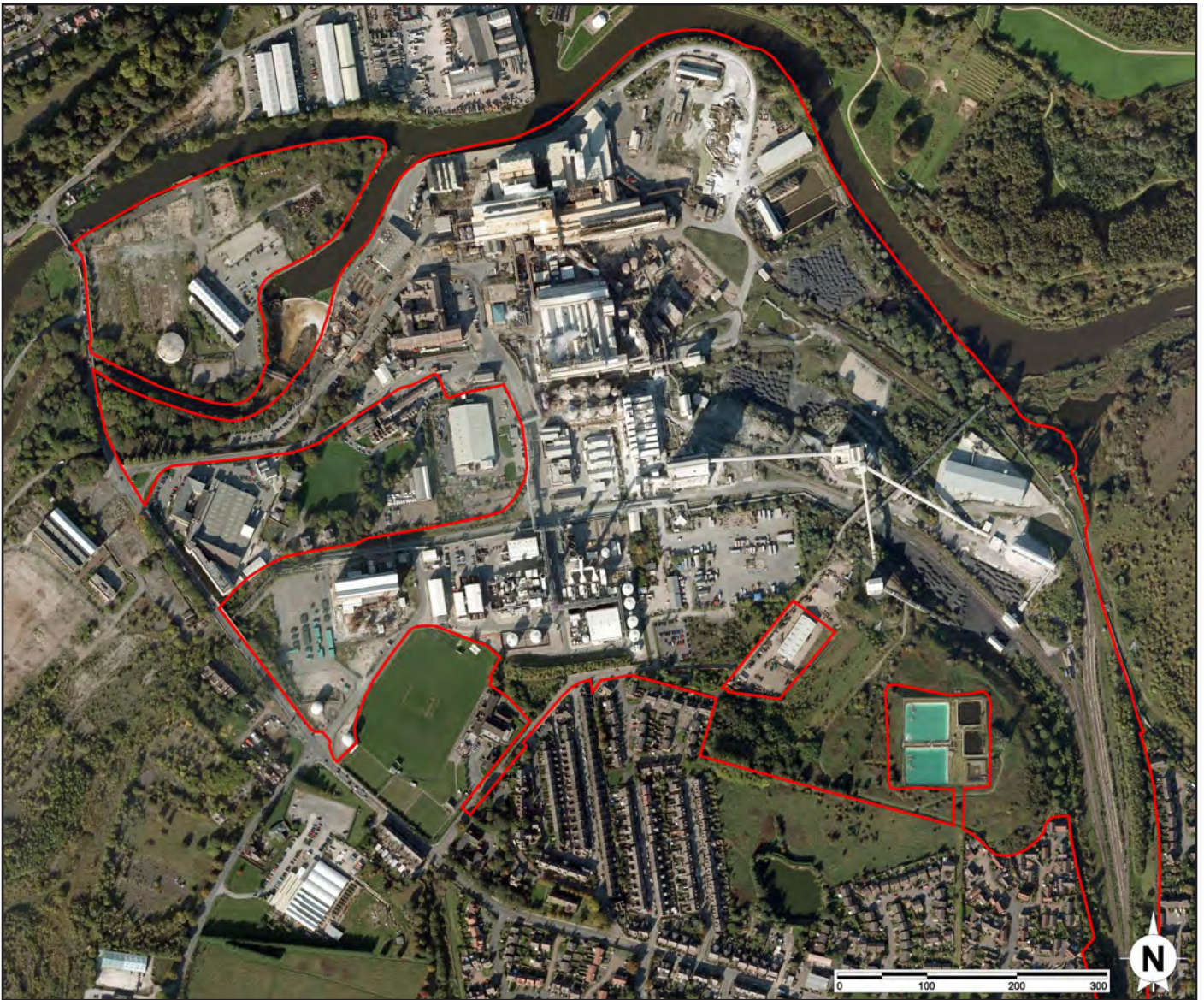


Fig 52: Aerial photo of Winnington Works site. Red line denotes site boundary proposed by Tata Chemicals Europe Limited as part of the Cheshire West and Chester Local Plan (Part Two) Call for Sites. © Crown copyright 2014.

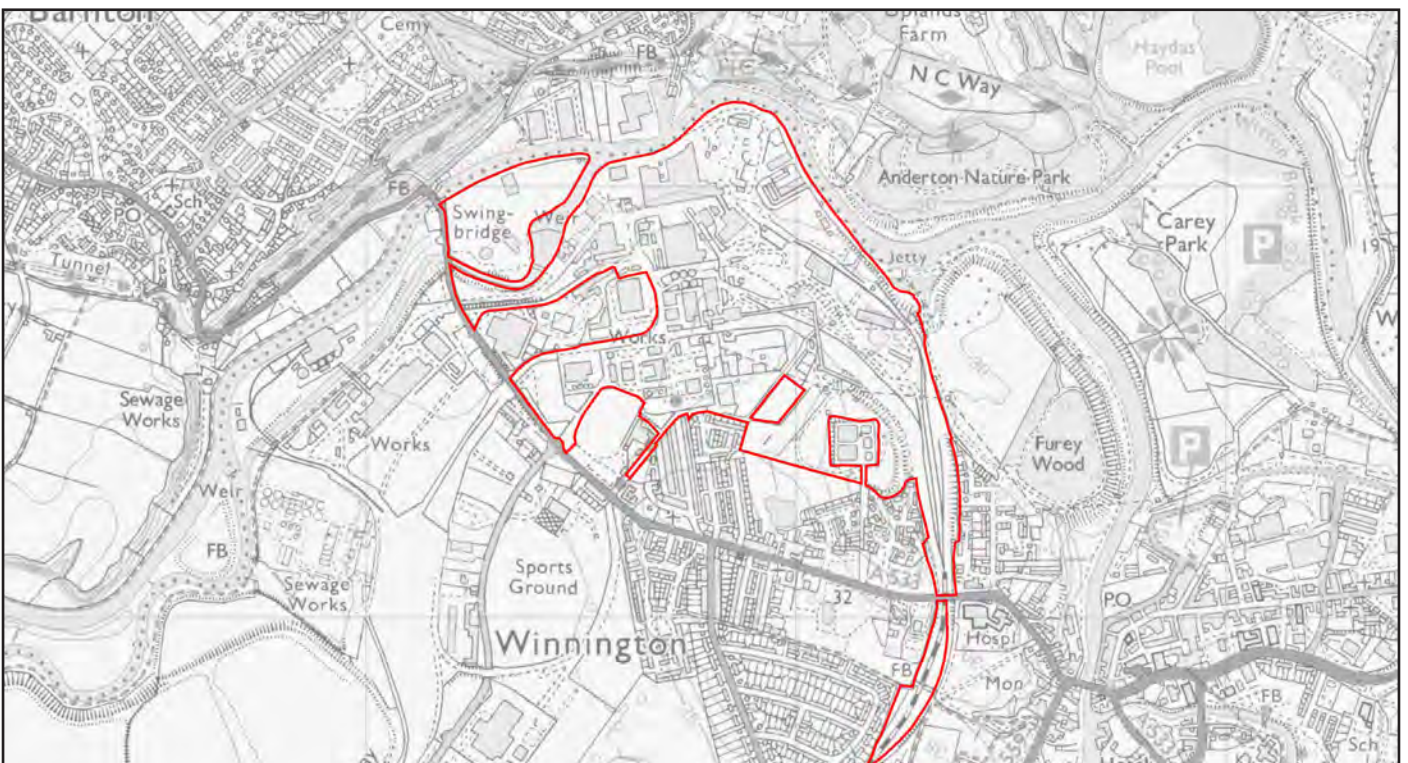


Fig 53: Map of Winnington Works site. Contains Ordnance Survey data © Crown copyright and database rights 2015.

4.5 Environment - Natural and Built

The special character of the town, associated settlements and landscape depends to a large extent on the area's unique geology. This provides assets that may be developed in new ways within the period of the Neighbourhood Plan as we seek to move to a more sustainable future. The plan offers residents a leading role in determining the nature of new development and ensuring that it complies with the highest standards of design, conservation and sustainability.

NBE1a Reflecting the Existing Built Environment

All development should reinforce the character and quality of the Plan Area. Where a Design and Access Statement is required, this document should provide the supporting evidence to demonstrate how the application will do so.

Development proposals within the Northwich Conservation Area must have particular regard to the character and setting of the area.

Proposals that attempt to restore the historic character of the Town Centre will be supported.

Objectives: 12, 13, 14

NBE1b The Environmental Setting and Character of Developments

Design and Layout

Developers will be required to demonstrate that the design and layout of new developments enhance and protect local distinctiveness and the character of the Plan area.

Landscape and Townscape Character

Any new development must consider existing landscape and townscape character and site boundaries. For any development adjoining open countryside a considered approach should be demonstrated; such as sympathetic transition from built form to rural, the protection of key landscape features and views, considered design layout, appropriate boundary treatment and high quality built form detailing.

Key Views

In addition, development proposals, particularly where sited on the edge of Northwich or within the River Dane or River Weaver valleys, must maintain visual connections with the countryside and wider landscape, and the visual impact of the development on views from the countryside must be minimised.

Objectives: 12, 13, 14

NBE1c Urban Design Principles for Development in Northwich Town Centre

Proposals for new development should meet the following design criteria:

- Achieve a high standard of modern design incorporating elements that reflect the traditional building architecture of Northwich and enhance the built environment and in particular the setting of listed buildings;
- Respect the pattern, character and form of the surroundings, reinforcing a sense of place;
- Integrate with its surroundings through form, use of materials and landscape elements;
- Not adversely affect the street scene by reason of scale, height, proportions or materials used;
- Orientate development at every opportunity to positively address the Rivers Weaver and Dane and provide access, animation and activity along the waterfronts; and
- Take into account the need for energy efficiency by means of design, materials, orientation and layout;
- Incorporate high quality public realm, ensuring the Town Centre has attractive and successful outdoor areas.



Fig 54: View of the Dane Valley flood plain from Leftwich.

Development proposals should:

- Provide a layout of buildings, roads and spaces which create areas of identifiable character and where appropriate, enhance or create public views and vistas that increase public safety and deter vandalism and crime;
- Include areas of attractive and thriving public spaces, that are inclusive and accessible to all, through high quality hard and soft landscaping that is an integral part of the development scheme;
- Incorporating public art; and
- Applies a consistent style of street furniture that avoids clutter.

Objectives: 12, 13, 14

4.5.1 The aim of this policy is to ensure that Northwich Town Centre has its own character and identity reinforced through new development.

4.5.2 In setting out a vision for the future of Northwich and its surrounds, this Plan envisages a co-ordinated approach to both build design and green infrastructure that:

- reflects the historical built architecture of the area;
- links existing and new open spaces together to create a connected network of spaces;
- enhances existing open spaces;
- integrates sustainable urban drainage to manage flooding issues;
- protects existing open spaces.

4.5.3 This policy is concerned with the scale and form of all development, including non-residential schemes. The scale and form of new development should reflect the existing characteristics of the Plan areas.

4.5.4 Policy NBE1 should be read alongside the housing policies, which concern the location of housing sites and the size of character areas within developments.

4.5.5 New development proposals should demonstrate an understanding of the adjacent distinctive local features and respond accordingly. It should be noted that character is not uniform in the Plan area. There are different “character areas” and not all contribute equally to local distinctiveness. The various categories of buildings and structures provide a basis for defining these different characteristics.

4.5.6 However, the defining feature of the Town Centre is the historical architecture, principally black and white timber-framed and liftable buildings. In addition the

town’s setting at the confluence of the River Weaver and the River Dane and the relationship with green space and countryside create landscapes both into and out of the area and are worthy of protection.

4.5.7 Attention will be given to factors such as the character of the Town’s unique timber-framed black and white buildings, other nearby buildings, street patterns, plot sizes, building lines, topography, established views and landmark buildings.

4.5.8 The on-going regeneration projects provide an opportunity to replace poor-quality uniform post-war construction with buildings that better reflect the town’s heritage, with narrower or visually broken up frontages and roofscapes; vertical emphasis; and diversity of form and detail.

4.5.9 Proposals should refer to the *Northwich Conservation Area Appraisal* and the *Northwich Conservation Area Management Plan* for design guidance.

4.5.10 Developments should take account of, and seize, the opportunities created by the proximity of the underdeveloped riversides of the Rivers Weaver and Dane.

4.5.11 The continuation along Barons Quay of the riverside development seen at Hayhurst Marina would dramatically refocus economic activity at Barons Quay within an attractive and complementary riverside setting.

4.5.12 Layout and landscaping schemes are important for new development. The careful consideration of how roads, spaces and buildings combine or the introduction of art features can help ensure a sense of place and identity.

4.5.13 The quality of landscape schemes should match the high standards required for the development itself and should be designed for ease of maintenance.

4.5.14 Where development is proposed the Council will, where appropriate, provide design guidance specific to



Fig 55: 20-22 High Street. An example of the black and white timber-framed buildings, common in the Town Centre.

the context within which that development will occur. Such guidance will also indicate opportunities to achieve environmental benefits as a result of the development.

4.5.15 Building for Life 12 is a nationally recognised assessment tool produced by the Design Council. It includes twelve assessment criteria, with design recommendations, structured around the themes of “integrating into the neighbourhood”, “creating a place” and “street and home”. In appropriate circumstances, planning applications should be accompanied by a Building for Life 12 assessment. These assessments should inform pre-application discussions with Cheshire West and Chester Council as the local planning authority.

NBE2 Alterations and Extensions

Alterations and extensions to existing buildings must be carefully designed and implemented to ensure that the character of the building, and its contribution to the character of the wider area, including its impact on heritage assets and their setting, is not harmed and, wherever possible, is enhanced.

The cumulative impact of small changes should be considered as this can be detrimental to the character of the area if not carefully designed and controlled.

Within the Northwich Conservation Area (see Fig 79) consideration shall be given to the Northwich Urban Design & Public Realm Strategy, which has been developed by Cheshire West and Chester Council.

Objectives: 12, 14

4.5.16 Northwich is fortunate to have many buildings of distinctive character. These are detailed in Appendix 5.3, and some have had their permitted development rights removed by Article 4 Direction. There are however, many characterful buildings that are not protected by listed status or by Article 4 Directions.

4.5.17 Changing circumstances will often mean that property owners will need to make alterations to their properties. Whatever alterations are required it is important that they are sensitively designed to ensure that the original significant character of the building is not lost.

4.5.18 The *Northwich Urban Design & Public Realm Strategy* sets standards that should be applied in the Town Centre⁶⁴. In addition the Townscape Heritage Scheme, thanks to successfully obtaining Heritage Lottery funding, should help maintain and enhance important buildings within the Conservation Area.

NBE3 Biodiversity

Development proposals should seek to increase biodiversity. This can include the provision of new or extended wildlife corridors, new green spaces and the use of indigenous species in new planting.

Orchards, hedgerows and mature trees should be retained wherever possible. This should be reflected when considering development proposals that affect trees and hedgerows or proposals that affect Tree Preservation Order protected trees or trees and hedgerows within the Conservation Area.

The planting of new woodland and orchards, including the planting of community fruit and vegetable plots, will be encouraged along with extending the Northwich Woodlands Forest Park in line with The Mersey Forest Plan, 2014 policy C6.

Objectives: 13

4.5.19 There are Biodiversity Action Plan species found across the area, including regionally rare species such as White-letter Hairstreak and Dingy Skipper butterflies.⁶⁴ Their habitats are often fragile and rely on specialist environmental conditions. Whilst their protection is embodied in legislation the consequences of inappropriate development can see their habitats irrevocably damaged.

4.5.20 Whenever possible, new development should retain existing hedgerows and trees. It should also respond to the existing local boundary features that are in evidence in the local area.

4.5.21 New developments should incorporate the use of Cheshire native species in hedgerows, and boundary features should respect local tradition, materials, mixed hedgerows and other indigenous species.



Fig 56: Dingy Skipper butterfly at Ashton's Flash. © Alan Redley / Butterfly Conservation.

4.5.22 New planting should encompass a variety of indigenous species, and be provided to mature in a way that imitates a non-uniform approach. The use of native planting in boundary treatments will also assist in the visual integration of development into the landscape.

4.5.23 Creation of wildlife corridors and green spaces to link the rural countryside into the built environment will ensure accessibility into the rural landscape. Retention of existing and creation of new ponds will also support wildlife in the community.

4.5.24 Trees are often overlooked during development and as a result many are either lost or given inadequate protection that results in their demise within a few years. The *British Standard BS 5837, Trees in relation to design, demolition and construction - Recommendations* is the benchmark document for how to successfully take account of and retain suitable trees in proximity to development. Where there are trees that could affect, or be affected by, a planning application, the local planning authority may require a tree survey to be carried out and submitted in support of the application.

4.5.25 Much of the special wildlife of the area can be found on brownfield land. Whilst developments of such land (other than where it has been identified for greenspace use) is to be encouraged, adequate surveys and appropriate mitigation must be ensured. Mitigation should, wherever possible, be incorporated within the development site. Where this is not possible, off site mitigation can be considered. The views of specialists within local conservation societies should be sought and taken into account.



Fig 58: Vickersway Allotments.



Fig 59: Queensgate Allotments.

NBE4 Sustainable Development

All new developments, including change of use, should contribute towards achieving sustainable development through incorporating measures that, for example, improve energy efficiency or provide for renewable energy generation, as appropriate.

In addition new developments will include Sustainable Urban Drainage Schemes (SUDS) for the utilisation and disposal of surface water run-off, where appropriate.

Objectives: 14, 20

4.5.26 It is essential that full consideration is given to achieving sustainable development and mitigating against climate change over the lifetime of a new building or development. Reducing the demand for energy and improving energy efficiency are important factors in achieving sustainable design. Designs should incorporate and maximise the use of sources of renewable energy and include energy-efficient methods of heating, lighting and ventilation. The choice of location, materials and design are also important considerations.

4.5.27 Applications for planning permission should, where appropriate, include a relevant independent assessment by a certified assessor to demonstrate how the proposal meets national requirements in terms of the Building Research Establishment Environmental Assessment Methodology (BREEAM) and any successor initiatives.

4.5.28 Whilst it is recognised that the Code for Sustainable Homes (CSH) may no longer be included in planning policy, proposals that meet these standards will be encouraged none-the-less.

4.5.29 If these requirements have an effect on viability and deliverability then applicants need to demonstrate this through the submission of a development appraisal.

4.5.30 With water, including flood waters, the need to better utilise and manage surface water run-off cannot be overstated. Permeable ground cover, holding tanks, the creation of natural water features, along with building design that incorporates elements to make use of “grey water” are all aspects of SUDS that should be applied in new developments, where appropriate.



Fig 57: Solar panels on the roofs of Parkfield Road, Witton.

NBE5 Local Green Space

Within the identified “Local Green Spaces” listed in Appendix 5.4 inappropriate development should not be approved except in very special circumstances.

Objectives: 14, 19, 22

4.5.31 This policy aims to identify and protect the green spaces that are valued by the people of Northwich, either for their recreational, amenity, ecological or community value.



Fig 60: Greenall Road playing field.



Fig 64: Old Hall Road play area, Leftwich.

NBE6 Key Views

New developments should protect the key scenic and distinctive views into and out of Northwich. These too are listed in Appendix 5.4.

Objectives: 14, 19, 22



Fig 61: Carey Park gates.



Fig 62: “Local Heroes” public art along the riverside footpath at Whalley Road field.



Fig 63: Jubilee Fields, Winnington.



Fig 65: View across the Dane Valley flood plain from Leftwich, with the Peak District visible in the distance.



Fig 66: View across the River Weaver from Furey Wood of the Grade II listed former Post Office, now The Penny Black pub, and of the Grade I listed Lovell Telescope at the Jodrell Bank Observatory. © Lynn Dunville 2017.

4.6 Transport and Infrastructure

Access and movement into and around the town are crucial for it to be successful and to thrive. Good roads, well-signed safe pedestrian and cycle routes, good buses and an accessible railway station are all essential.

Northwich's transport infrastructure has been constrained by environmental factors, like the rivers, and human factors like where industry has been located both historically and today. These policies look at how we can make the best use of what we have, and provide a strategic basis for likely future needs.

TRANS1 Connections to Surrounding Villages

The Town Council will work with Cheshire West and Chester Council and neighbouring Parishes to seek improved access to the A49 from Winnington. Two options have been proposed:

- A new road utilizing the disused mineral railway line between the A49 Weaverham Roundabout and Winnington Avenue;
- A new bridge adjacent to the existing single-lane swing bridge.

A feasibility/impact assessment and the eventual implementation of either or both of these or another suitable option would be supported.

New major development will be expected to contribute towards the delivery of any infrastructure determined by these assessments to be needed.

Objectives: 18

4.6.1 In 2011, Winnington had a population of 2,713²⁴, but this is expected to increase substantially over the Plan period. Construction of the 1,200 houses at Winnington Urban Village will be expected to add around another 2,800 people to the population, once completed.

4.6.2 Submissions by Tata Chemicals Europe in the "Call for Sites" for the Cheshire West and Chester Local Plan (Part Two) suggest that land will be released for mixed use residential-led development of a similar size to that being currently developed on Winnington Avenue, suggesting a similar increase in population. More details of this proposal are outlined in policy HOU4.

4.6.3 Whilst our consultation reports that there is barely sufficient highways capacity in the short term, for such a large increase in population (both planned and speculative) connections into and out of Winnington will require improvement. Road traffic heading out of Northwich from Winnington must either go through Barnton over a single lane bridge, through Weaverham, through Hartford, or through the Town Centre.

4.6.4 The first proposal in this policy offers direct access to the A49 trunk road, providing improved connections to Chester and the M56. It also offers strategic benefits to Northwich as a whole by providing

improved access to the Town Centre from the surrounding villages to the north and west, beyond those immediately adjacent.

4.6.5 In the residents survey, the impact of this proposal received a rating average of 2.31 (where 1 is "No Impact", 2 is "Moderate Impact" and 3 is "Significant Impact").

4.6.6 The assessment of the impact of improving the Winnington crossing received a rating average of 2.74.

4.6.7 The existing crossing at Winnington consists of two bridges: a two-lane stone bridge takes traffic on to Wallerscote Island, followed by a single-lane swing bridge completing the crossing. The swing bridge is a Grade II listed structure.

4.6.8 A number of options for improvement are possible, taking into account that the River Weaver is currently classed as a Commercial Waterway, and (assuming this remains the case) its bridges must either be at a height to allow commercial craft to pass through, or be movable in some way. Options include:

- Constructing a new single-lane bridge to create a one way system across the two bridges;
- Constructing a new two-lane bridge and closing the existing swing bridge to road traffic.

Any proposal for a bridge crossing in this area would involve the approval of the Canal and River Trust.

4.6.9 The feasibility study will need to consider all options and produce a proposal that balances affordability with local need.

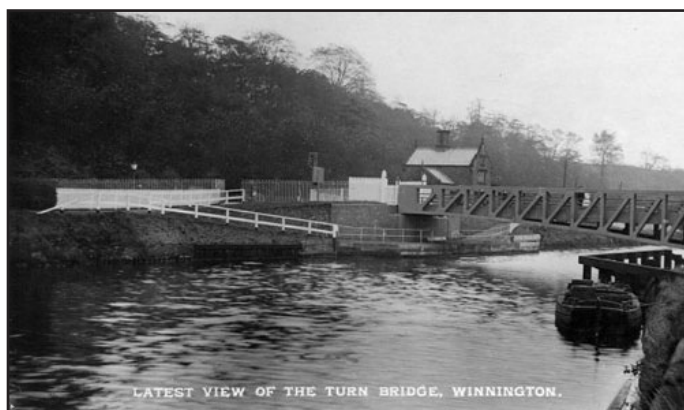


Fig 67: Winnington Bridge, c. 1920-29. Source: Cheshire Image Bank, ref. c07168. Photographer: H Davis.

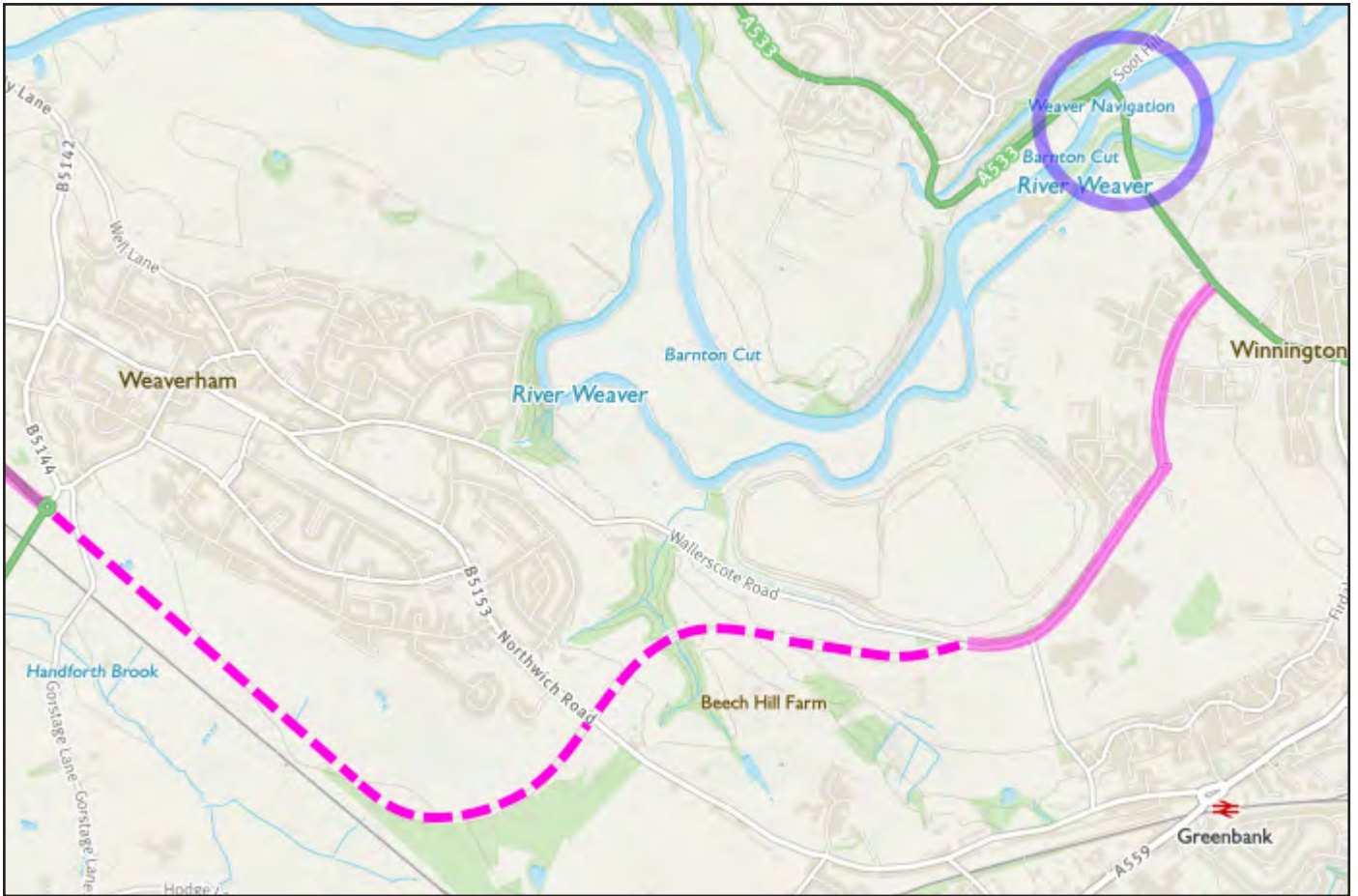


Fig 68: Map showing route of disused railway line connecting to the A49 at Weaverham and Winnington Avenue, and the Winnington Bridge area. Contains Ordnance Survey data © Crown copyright and database rights 2015.



Fig 69: Map showing Wallerscote Island and the two existing Winnington Bridges. Contains Ordnance Survey data © Crown copyright and database rights 2015.



Fig 70: Map showing shortest walking route from the Town Centre Bus Terminus to Northwich Railway Station, via Witton Cemetery. Contains Ordnance Survey data © Crown copyright and database rights 2015.

TRANS2 Integrated Public Transport

Proposals that improve the integration of different forms of public transport will be supported.

The relocation of the terminus for bus services from outlying districts from its current position to one closer to Northwich Railway Station will be supported.

Objectives: 16

4.6.10 The aim of this policy is to encourage greater use of the railway and bus networks by making it easier to transfer between the two. Buses would continue to stop in the Town Centre as they do now, but then continue on to a terminus closer to Northwich Railway Station.

4.6.11 The distance and climb between the existing Town Centre bus terminus and Northwich Railway Station does not encourage railway passengers to begin or complete their journey by bus.

4.6.12 Although there is a bus stop outside Northwich Railway Station, for most passengers this would require changing bus in the Town Centre to access the station.

4.6.13 It is proposed that a traffic-free pedestrian and cycle link could be provided between Northwich Railway Station and a relocated bus terminus along the path of the former mineral railway running between Manchester Road and the Station Road / Leicester Street roundabout.

TRANS3 Northwich Railway Station

Proposals that improve the accessibility of Northwich Railway Station to the disabled will be supported.

Objectives: 16, 19

4.6.14 Northwich Railway Station is currently only disabled-accessible for eastbound services. Passengers unable to use the footbridge travelling to Chester or from Manchester must use Greenbank Railway Station.

4.6.15 Northwich Town Council will actively engage with bidders for the Northern Rail franchise, continuing with the ultimately successful bidder, to seek improvements that will rectify this.

4.6.16 Proposals would be expected to conform with the Department for Transport's *Design Standards for Accessible Stations*.⁵⁵



Fig 71: Northwich Railway Station.

TRANS4 Greenbank Railway Station

Proposals that improve the availability of parking at Greenbank Railway Station will be supported.

Objectives: 16, 17

4.6.17 Greenbank Railway Station has seen consistent year-on-year rises in passenger numbers since 2002, with 177,430 passengers recorded in 2013-14.⁵⁶

4.6.18 This is likely to be a substantial underestimate. Headcounts undertaken by the Mid Cheshire Rail Users Association (MCRUA) found that between September 2012 and September 2013 there were 198,806 passengers.⁵⁷ This compares to 172,340 officially recorded by the Office of Rail and Road (ORR) for the period April 2012 to March 2013.⁵⁶

4.6.19 Parking at Greenbank Railway Station is extremely limited, and with the increased frequency of service offered by the new Northern Rail Franchise, competition for spaces is expected to become more intense, with more displacement on to neighbouring streets.

4.6.20 Therefore, proposals that increase the availability of parking at Greenbank Railway Station will be supported, should land become available.



Fig 72: Greenbank Railway Station.

TRANS5 Pedestrian and Cycling Routes

New developments should provide for safe, direct and attractive pedestrian and cycle routes.

When devising cycle routes, proposals should make reference to Sustrans' Northwich Cycle Study to ensure they are contributing to the overall strategy.

Any modifications or additions to the existing highway must not negatively impact cyclist and pedestrian safety and connectivity, and must provide suitable access for those users.

Applications for non-residential development should where possible provide an appropriate level of cycle storage commensurate with the minimum set out in the *Cheshire West and Chester Car Parking Standards SPD*.

Objectives: 15, 19

4.6.21 Making Northwich a cycle-friendly town that will be an example for other towns of how safe cycle routes can be incorporated into a geographically challenging environment, is a key aspiration of the Plan.

4.6.22 In the consultation with residents, 51.6% responded that they would cycle to work if safe and convenient cycle paths were provided. Northwich residents tend to live closer to their place of work than the national average.

4.6.23 As has been explored in Section 2 of the Plan, the existing cycle network is relatively limited and of variable quality. The aim of this policy is to resolve this for new developments and to make improvements to existing highways over time as modifications occur.

4.6.24 The Town Council commissioned a report from Sustrans, the *Northwich Cycling Strategy*, to look in detail at the existing cycling provision in Northwich and suggest a strategy for improvements. This report reflects the objectives outlined in the Cheshire West and Chester Cycling Strategy, and is provided as an appendix to the Plan.

TRANS6 Car Parking

When assessing future parking provision, a balance should be struck between the needs of residents, shoppers, visitors and workers, the aim being to provide sufficient capacity to meet the needs of each group.

The availability of free car parking in the Town Centre is highly valued by residents and businesses alike. Changes or additions to car parking provision should support the vitality and viability of the Town Centre.

New Town Centre car parks should be easily accessible on foot from the primary shopping areas, and should include provision for cycle parking, where there is a shortfall in the area.

Areas where parking is not permitted should be clearly marked.

Objectives: 1, 17

4.6.25 Northwich has a mixture of Council-managed and privately-owned car parks. The largest Council-managed car park, Barons Quay Car Park, has now been replaced by a new multi-storey car park as part of the Barons Quay regeneration scheme.

4.6.26 The availability of free car parking in the Town Centre was highly valued by respondents to the consultation, with fewer than 1% saying less free car parking was required. This is clearly one of the town's unique selling points and should be maintained if at all possible. It is recognised, however, that setting car park charging levels is outside the remit of this Plan.

4.6.27 Therefore, applications for development on existing car park sites are likely to be considered unsustainable unless proposals include the provision of new equivalent or superior free car park capacity within a reasonable walking distance.

4.6.28 In the consultation with businesses, views were expressed on the lack of availability of long stay parking for Town Centre workers, particularly at the Bull Ring end of town. Some respondents were concerned that this problem will be exacerbated when the Barons Quay scheme is completed.

4.6.29 It is recommended that a study be undertaken to accurately establish the current and likely future parking needs of Town Centre workers. This would allow informed choices to be made on future parking provision.

4.6.30 Cheshire West and Chester Council are in the process of producing a car parking strategy for the whole borough. This covers issues such as disability standards, signage, quality and quantity of provision, as well as charging.

4.6.31 The Council's Parking Standards SPD was considered by Cabinet on 3 May 2017, when Members decided to adopt the Parking Standards SPD.

TRANS7 Speed Restrictions in Residential Areas

The introduction of 20mph speed restrictions in residential areas will be supported.

New major residential developments should be laid out with a design speed of 20mph on non through routes, appropriate to the layout of the development.

Objectives: 15, 19

4.6.32 Two key objectives of the Plan are to seek ways to make the town more pedestrian and cycle friendly, and to promote healthy, safe and accessible neighbourhoods.

4.6.33 There is considerable evidence from research published by the British Medical Journal⁵⁸ and the Transport Research Laboratory^{59 60} that 20mph zones reduce casualties, particularly in younger children.

4.6.34 Designing new residential developments with a speed of 20mph will help to establish a culture of safer driving in these areas from the beginning.

4.6.35 It is not expected that this policy would cover spine roads through a major new development, but residential streets within a development such as cul-de-sacs would be expected to be included.

Aspirations

4.6.36 As part of the continuing consultation process a number of suggestions were made that could not be incorporated into the Plan as policies, either because they were not deliverable within the lifetime of the Plan, or relate substantially to outside the Plan area. These are recorded here as aspirations that could be considered for a future Plan.

- Reopening the Northwich-Middlewich-Sandbach-Crewe line, with a new station at Gadbrook Park. A feasibility study⁶² conducted in 2009 estimated a benefit to cost of around 5:1, and there would undoubtedly be direct benefits to Northwich of increased access to Barons Quay and Gadbrook Park.
- Creating a new interchange station in Hartford on the convergence of the West Coast Main Line and the Mid Cheshire Line in the Hodge Lane area, where there is available land for services and increased car parking.
- Constructing a third Town Centre bridge either as a pedestrian and cycle crossing to provide improved access to Furey Wood from the Town Centre, or as a full vehicle crossing to relieve the pressure on the two existing Victorian swing bridges. In the residents survey, the impact of this proposal received a rating average of 2.57 (where 1 is "No Impact", 2 is "Moderate Impact" and 3 is "Significant Impact")

4.7 Health and Wellbeing

Our health and well-being is affected by the very nature of our physical environment. Creating a healthy and inclusive community can be achieved in many different ways; it can for example look to improve access to healthy foods, reduce obesity by encouraging physical activity, and improve mental health and well-being by improving design and “designing out crime” to ensure that the community feels safe.

This section of the Plan will provide individual planning policy specific to Health and Wellbeing and will also provide links to other policy areas in the plan that are critical to achieving the Health and Wellbeing objectives set out earlier in the Plan.

HW1 Victoria Infirmary Northwich (VIN)

Proposals to enhance the services offered at the Victoria Infirmary, that will allow patients to be diagnosed or treated closer to home without compromising safety, will be supported.

Objectives: 19

4.7.1 With 99.7% of respondents to the residents survey in favour of either maintaining or enhancing the services offered by the Victoria Infirmary, it is safe to say that there is widespread support for keeping this facility.

4.7.2 In addition to various outpatient and therapy services, the Victoria Infirmary houses a minor injuries unit, open from 9am until 10pm. Northwich sits roughly equidistant from Leighton Hospital in Crewe and Halton General Hospital in Runcorn, at about 18km from each.

4.7.3 Research by the Nuffield Trust found that between April 2011 and March 2012, 84% of A&E attendances were from people living within 12km of a major A&E department⁶¹, making the distance travelled by Northwich residents significantly above average.

4.7.4 With an increasing population and an established location halfway between the two nearest major A&E departments, the Victoria Infirmary is the logical choice for future improvements to emergency care in Mid-Cheshire.

4.7.5 Many comments made in the consultation expressed a desire to see intermediate care wards re-opened at the Victoria Infirmary due to the difficulty of accessing the major hospitals by public transport, causing problems of visiting relatives.

4.7.6 Whilst consideration should certainly be given to what other services could be safely provided in Northwich to reduce unnecessary travel and relieve the strain on the neighbouring hospitals, this must also be balanced against the trend towards regional centres of excellence as a means of providing the best and safest possible care.

HW2 Community Facilities

Residential development will be required to make appropriate financial contributions towards public community and social facilities where these are clearly related to and required by the development.

The loss of existing community facilities will be resisted unless it can be demonstrated that all reasonable efforts have been made to secure their continued use.

Objectives: 11

4.7.7 This policy refers to public community and social facilities, such as indoor and outdoor community spaces, GPs, dentists, libraries, etc.

4.7.8 An increasing population gives rise to additional demand for such facilities.

HW3 Allotments and Garden Plots

Existing allotment sites (both in public or private ownership) will be protected from development that does not enhance the allotment site for its intended use. Development will only be allowed where it can be demonstrated that there is no demand for plots and that reasonable efforts have been made to market the available plots and encourage use of the site.

Proposals for new residential development should include garden plots, where possible.

Objectives: 19, 22

4.7.9 Allotments are an important aspect of community life and many are run by members of the local community.

4.7.10 In the residents survey, 32.1% responded that they would use an allotment if further land became available, suggesting that further provision will be required in future as the population grows.



Fig 73: Map of nearby hospitals. Contains Ordnance Survey data © Crown copyright and database rights 2015.

4.7.11 Given the popularity of the existing sites, it is appropriate to afford them some protection from future development.

4.7.12 Deliberately running down an allotment site or setting rents at an unreasonable level would be considered prima facie evidence that reasonable efforts have not been made to encourage use of the site.

4.7.13 Small scale agricultural and farmers markets, providing access to healthy, affordable locally produced food will be encouraged.

HW4	Healthy Design
<p>New developments will be encouraged to include “Secured by Design” principles in their schemes. They will be required to provide linkages, enhance or develop new footways, cycle paths and bridleways giving access, to key local facilities and green spaces to minimise the need to travel by car.</p>	
<p>Developments will need to provide appropriate facilities to support access to public transport and ensure linkages take account of the needs and requirements of all people in the community, including people with disabilities or special needs, elderly people and young people. Aids and adaptations should be included where appropriate.</p>	

Objectives: 19

4.8 Recreation, Tourism and Waterways

There now exists a once-in-a-generation opportunity to transform Northwich into a tourist destination for both Cheshire and the wider North West, with the waterways at the heart of it.

Northwich is fortunate to be located on the confluence of two rivers, both picturesque and steeped in history, with the Trent and Mersey Canal encircling the town. Now, with the Barons Quay regeneration scheme ongoing, and further release of industrial land for housing proposed, the Plan comes at a critical point to allow the riverside to be opened up and enabling the untapped potential of Northwich to be realised.

The town already boasts a thriving cultural scene and has a number of significant sporting facilities of varying age and quality. Both the cultural and sports assets will require investment over the Plan period to bring them up to a modern standard and to provide for our growing population.

The policies presented in this section are intended to encourage development that will bring about this transformation.

RTW1 Visitor Economy

Proposals that enhance and improve existing tourist attractions and facilities or that create new tourism opportunities will be supported where this would benefit the local economy and be of a suitable scale and type for their location.

Wherever possible, developments should be accessible by a range of transport methods, including cycling, walking and public transport.

Objectives: 21, 23, 24

4.8.1 Northwich has a number of important heritage tourist attractions in the Plan area, immediately adjacent, or within a short distance.

4.8.2 Once the Barons Quay scheme is completed, there will be a number of new attractions, including a cinema and a number of restaurants.

4.8.3 As described in policy RTW2 below, improving access to the river and linkages between these attractions will be supported.

4.8.4 As Northwich's tourist "offer" grows, it may be necessary or desirable to draw together information and access to these attractions into a Visitor Centre located in an appropriate central location. This could be a stand-alone facility, or as part of some other cultural or tourist attraction in the Town Centre.

RTW2 Waterways

Proposals that enhance and improve the prominence of the Town Centre waterways, and promote access to and from the Town Centre from the rivers will be supported.

Where relevant, new developments should give consideration to the impact when viewed from the waterway.

Objectives: 21, 23, 24

4.8.5 In the past, development in the Town Centre has not used the riverfront to its full potential. With the exception of the new Hayhurst Quay development, buildings were built with their backs to the river, and riverside walkways were of limited extent and prominence.



Fig 74: Weaver Way in the Town Centre.

4.8.6 The Barons Quay scheme will go some way towards opening up the riverside with new landscaping and the cinema built overlooking the river. However, more could be done.

4.8.7 Proposals to improve and open up the rear of buildings to allow access from both the riverside and Witton Street / Leicester Street would be supported.

4.8.8 Proposals to improve the mooring facilities to encourage visitors by boat as well as opportunities for trip boats to run from the Town Centre would be supported.

RTW3 Festivals and Events

A proposal to create a dedicated site for holding festivals and events at Verdin Park would be supported.

Objectives: 23

4.8.9 Verdin Park is a large, Victorian park to the west of the River Weaver, separating Winnington from Castle. As well as containing landscaped gardens and a small play area, it also has a large open field that slopes gently down towards the Town Centre.

4.8.10 Proposals that would improve the park by, for example, creating a dedicated performance space, or improving the facilities for visitors (e.g. toilets, a cafe, etc.), would be supported.



Fig 75: Verdin Park.

RTW4 Sports Facilities

Proposals for new and/or improved sport facilities will be supported. In particular good, modern, indoor sports facilities such as sports halls of adequate size will be encouraged.

Any development must ensure no loss of existing sport facilities and appropriate contributions will be sought from developers to enhance, update and expand existing facilities.

The Moss Farm Leisure Complex will be protected from encroaching development. Proposals that seek to bring the facilities up to modern standards will be supported.

Objectives: 19, 22



Fig 76: Artist's impression of what a regenerated Northwich riverside could look like. © DB Tackley.

4.8.11 The opening of the Memorial Court Leisure Complex has provided Northwich with a good quality, modern sports facility, including a 6-lane swimming pool, a gymnasium, and a dance studio.

4.8.12 With its extensive pitches and playing fields, the Moss Farm Leisure Complex has the potential to become a centre of excellence for field sports in Cheshire. Investment will be required, however, to ensure that the changing facilities are brought up to a modern standard, and that all the facilities are properly maintained. Contributions from developers will help to do this.

4.8.13 To ensure that Moss Farm is protected for this purpose, this policy aims to prevent encroaching residential, commercial and industrial development from eating away at Moss Farm's boundaries (shown below), whilst still allowing development that fits with the purposes of the site and benefits the recreational use of the site.

RTW5 Culture

Proposals that will support and improve facilities for existing professional and voluntary arts organisations, including music, drama, dance, visual arts and crafts will be supported.

Objectives: 23



Fig 77: Moss Farm.

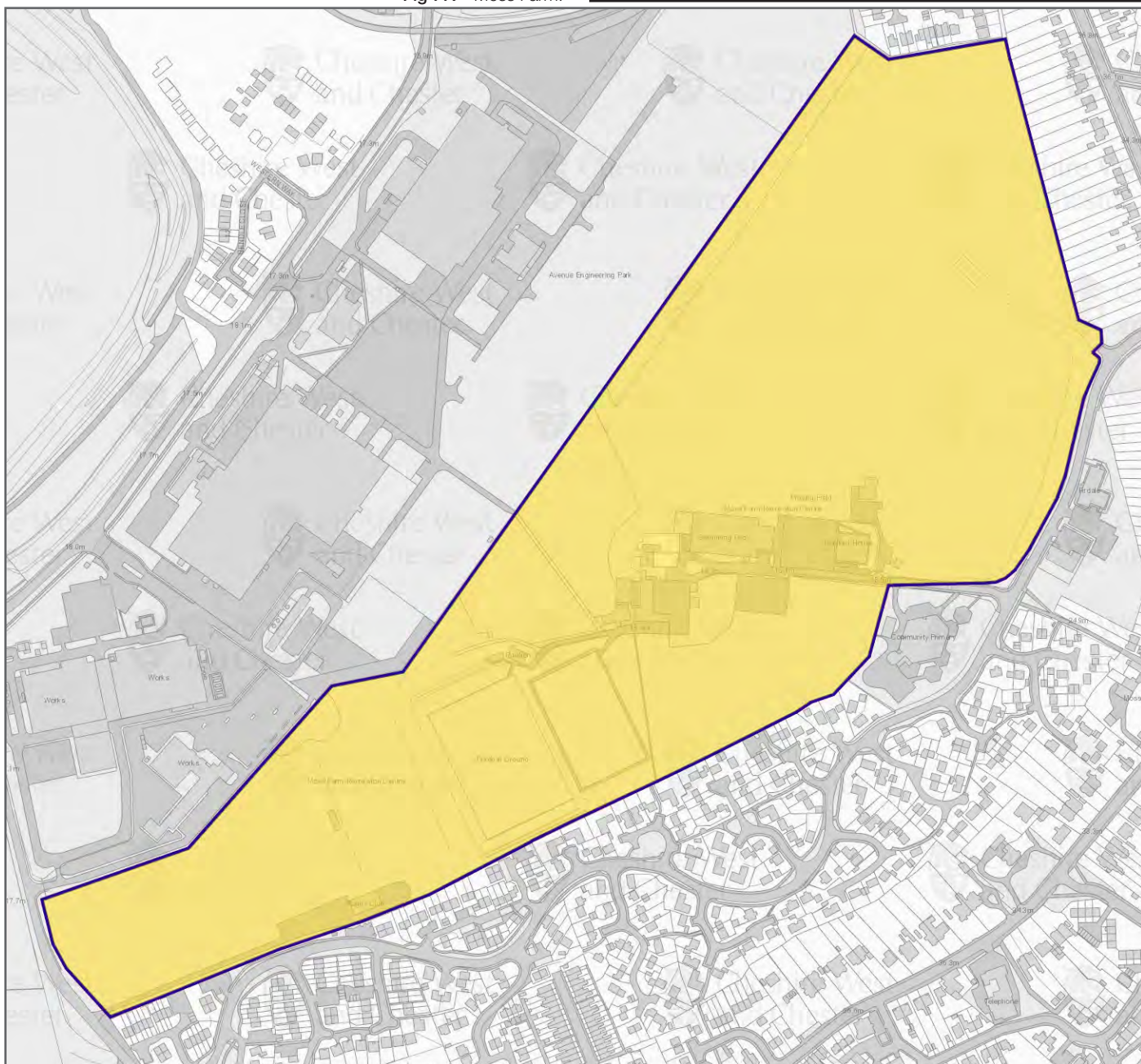
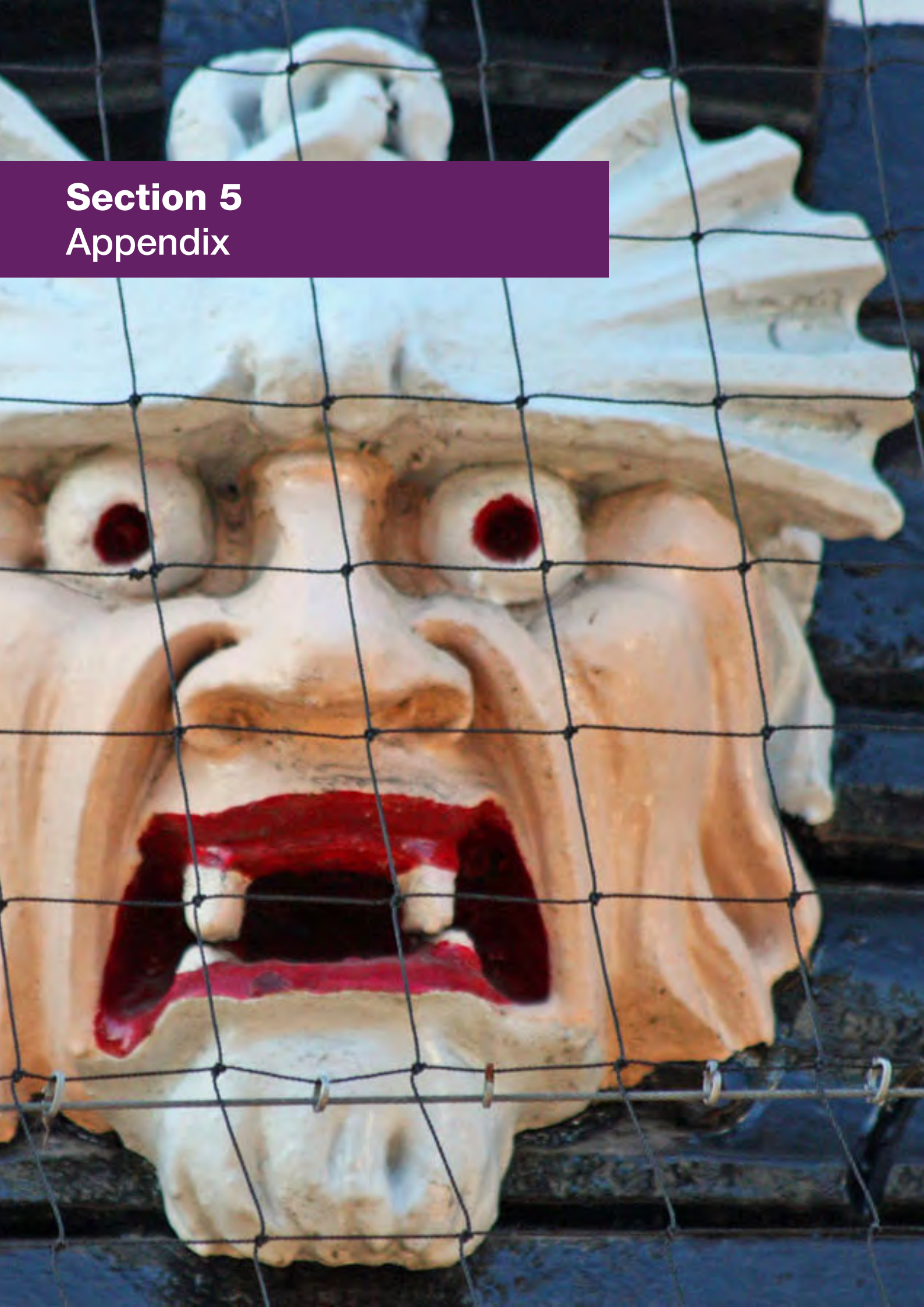


Fig 78: The boundaries of Moss Farm Leisure Complex. Contains Ordnance Survey data © Crown copyright and database rights 2015.

Section 5
Appendix



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5.2 Additional Maps

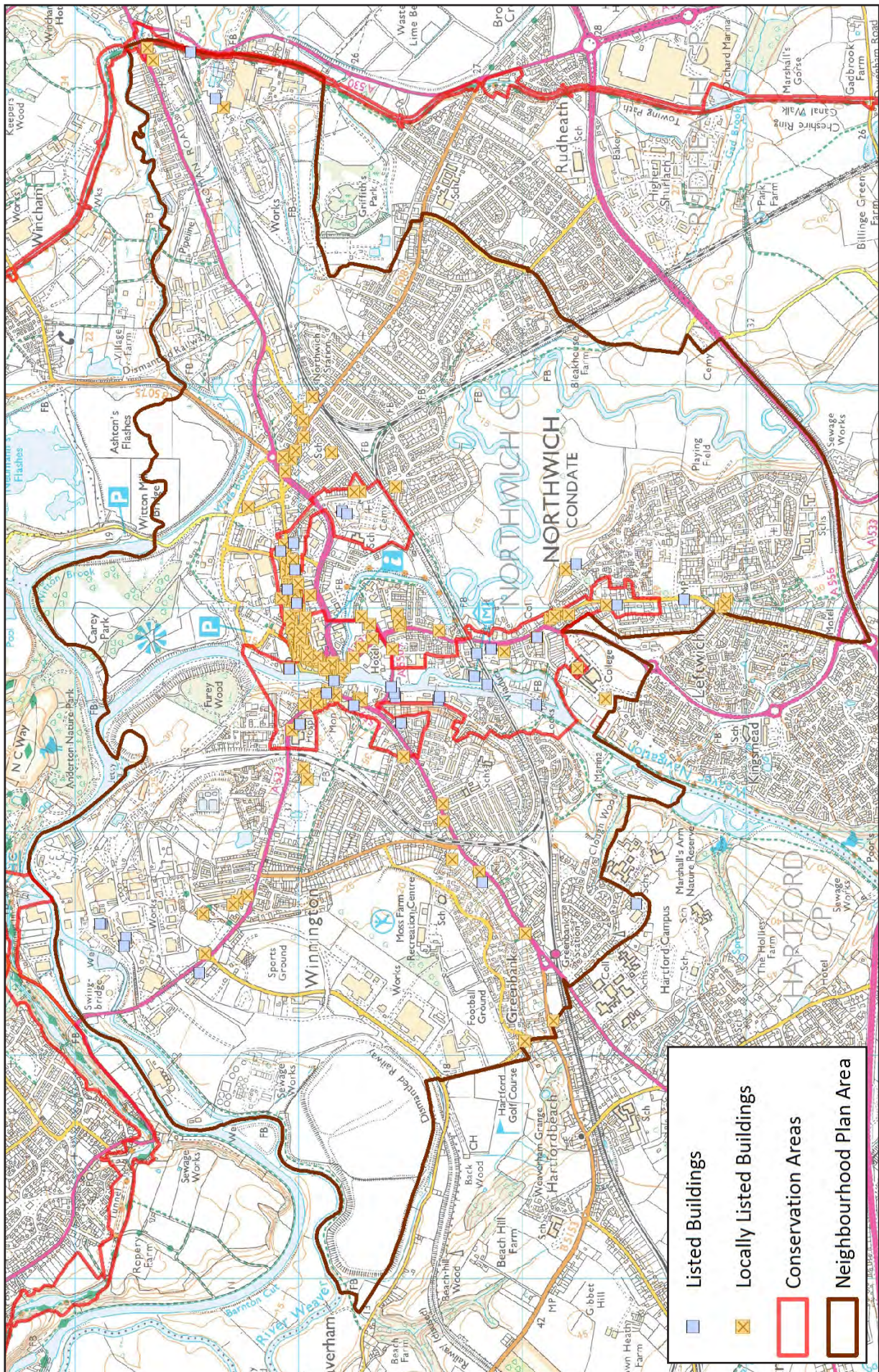


Fig 79: Northwich Conservation Area and designated heritage assets. Contains Ordnance Survey data © Crown copyright and database rights 2015.

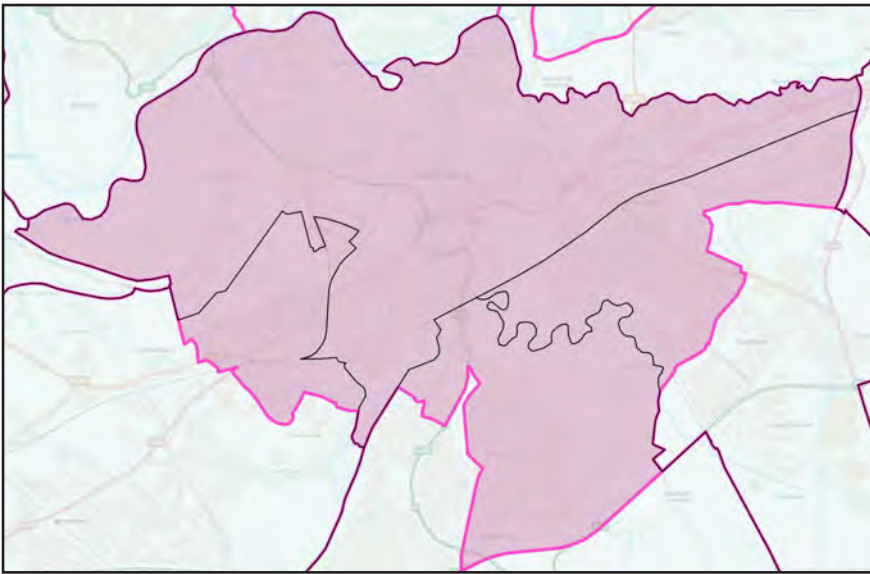
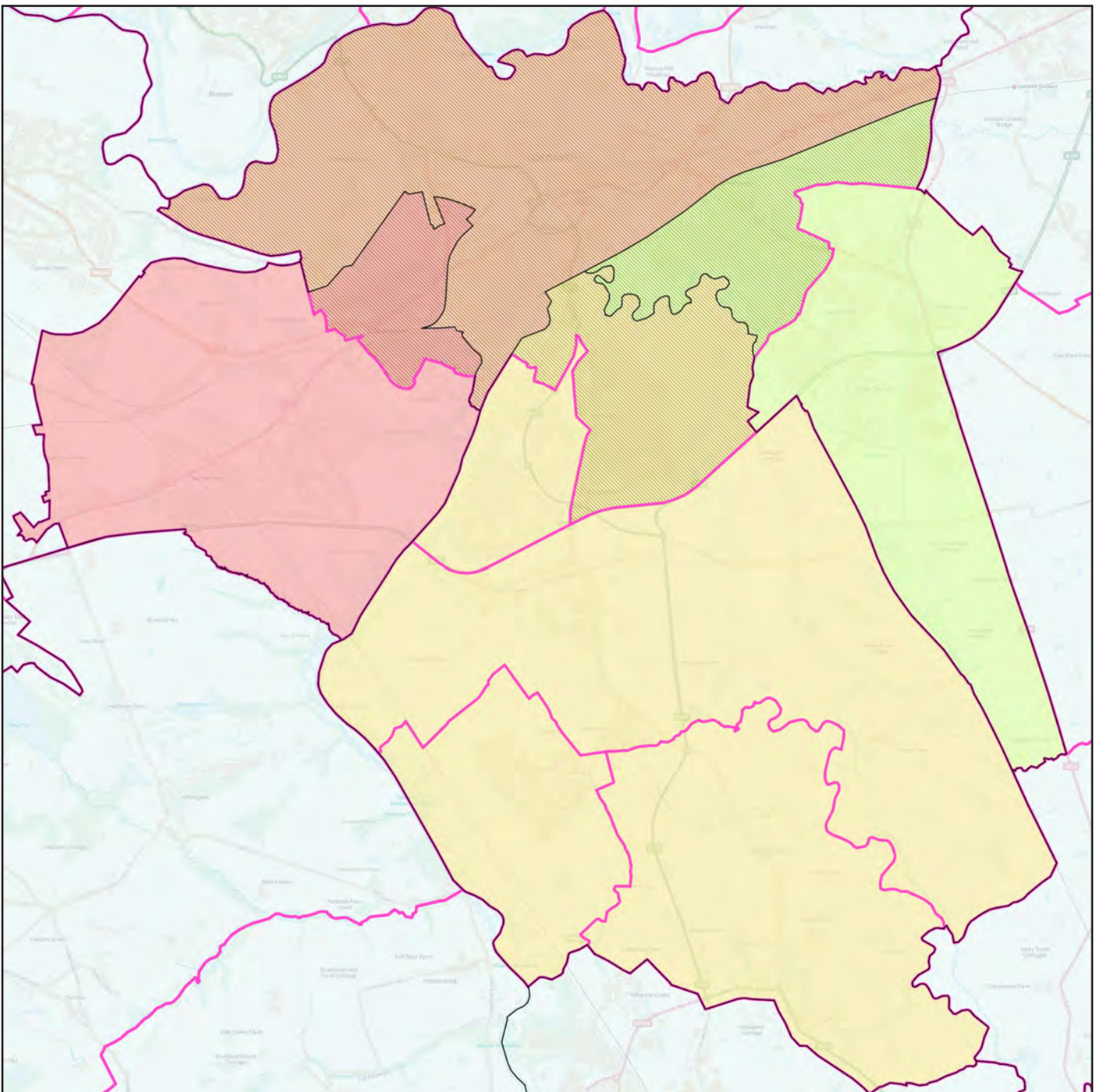
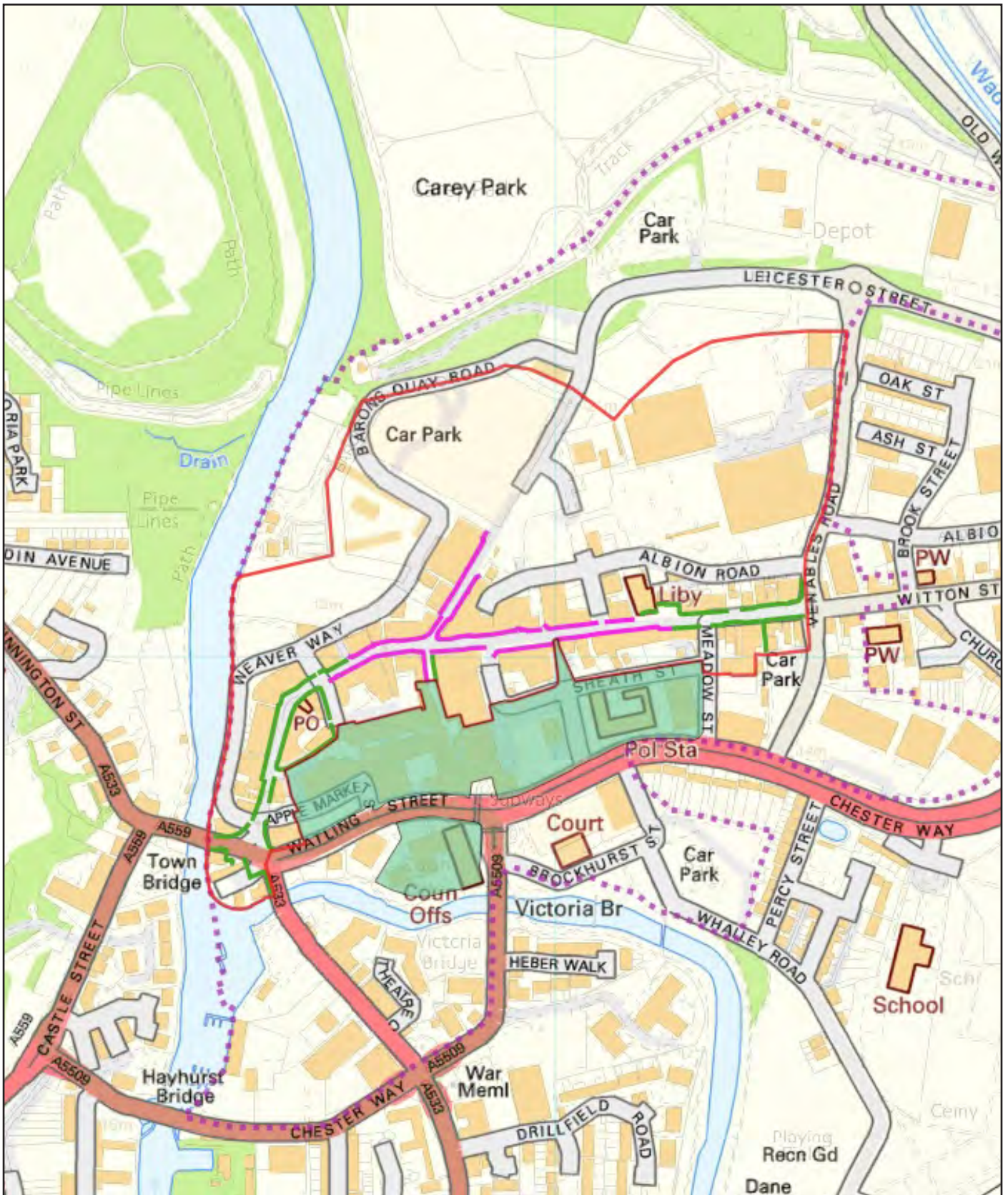


Fig 80: Neighbourhood Plan Area (left).

Fig 81: Unitary Authority Wards overlaying Plan Area (below). Clockwise from the top: Winnington and Castle (orange), Witton and Rudheath (green), Davenham and Moulton (yellow), and Hartford and Greenbank (red). Contains Ordnance Survey data © Crown copyright and database rights 2015.





- CW&C Local Plan (Part Two) Policy N4 - Northwich regeneration areas
- CW&C Local Plan (Part Two) Policy DM14 - Primary shopping areas
- ⋯ Northwich Neighbourhood Plan and CW&C Local Plan (Part Two) Policy DM14 - Town Centre boundaries
- CW&C Local Plan (Part Two) Policy DM14 - Primary shopping frontages
- CW&C Local Plan (Part Two) Policy DM14 - Secondary shopping frontages

Fig 82: Northwich Town Centre Boundary. Contains Ordnance Survey data © Crown copyright and database rights 2015.

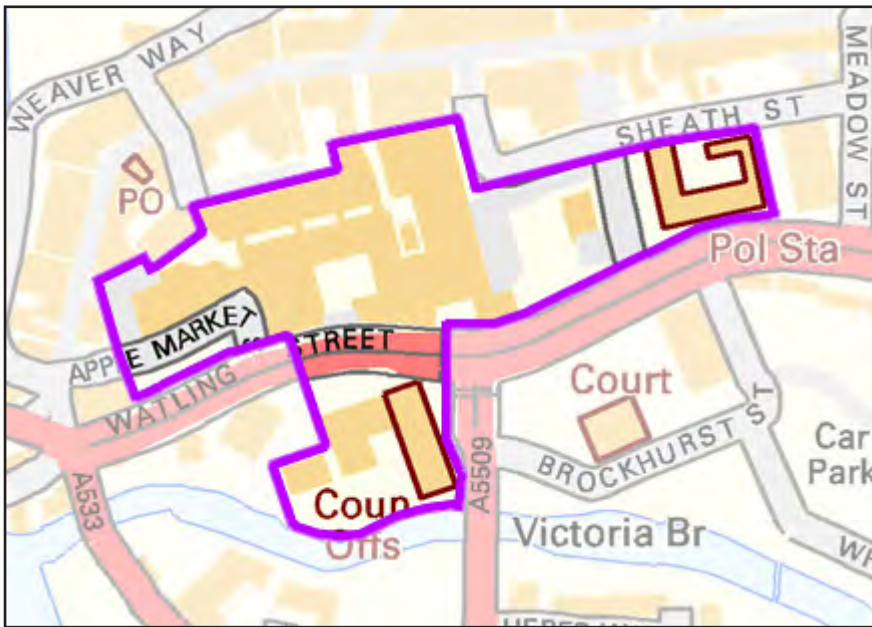


Fig 83: Weaver Square Development Area (purple). Contains Ordnance Survey data © Crown copyright and database rights 2015.

5.3 Notable Buildings

Criterion A1: Listed Buildings and Structures

Grade 1

- Church of St Helen, 76 Church Road
- Winnington Hall, Solvay Road

Grade 2

- 16, Winnington Street
- British Waterways Board Area Office, Navigation Road
- Brunner Public Library, Post Office Place
- Cassantree, A559 (Chester Road)
- Church of St Wilfred (Roman Catholic), Witton Street
- Church of the Holy Trinity, Highfield Road
- Clock Tower between British Waterways Board Office and River Weaver, 14 Chester Way
- Dock Road Pumping Station, Weir Street
- Former Verdin Technical Schools & Gymnasium, London Road
- Gates and Gatepiers to Verdin Park, A559 (Chester Road)
- Hayhurst Bridge over Weaver Navigation, and Control Cabin
- Hunt's Locks, 20 Robert Street
- Mile Post at SJ 6604 7227, London Road
- Moore and Brock's Riverside Warehouse (Demolished), Weaver Way
- Navigation House, 29 Navigation Road
- The Penny Black (Former Northwich Post Office), 110 Witton Street
- Nos 256,258,260,262,264,266 and 268 Chester Road
- Platts Hall in Grounds of Lostock Works (Now relocated, Grade DL, Works Lane,
- Northwich Plaza, Witton Street
- R.A.O.B Hall, Witton Street (Bond Street)
- Rose Cottage, Winnington Old Lane
- Stable Block with Attached Outbuildings, Walls and Gateway at Navigation House, Navigation Road

- Statues of Ludwig Mond and Sir John Brunner in Front of Mond House, Winnington Works
- Sundial 8 Metres South of South Porch of Church of St Helen (Witton Church), Church Walk
- The Brockhurst, Brockhurst Way
- Town Bridge over Weaver Navigation, and Control Cabin, Castle Street
- Victoria Infirmary, Old Wing, Winnington Street
- Weaver Hall, 162 London Road
- Weaver Railway Viaduct, London Road
- Weir East of Hunt's Lock, with Footbridge, 17 Weir Street
- Winnington Turn Bridge, Winnington Lane

Criterion A2: Locally Listed Buildings

Unlisted timber framed buildings, which contain structural or building techniques that were designed to reduce the effects of subsidence.

High Street	
1/3	(Nationwide Building Society)
5/7	(Co-Op Bank)
9	(Swetenhams)
13	(Curtain Magic)
15/17	(Under renovation after fire) not original - including rear extension
19	Terracotta fronted - front bay only (HSBC)
21/23	Two-storey semi-detached shops (Meller Braggins)
2/2a	(Coulby Conduct)
4/6	(Wright Marshall)
10	(Entwistle Green)
16/18	(Nat West Bank) including false work rear extension
20/22	(Saffron) excluding single-storey flat roof extension
36/38	(Kanya)
40	(Barber Shop)
44/46	Terracotta fronted (Vacant – Former Beehive)
48	(Coulby & Conduct Estate Agents)
50	(Hollins & Hollinshead)
52	(Butchers John Bee)
54/56	(Nationwide)
58/60/62	Terracotta fronted including parallel extension bay to rear
64	(Meadows Estate Agent)
68	Terracotta fronted (Simply Chic Co.)
Witton Street	
5	(Thompson Travel)
9	Two storey including rear single-storey extension (Cash Generator)
11	(Top Brand Shoes)
13	(Red Cross Shop)
17	(Lechelles Bridal)
29	(Shoe Zone)
41/45	Facade only (Boots)
51/53	(Burtons)
57/59	Front bay only (Viva and Superdrug)
75/79	(Cheshire Army & Navy Stores, Cheshire Carpets, Party Box)
81/83	(Swift Services) and (Helen's Hair)
85	(Charlie's)
87	Front bay only (Macouti)
99	(St Lukes Shop)

101/103	Two-storey semi-detached shops (Vapour 4 You, Vacant)
105/107	Two-storey semi-detached shops (Swinton, Relate)
109/111	Two-storey semi-detached shops (Dry Cleaners, Art Shop)
115/117	Two-storey semi-detached shops (Peri Peri, Flames)
119	(Rosebank Sports)
121/123	Two-storey semi-detached shops (Saffron, ChipBox)
139	Two-storey excluding false work and extension (Dentist)
157 (rear)	Rear extension only (Roebuck Inn)
2/4/6	Front bay only (Bratts Store)
8	(Hiltons)
10	Front bay only (Bratts Kitchenware Store)
14/16	Facade only (Dorothy Perkins)
24	Front bay only (Clinton Cards)
26/28	Front bay only (Quality Save)
46	Single-storey shop front bay only (Sue Ryder)
46A	Two-storey with two-storey rear extension
48/50	Two-storey semi-detached shops (Crafty Stitches, Care Centre)
56/58	Two-storey shop and rear extension (Webbs Butchers)
60/62	Three-storey including extension range to rear (Furniture Direct)
64	Including single-storey extension to rear (Furniture Direct)
66 (rear)	Single-storey rear extension only (Firthfields Pets)
76 (rear)	Single-storey rear extension only (Level 1)
78/80	Two-storey semi-detached shops (Windows Phase One/Sew Easy)
82	Two-storey with flying first floor over passage (Spice Hut)
84/86	Single-storey semi-detached shops (Bruschetta, Nail Perfection)
88	Single-storey detached shop (Barbers)
90/92	Single-storey semi-detached shops (Gavin Edmundson)
96/100/102	Two-storey semi-detached shops / restaurant over
104	Front bay only (PP Racing)
108	Front bay only (Wilson's)
112/114	(Burton Bevan)
116/118	(?) and Golden Horse)
120	(Birtwistle Butchers) excluding rear extension
122	(Witton Chimes pub) excluding small rear extension
-	Adjacent to Barbers Garage

Tabley Street	
-	Single-storey - corner of Albion Road (The Curiosity Shop)
St Paul's Place	
-	(Club Class Taxis)
Crown Street	
6	(Vacant)
1/3	(Swinging Witch)
Market Street	
1	(Williams Estate Agents)
3/5	(Kanya)
7	(Vacant)
Timber Lane	
-	(George Lightfoot Weddings & Funeral Parlour)
off Meadow Street	
-	To rear 110 Witton Street - single-storey cycle shed
Sheath Street	
Bungalow	Single-storey office (?)
Old Warrington Road	
off	Two-storey - no sill beam (Carpet Shop rear ATS)
Hadfield Street	
-	Single-storey to rear of 59 Station Road (?)
Station Road	
34/36	Single-storey semi-detached shops
40	Single-storey - mock timbering over original
33/35	Single-storey - no sill beam
Dane Street	
4	(Reed and Rains)
6/8/10	(CRS Consultants)
3/5	(Butcher and Barlow Solicitors)
off	(Part of Weaver Court) (reception unit)
Watling Street	
-	(Northwich Fireplace Centre and dwelling to rear)
-	(Bullocks Accountants)
London Road	
164	(Bowling Green Pub)
234/240	First floor timber framed - quasi-semi housing block
15	Bridge House
23	Single-storey (Stone Masons)
39	Single Storey (Pharmacy)
195/201	First floor timber framed - quasi-semi housing block
203/207	First floor timber framed - tri-semi housing block

209/215	First floor timber framed - quasi-semi housing block
Drillfield Road	
off	(Building) at rear of Volunteer
-	Former St Pauls Church (Pharmacy)
Chesterway	
18	(Apartments)
44	
46/48	
3	Former CCC Highways Offices (?)
41	Timber framed at first floor (?)
55	Single-storey dwelling (?)
57	Single-storey dwelling (?)
Castle Street	
2	First floor timber framed (Moss & Hazlehurst solicitors)
4/6	Two-storey with first floor flying extension (Loc Tec)
25	Single-storey shop (Relish)
27/29	Two-storey semi-detached shops (Vacant, Dentist)
31	Single-storey shop (Barber)
Winnington Street	
2/6	Vacant
12/14	First and second floor timber framed - Offices (Vacant)
18	Timber framed first floor to first bay (Vacant)
20	Office (Chambers Fletcher Partnership)
22	Office front bay only (Robert Gleave and Others)
26	Dwelling (Spring Bank)
13/15	Offices (Chamber Fletcher)
17/19	Offices (Vacant)
Victoria Infirmary	Hospital - timber framed element only
Winnington Lane	
off	(Winnington Lodge) excluding false work front extension
off	Struan
off Park Road	
Winnington Park Recreation Club	Timber framed mainly at first floor (Pavillion structure only, Separate hall building adjacent to Park Road)
Lock Street	
off	Single-storey extentions to rear of 2/6 Winnington Street
Manchester Road	
-	Single storey timber framed above brick plinth (?) (former Primary School at junction with Bridge Street)

Criterion B: Buildings Designed by John Douglas

- The Council House, Church Road
Former Masters House, Witton Grammar School, 1874/8
- Victoria House, Church Road
Former Witton Grammar School, 1869.

Criterion C: Buildings noted in Pevsner's "The Buildings of England - Cheshire"

- St Luke's Church, Winnington Lane (north side).
Dull brick by Pearson. C13 style built 1896/7.
Projected south tower not built.
- Former Art College, London Road, Leftwich.
1897 by Joseph Crawley. Red brick and terracotta with figures and small scene in relief.
Angle cupola. Former Technical School.
- Sir John Deane's College, off The Crescent, Leftwich.
Former Grammar School. Rebuilt 1908.
Symmetrical front. Brick with stone dressings.
Large mullioned and transomed windows.
Cupola.
- Police Headquarters, off Chester Way.
1966/8 by County Architect and Biggins Sargent Partnership. Best modern building in Northwich says Pevsner. Concrete framed and panelled.
- Congregational Church, Castle Street
Large, brick. 1882 by Maxwell & Tuke.

Criterion D: Non-listed Historic Buildings

5.3.1 The following is a list of historic buildings that are not listed but are of some local interest. Please note that some may appear on other lists.

- Lodge Cottage, Victoria Infirmary, Winnington St
- Moss Cottage, off Moss Road, Winnington
- Moss Cliff, 118 Chester Road, Greenbank
- The Spinney, Beech Road, Greenbank
- Rose Bank, Chester Road, Hartford Bank
- 90, Chester Road, Castle
- 67, Chester Road, Castle
- The Locomotive, Manchester Road
- The Lion and Railway, Station Road
- 70 and 72 Station Road
- 1 and 2 Manor Road
- Northwich Station, Manchester Road
- Victoria Road School, Victoria Road
- 52-54 Station Road
- 83 London Road, Northwich
- 2 & 4 Crown Street, Northwich
- The Roebuck Inn, 159/161 Witton Street
- Waverley Cottage, off London Road, Leftwich
- Stonecroft, 291 London Road, Leftwich
- The Elms, 289 London Road, Leftwich
- 287 London Road, Leftwich
- 234-240 London Road, Leftwich
- 3 Dobell's Road, Leftwich
- Former primary school, Manchester Road
- Wincham Mill, Manchester Road
- Brunner Mond Offices, off Manchester Road
- Riversdale, off The Crescent, London Rd, Leftwich
- Bowling Green Inn, London Road, Leftwich
- 6 Dyer Terrace, Winnington
- 7 Dyer Terrace, Winnington
- Solvay Terraces, Winnington

5.4 Protected Green Space and Key Views

The following sites and views have been identified for protection, as set out in policies NBE5 and NBE6. Sites are listed by their main attribute, but many will fall into other categories.

Green Space

Ref.	Open Space	Proximity	Demonstration of special value to the local community	Area (Ha)	Local character
Sites of Sports and Recreational Value					
1	Winnington Grange Play Area	Surrounded by and readily accessible to the local community.	A dedicated play facility for the local community.	0.12	Play ground.
2	Jubilee Fields	Surrounded by and readily accessible to the local community.	Full size and junior football pitches. Home to Northwich Victoria Juniors.	3.04	Sports facilities for football.
3	Verdin Park	Within a short walking distance from the Town Centre and the residential areas of Castle and Winnington.	Owned and managed by the Town Council. A well-used area of public open space with play equipment, including skate board ramp. The venue for the Northwich Carnival, Visiting Entertainments (Circus, Fair etc.), Bonfire Night and special events. Enclosed dog exercise area.	5.64	Public open space with semi natural elements that has a long history of being used for Town events.
4	Saxons Lane Play Area	Forms a green boundary between the neighbourhoods of Castle and Greenbank.	Owned and managed by Cheshire West and Chester Council.	2.77	Dedicated play area with equipment, including football field.
5	Vickersway Park Northwich	Close to the Town Centre with direct access to the Danefields area of Northwich.	Owned and managed by Northwich Town Council, an area consisting of publicly accessible bowling, tennis, golf putting, gym equipment, and play equipment including a skate board ramp. Formal gardens, aviary, and open space. With public toilets and refreshment facilities.	1.64	A well-used community facility also attracting visitors from further afield.
6	Whalley Road Playing Field	Natural open space adjacent to the River Dane accessible from the Town Centre and adjacent communities, including Danefields, to compliment the formal area at Vickersway Park.	Owned and managed by Northwich Town Council for informal sports activities, walking and dog exercise (including enclosed run area).	3.66	A well-used public access area for multiple uses.
7	Yarwood Close Play Area	Within the residential area of Castle.	Owned by Cheshire West and Chester Council and managed by Northwich Town Council.	0.11	Dedicated play area with equipment.

Ref.	Open Space	Proximity	Demonstration of special value to the local community	Area (Ha)	Local character
8	Church Walk Paddling Pool and Play Area Witton	Immediately adjacent to the Town Centre and accessible from adjacent communities on foot.	Owned and managed by Northwich Town Council. A recently refurbished free to use supervised pool and play area.	0.3	An extremely popular local facility that attracts visitors from further afield.
9	Danefield Road Play Area Witton	Within the centre of the Danefields estate.	Owned and managed by Northwich Town Council. A recently refurbished public open space including covered shelter for teenagers.	0.21	A quiet space within the centre of the community.
10	Greenall Road Playing Field	An area of informal public open space serving the areas of Witton.	Partially owned by Northwich Town Council with the remainder leased from Cheshire West and Chester Council. Managed by Northwich Town Council.	1.27	Formerly a school field, now a semi natural public open space.
11	James Street Play Area	Immediately accessible on foot from adjacent terraced communities.	Owned and managed by Northwich Town Council. Recently refurbished	0.07	Dedicated play area with equipment.
12	Belmont Road Play Area	Immediately accessible on foot from adjacent communities.	Owned by Cheshire West and Chester Council and managed by Northwich Town Council. Recently refurbished.	1.93	Dedicated play area with equipment.
13	Victoria Street, Lostock	Immediately accessible on foot from adjacent terraced communities	Owned by Cheshire West and Chester Council and managed by Northwich Town Council.	0.06	Dedicated play area with equipment.
14	Old Hall Road Play Area, Leftwich	Within the Leftwich Estate.	Owned by Cheshire West and Chester Council and managed by Northwich Town Council.	0.29	Dedicated play area with equipment including a basketball ring and covered shelter.
Sites of Amenity Value					
15	Winnington Meadow	An area of open space within the centre of Winnington itself. Accessible on foot by the local community.	An area of semi natural grassland used by the local community for walking and access across the neighbourhood.	3.49	Providing a natural green buffer within the community this is a well-used space for general exercise purposes.
16	Hunt's Lock Castle	This area is accessible from the River Weaver, Castle, Hartford, Kingsmead and Northwich Town Centre.	Owned by Canal and River Trust and including the adjacent Cheshire West access land access land leading to the Marshall's Arm Nature Reserve. An area of natural and semi-natural riverside meadows. Used widely by walkers and nature lovers and families for picnics.	5.13	The natural green corridor along the River Weaver that has been enhanced for public access and bio-diversity interest.

Ref.	Open Space	Proximity	Demonstration of special value to the local community	Area (Ha)	Local character
17	GroZone, Witton	Within the area bounded by Vickersway Park and Whalley Road Playing Fields.	GroZone is a flourishing community garden, horticulture and wildlife, multi-agency supported, project in the middle of Northwich. It provides volunteering opportunities for all and social and horticultural therapy for people with mild to moderate depression and anxiety.	0.7	An oasis of calm and relaxation serving Northwich and the wider area. Incorporated into the therapies made available by the Vale Royal NHS Clinical Commissioning Group.
18	Vickersway Allotments, Witton	An area of allotments serving the wider Northwich area.	Owned by Northwich Town Council, managed by an allotment association. Allotment space is always in demand. There is a waiting list for all areas.	0.6	Allotments are in short supply and high demand in the area.
19	Queensgate Allotments, Castle	An area of allotments serving the wider Northwich area.	Owned by Northwich Town Council, managed by an allotment association. Allotment space is always in demand. There is a waiting list for all areas.	1.18	Allotments are in short supply and high demand in the area.
20	Winnington Allotments	An area of allotments serving the wider Northwich area.	Owned and managed by Northwich Town Council. Allotment space is always in demand. There is a waiting list for all areas.	0.27	Allotments are in short supply and high demand in the area.
21	Austin Street Allotment	An area of allotments serving the wider Northwich area.	Owned and managed by Northwich Town Council. Allotment space is always in demand. There is a waiting list for all areas.	0.37	Allotments are in short supply and high demand in the area.
22	Marshall Lane Green, Greenbank	An area of green space within the Greenbank Estate	An informal of managed area of green space used for general recreation and exercise	0.27	A natural green space within the local community.
23	Leftwich Green	An area of green space on the periphery of the Leftwich Estate. Part is excluded because it is subject to a planning application for a community building.	A semi-natural green space on the edge of the Leftwich Estate.	1.84	Well used by local children for informal games, the local Evangelical Church for summer activities and dog walkers.
24	Granville Road, Leftwich	An area of green space on the periphery of the Leftwich Estate.	A semi-natural green space on the edge of the Leftwich Estate.	0.41	Used by local children for informal games and dog walkers.
25	Church of the Good Shepherd Green, Leftwich	An area of green space within the Leftwich Estate.	A semi-natural green space within the Leftwich Estate.	0.56	A semi-natural green space within the Leftwich Estate.

Ref.	Open Space	Proximity	Demonstration of special value to the local community	Area (Ha)	Local character
Sites of Ecological Value					
26	Clough Wood, Greenbank	Owned and accessible on foot from Greenbank, Northwich, Hartford and Castle and adjacent to Marshall's arm Local Nature Reserve and Hunt's Lock.	Managed by Cheshire West and Chester Council. An area of mature beech and oak woodland including some ancient woodland with the associated understory plant life. A biodiverse habitat.	8.5	Well used by the local communities. Directly accessible for students attending the adjacent multi-school and college campus. Used by some schools for science activities and forming part of cross country courses.
Sites of Community Value					
27	Witton Cemetery	Owned and managed by Northwich Town Council in partnership with Church of England (Witton Church).	An operational cemetery including some elements of formal planting.	4.76	The town's main cemetery, but with limited capacity for more graves.
28	Dane Valley Cemetery	Owned and managed by Northwich Town Council.	An operational cemetery.	0.52	A relatively new cemetery providing the Town with additional burial capacity.

NB. The Area (Ha) has been estimated using a GIS mapping tool and as such are indicative only. In particular, where areas of green space run into one another with an ill-defined boundary the area provided may have a larger margin of error.

Key Views

29. Dane Valley and Leftwich Meadows
Views over the Dane Valley with the Peak District in the distance.

30. Furey Wood
Views over Carey Park and into the Town Centre.

31. Carey Park
Views over the Weaver Valley and into the Town Centre.

32. Highfield Road
Roman Trail views: Over the Weaver Valley and into the Town Centre.



Fig 84: White-letter Hairstreak butterfly, a Biodiversity Action Plan Species found at Leftwich Meadows. © Ian Kirk 2013. Used under the Creative Commons Attribution 2.0 Generic licence.



Fig 85: Carden's Ferry bridge over Witton Brook, connecting Anderton Nature Park to Carey Park.



Fig 87: Former railway signals protecting the locks at Hunts Lock on the River Weaver Navigation © David Ingham 2008. Used under the Creative Commons Attribution-Share Alike 2.0 Generic licence.

Fig 86: Neumann's Flash, adjacent to Ashton's Flash.

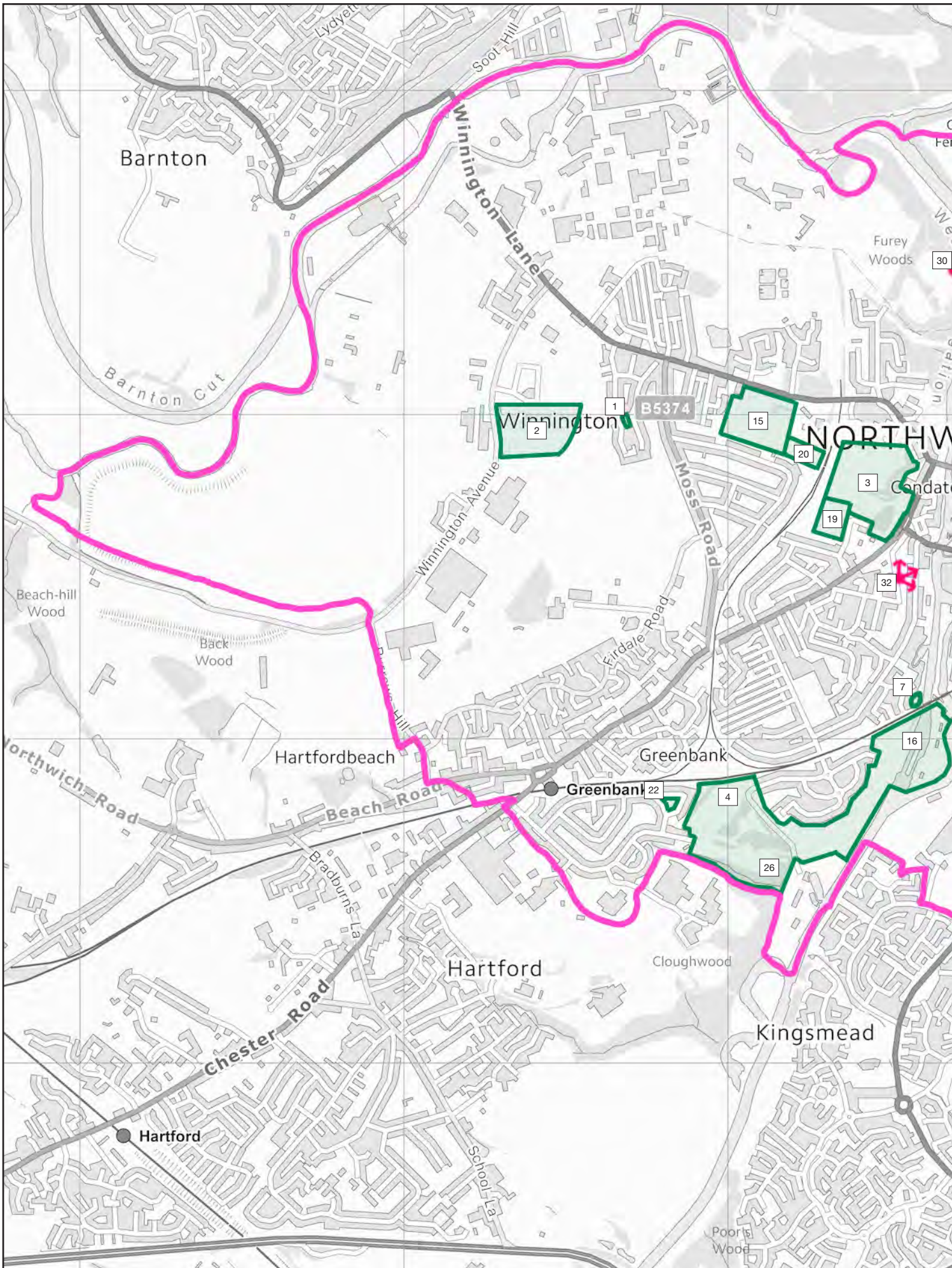
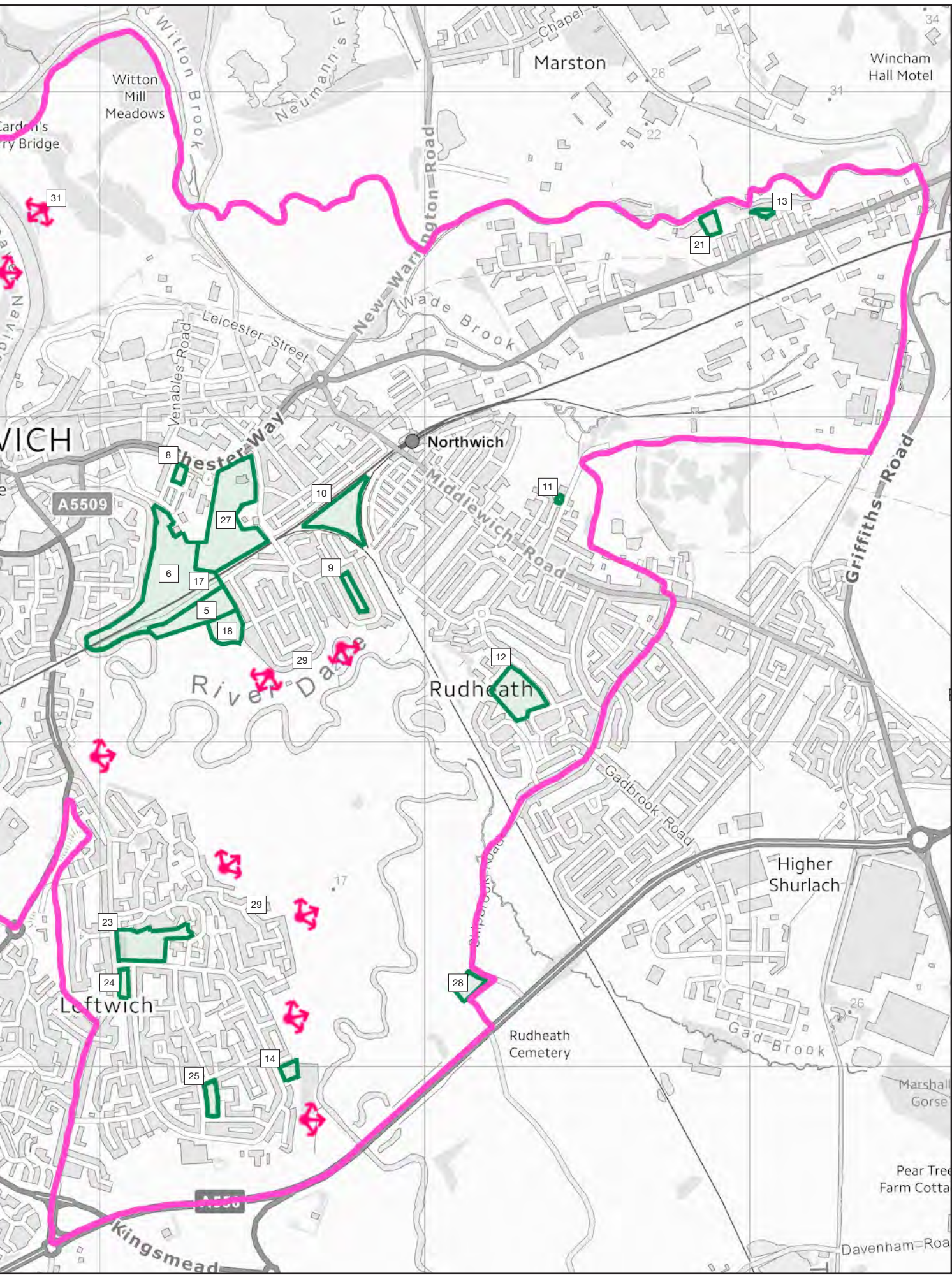


Fig 88: Map of protected green space and key views. Contains Ordnance Survey data © Crown copyright and database rights 2015.



5.5 External Appendices

- Northwich Cycling Strategy
- Consultation Statement
- Evidence Base Summary
- Basic Conditions Statement

5.6 Glossary

Article 4 Direction

A direction under article 4 of the General Permitted Development Order which enables the Secretary of State or the local planning authority to withdraw specified permitted development rights across a defined area.

Sequential Test

Going through a sequence of tests when considering the location of new development.

In retail, this means applications for main town centre uses (e.g. shops) should be located in town centre locations. If that is not possible, then they should locate in edge of centre locations, and only if suitable sites are not available should out of centre sites be considered.

Use Classes

The various classes of land or building use.

- A1: Shops
- A2: Financial and professional services
- A3: Restaurants and cafes
- A4: Drinking establishments
- A5: Hot food takeaways
- B1: Business
- B2: General industrial
- B8: Storage or distribution
- C1: Hotels
- C2: Residential institutions
- C2A: Secure residential institutions
- C3: Dwellinghouses
- C4: Houses in multiple occupation
- D1: Non-residential institutions
- D2: Assembly and leisure
- Sui Generis: Uses not falling within the above

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Northwich Neighbourhood Plan

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