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Ms G Smith
Planning Policy
Cheshire West and Chester Council
4 Civic Way
Ellesmere Port
CH65 0BE

30 January 2019

EP ref: 18-315

Helen Leggett

T: [REDACTED]

Dear Ms Smith

Re: Cheshire West and Chester Local Plan (Part Two) Land Allocations and
Detailed Policies – Main Modifications consultation

We write on behalf of our client, Russell Homes Ltd, with regard to the above and with reference to the representations we made on their behalf to the Local Plan Examination Process (LPA Representor ID: 764568).

Having reviewed the written schedule of main modifications we were very disappointed to see that the strong recommendations we put forward, in order to ensure that the policies relating to development in the regeneration areas of Northwich (namely policies N2, N3 & N4) are robust and deliver certainty about future residential development in the Wincham area have not been translated into the Main Modifications.

Whilst we welcome the minor alteration made at MM20. The main modifications fail to make any map alterations to clearly identify the extent of potential residential development within the Wincham Regeneration Area or, to provide clarity about the need for land uses adjacent to the future residential development to be of a B1 nature only. The failure to include these modifications continues to provide a significant level of uncertainty about the acceptable extent of residential development within the allocation and how such development will sit with future neighbouring uses.

With specific regard to MM20 we would also highlight the need for a further minor wording change.

The Inserted additional paragraph at the start of the policy text is proposed to read as follows:

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"Proposals within the Wincham regeneration area for residential development located along New Warrington Road; and/or for employment development located off Chapel Street/Wincham Lane, will be supported where:"

In the absence of any map to illustrate the extent of proposed residential development in this location, as suggested through our representations, it is critical that the above is amend to read:

*"Proposals within the Wincham regeneration area for residential development located ~~along~~ **off** New Warrington Road; and/or for employment development located off Chapel Street/Wincham Lane, will be supported where:"*

As previously highlighted residential development potential 'along' (implying a New Warrington Road frontage) is limited. Residential development opportunities are therefore better described as 'off' New Warrington Road, within the area indicated within our previous representations.

We trust this point is clear and will be incorporated into the final version of the plan. We also hope that the Council will reconsider the need to provide greater clarity with regard to the extent of the proposed residential development within this allocation and the importance of limiting the proposed land uses adjacent to the proposed residential development.

Should you wish to discuss any of the points raised in this letter or require any further clarification on the points raised please do not hesitate to contact me.

Yours sincerely
Emery Planning

Helen Leggett BSc (Hons), MSc, MRTPI
Associate Director