



# Winnington Works

**Draft** Development Brief

October 2021



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# 01 Introduction



# 01 Introduction

## Introduction

### 1.1

This Development Brief seeks to guide the development of the Winnington Works site, a regeneration site identified in the Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies (2019). (See Figure 1).

## Purpose and Scope of the Brief

### 1.2

The purpose of this document is to provide planning and design guidance for a comprehensively planned development of this regeneration area. This will aid the development process, by allowing developers to submit informed proposals that respond to the Council's expectations for the site which will come forward in line with the policies of the Local Plan.

### 1.3

The Development Brief has been prepared to accord with current planning policy and expand on the guidance provided by the Local Plan. Once approved, the guidance

contained within this Development Brief will be a material consideration in helping determine planning applications for the site.

## Structure of Brief

### 1.4

The Brief is divided into five sections:

- Section 1 outlines the purpose of the Brief, location and ownership and other administrative information for developers.
- Section 2 describes the planning policy context of the site.
- Section 3 provides an analysis of the site itself and the surrounding area. A thorough understanding of this will have an important bearing on the key design principles and parameters.
- Section 4 outlines what the Brief is seeking to deliver in terms of land uses opportunities.
- Section 5 represents the Key Design and Development Principles that should inform any development proposals. The accompanying Indicative Masterplan spatially illustrates the principles.

## Location and Ownership

### 1.5

The site, to be known as Winnington Works, is located on the north western edge of the town of Northwich. The site is approximately 54.21 hectares (133.96 acres) in total, bounded by the River Weaver / Weaver Navigation to the north and north east. To the south of the site is the A533, Winnington Lane, which provides primary access for current site operations, either via Solvay Road or a traffic signal-controlled junction at Winnington Avenue. The site is within the freehold ownerships of TATA Chemicals Europe Limited (TCE) and INOVYN Enterprises Ltd (INOVYN), which are both UK based chemical companies.



River Weaver frontage looking west



War memorial detail



Colonisation of industrial features



Figure 1. Wider Site Context

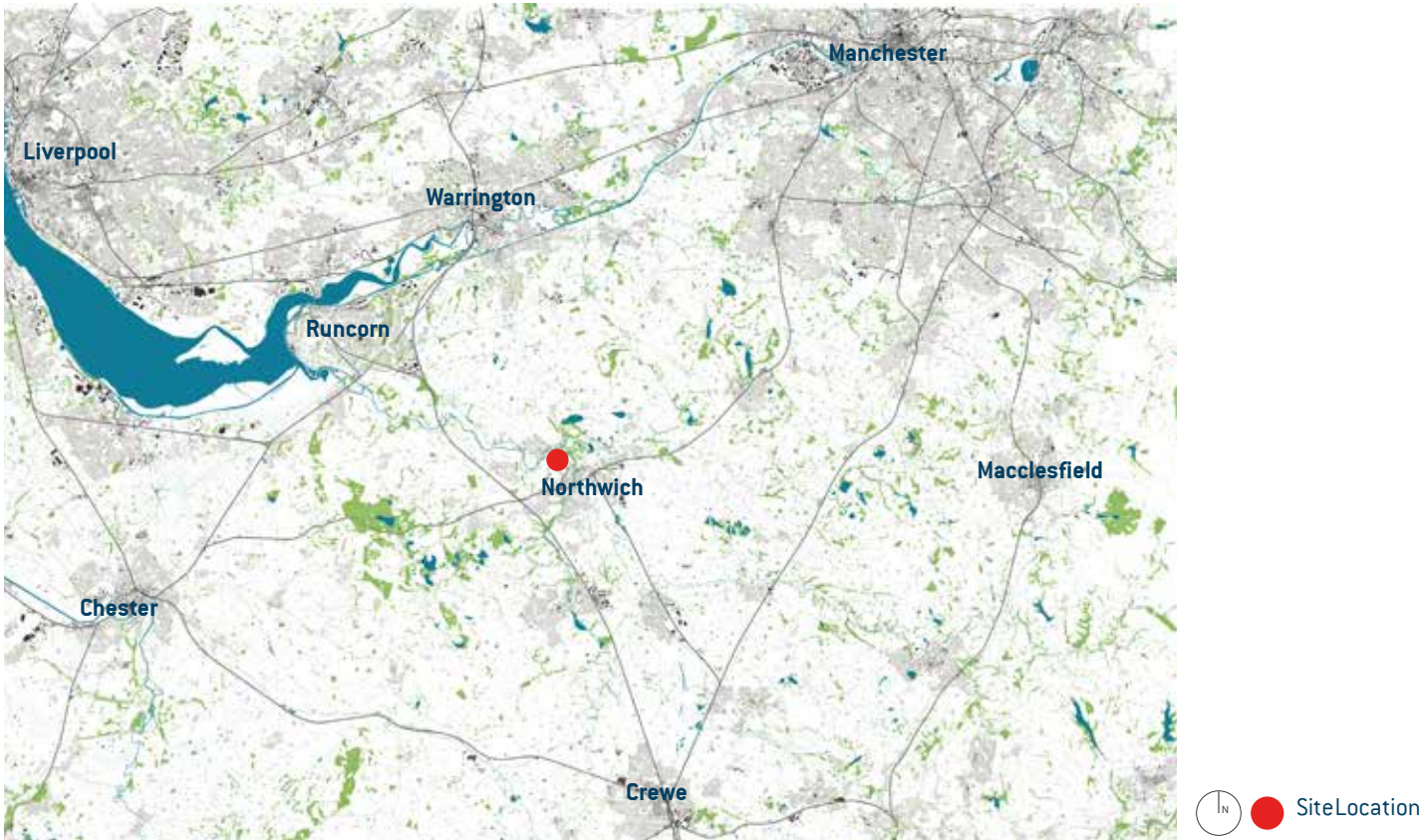
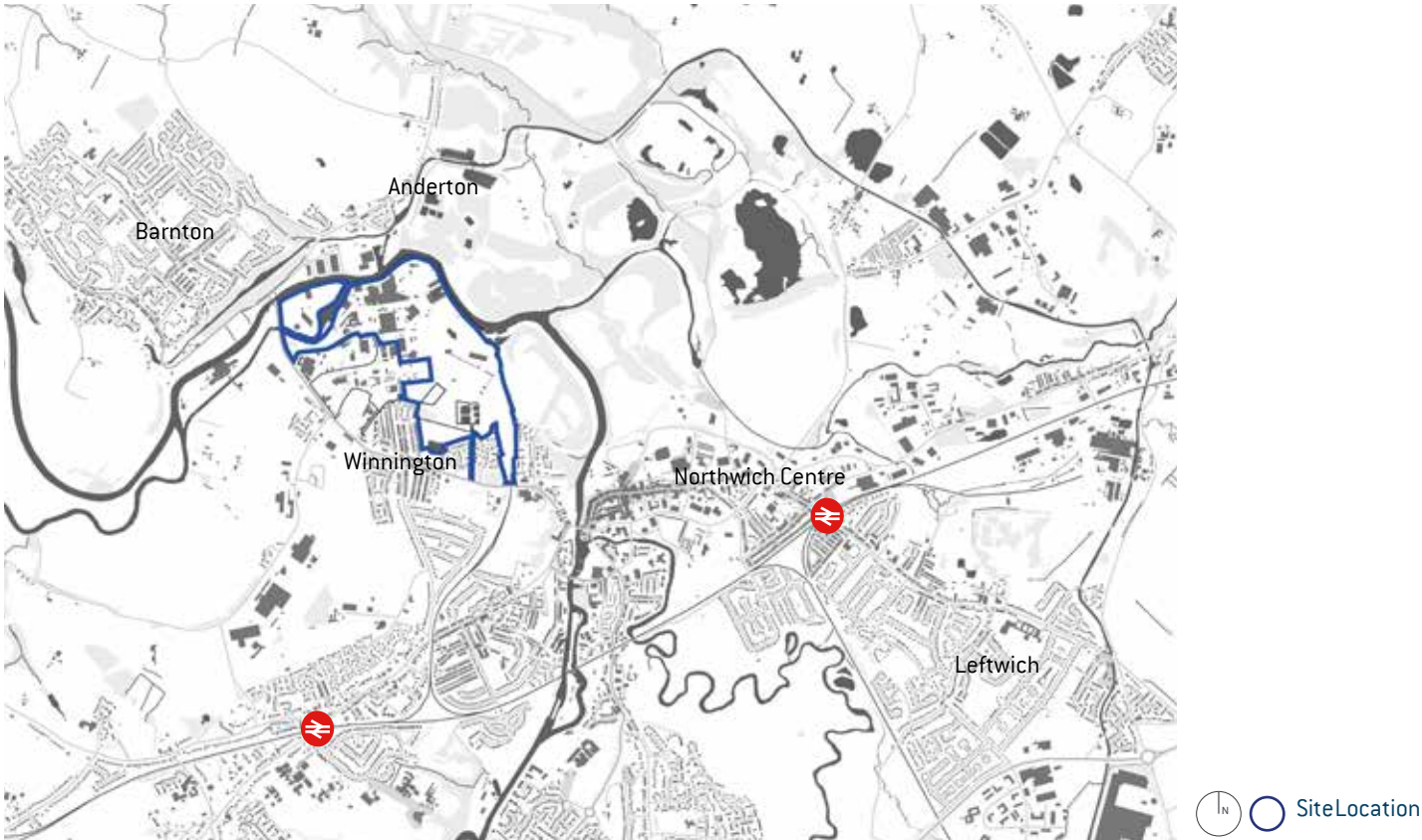


Figure 2. The Site within Northwich











## 02 Policy Context

# 02 Policy Context

## Introduction

### 2.1

Any proposals for the site should be informed by the CWaC Local Plan (Parts One & Two) and comply with relevant national and local policies and guidance.

## National Planning Policy Framework

### 2.2

The National Planning Policy Framework [the Framework] sets out Government policy on planning and achieving sustainable development. In particular, the NPPF sets out that there are three dimensions to sustainable development: economic, social and environmental. The planning system and development process should contribute towards the achievement of these factors.

### 2.3

The following sections of the Framework are of particular relevance to the development of the strategic regeneration site:

- 5. Delivering a sufficient supply of homes;
- 6. Building a strong, competitive economy;
- 8. Promoting healthy and safe communities;
- 9. Promoting sustainable transport;
- 11. Making effective use of land;
- 12. Achieving well-designed places;
- 14. Meeting the challenge of climate change, flooding and coastal change;
- 15. Conserving and enhancing the natural environment; and,
- 16. Conserving and enhancing the historic environment

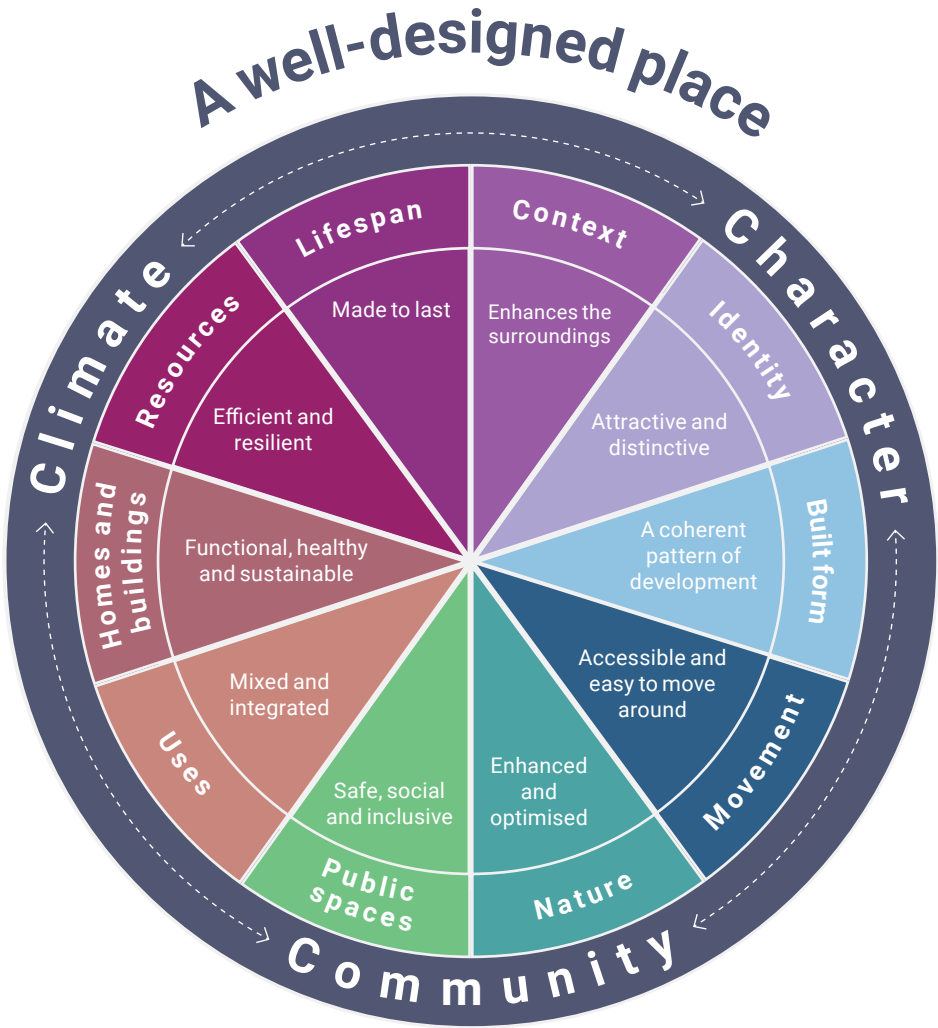
## National Design Guide

### 2.4

The National Design Guide, together with the National Model Design Code and Guidance Notes for Design Codes illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The National Design Guide sets out the ten characteristics of well-designed places, as shown in the adjacent diagram:

- Context
- Identity
- Built form
- Movement
- Nature
- Public spaces
- Uses
- Homes and buildings
- Resources
- Lifespan





Development Plan

2.5

The Development Plan for the area comprises the Local Plan (Part One) Strategic Policies (2015), Local Plan (Part Two) Land Allocations and Detailed Policies (2019), and the made Northwich Neighbourhood Plan (2018).

CWaC Local Plan (Part One)

2.6

The Local Plan (Part One) provides the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030.

2.7

Policy STRAT 5 of the Part One Local Plan identifies Northwich as the key focus for development in the east of the borough. It sets out that provision will be made for at least 4,300 dwellings and 30ha of additional land for business and industrial development over the plan period. A major housing led mixed-use development at Winnington is identified as a key proposal that provides significant potential for the regeneration and re-use of previously developed land.

Relevant Local Plan (Part 1) Policies

Strategic Policies

- STRAT1 (Sustainable development)
- STRAT2 (Strategic development)
- STRAT5 (Northwich)
- STRAT10 (Transport and accessibility)

Housing

- Policy SOC 1 (Delivering Affordable Housing)
- Policy SOC 3 (Housing Mix & Type)

Employment

- Policy ECON 1 (Economic growth, employment and enterprise)

Community Infrastructure

- Policy STRAT 11 (Infrastructure)
- Policy ECON 2 (Town Centres)
- Policy SOC 5 (Health & Well Being)
- Policy SOC 6 (Open space, sport and recreation)

Environmental

- Policy ENV 1 (Flood risk and water management)
- Policy ENV 2 (Landscape)
- Policy ENV 3 (Green infrastructure)
- Policy ENV 4 (Biodiversity and geodiversity)
- Policy ENV 5 (Historic Environment)
- Policy ENV6 (High quality sustainable design and construction)
- Policy ENV 7 (Alternative energy supplies)
- Policy ENV9 (Minerals supply and safeguarding)

2.10

Policy N 2.B of the Part Two Local Plan states that proposals for the Winnington Works area, as identified on the policies map, will be comprehensively planned and brought forward in line with an agreed Development Brief. Proposals will be supported where they:

- 1 Are for a mixed use redevelopment including residential, employment and community infrastructure including health facilities;
- 2 Have special regard to the desirability of preserving any heritage assets or their setting or any features of special architectural or historic interest, supported by a Heritage Impact Assessment;
- 3 Do not have adverse landscape and visual impacts within the site or surrounding area as demonstrated through a Landscape and Visual Impact Assessment;
- 4 Deliver suitable highways/access infrastructure improvements which ensures that the development can be satisfactorily accommodated both on the site and on the surrounding road network;
- 5 Include the use of sustainable modes of transport;
- 6 Are designed to have regard to flood risk in accordance with a site specific flood risk assessment and policy DM 40; and
- 7 Improve public accessibility alongside the waterways.

CWaC Local Plan (Part Two)

2.8

The Local Plan (Part Two) provides further detailed policies and land allocations which support the strategic objectives and policies set out in the Local Plan (Part One).

2.9

The Local Plan (Part Two) supports the redevelopment of the Winnington Works site for a comprehensive mixed use residential, neighbourhood retail and employment development, with commensurate community facilities.

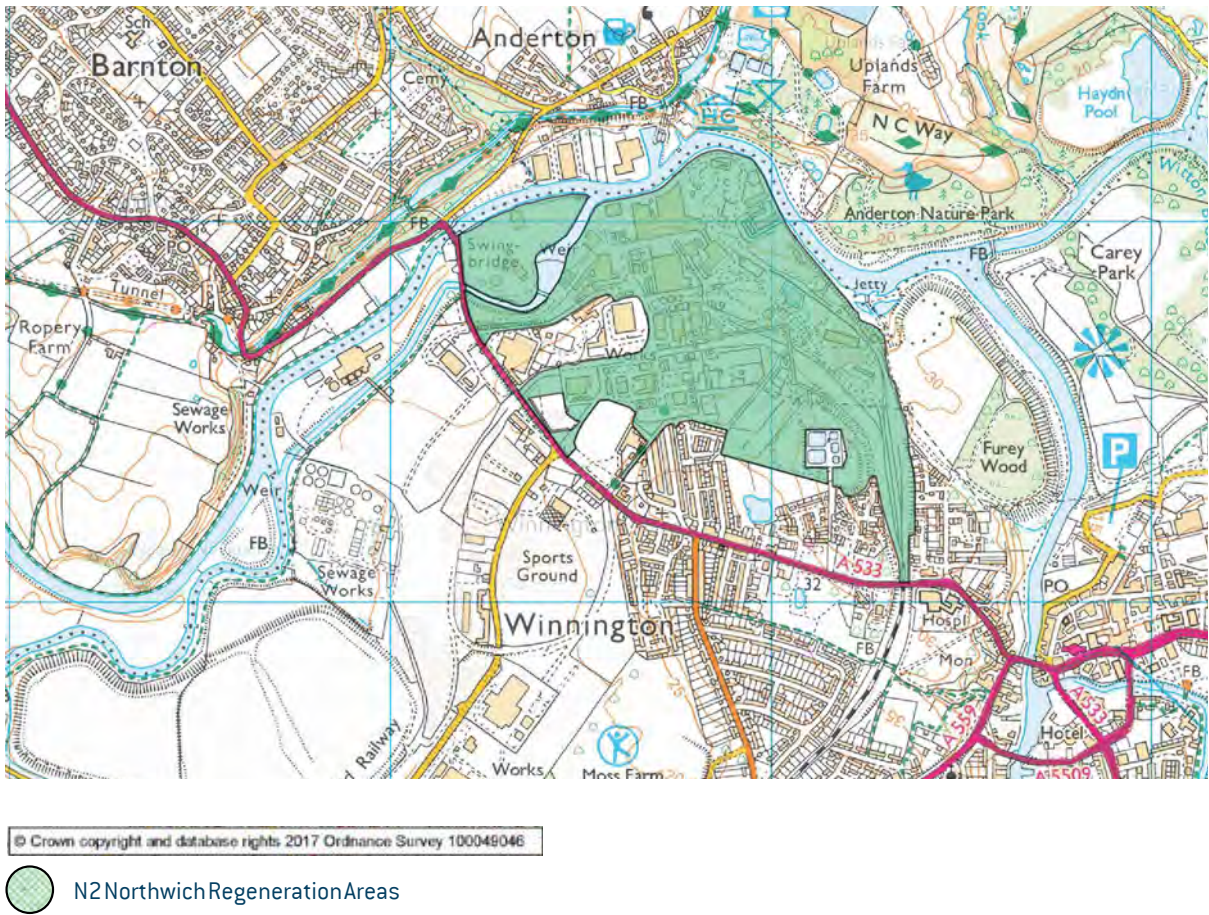
**Relevant Local Plan (Part 2) Policies**

- N1 (Northwich settlement area)
- N2 (Northwich regeneration areas – N2.B Winnington Works (TATA))
- N4 (Employment land provision in Northwich)
- T1 (Local road improvement schemes)
- T4 (Rail corridors – New Warrington Road)
- T5 (Parking and access)
- DM1 (Development of previously developed land)
- DM2 (Impact on residential amenity)
- DM3 (Design, character and visual amenity)
- DM4 (Sustainable construction)
- DM5 (Protection of employment land and premises)
- DM19 (Proposals for residential development)
- DM20 (Mix and type of new housing development)
- DM23 (Delivering affordable housing)
- DM29 (Health impacts of new development)
- DM32 (Land contamination and instability)
- DM35 (Open space and new development)
- DM36 (Provision for sport and recreation)
- DM37 (Recreational route-ways)
- DM38 (Waterways)
- DM39 (Culture and community facilities)
- DM40 (Development and flood risk)
- DM41 (SuDs)
- DM44 (Protecting and enhancing the natural environment)
- DM45 (Trees, woodland and hedgerows)
- DM46 – 50 (Historic environment)
- DM53 (Energy generation, storage and district heat networks)
- M2 (Minerals safeguarding areas - prior extraction of minerals)

**Relevant Northwich Neighbourhood Plan Policies**

- EE1 (Employment)
- HOU1 (New housing)
- HOU2 (House type and tenure)
- HOU3 (Character and design)
- NBE1a,b (Character and design)
- NEB3 (Biodiversity)
- NBE4 (Sustainable development)
- NEB6 (Key views)
- TRANS1 (Connections to surrounding villages)
- TRANS2 (Integrated public transport)
- TRANS5 (Pedestrian and cycling routes)
- TRANS6 (Car parking)
- TRANS7 (Speed restrictions in residential areas)
- HW2 (Community facilities)
- HW4 (Healthy design)
- RTW2 (Waterways)
- RTW4 (Sports facilities)

**Figure 3. Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies: Policy number: N 2.B: Map 143**



**Northwich Neighbourhood Plan**

**2.11**

The Northwich Neighbourhood Plan sets out a vision for the community over the medium term and includes policies on a number of issues.

**2.12**

Policy HOU4 (Winington Works) of the Neighbourhood Plan states that should the release of land at Winington 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.

**2.13**

Development of this site should 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 Winington Village.

**Northwich Transport Strategy**

**2.14**

The Northwich Transport Strategy (2018) aims to:

- Identify local transport issues and concerns
- Take action and measures in the local centre
- Improve local road capacity
- Improve long distance connectivity
- Improve the safety and sustainability of transport in Northwich
- Propose longer term major schemes

These priorities aim to provide and manage a well maintained, safe and integrated sustainable transport network for the town to support the Council's goals for



social, economic and environmental gain.

## Summary of Planning Policy Position

### 2.15

There is support for the redevelopment of the site through national and local planning policy. It is identified as a key regeneration area in the Local Plan (Part Two) and the Northwich Neighbourhood Plan for the provision of a mixed-use development including residential, employment and community infrastructure.

## Climate Change

### Addressing Climate Change

#### The National (and International) Picture

### 2.16

Climate change has increasingly taken centre stage in the UK in the period since achieving net zero emissions by 2050 entered the statute books. In 2021, the UK's hosting of COP26 has put UK policy and climate change strategy in the spotlight. At a local level this is being translated into responses to the Climate Emergency by individual local authorities.

### 2.17

All new residential development is required to meet Building Regulations relating to energy use, energy conservation and carbon emissions.

### 2.18

The first enhancement to Building Regulations for nearly 9 years is due to come into force later in 2021, which will require a 31% improvement in regulated carbon emissions from the current scenario. This is measured as an average across the whole of the new build housing stock. In 2025 the Future Homes Standard is expected to come into force, increasing this 31% to around 70%, and the prohibition of new gas infrastructure to buildings.

### 2.19

The size of the development at Winnington will transcend this period in delivery terms, and the intention is for an energy and building performance strategy that anticipates these changes and sets the site on a rapid course to decarbonisation and net zero emissions in advance of the council's 2045 target.

#### CWaC Climate Emergency Declaration

### 2.20

Cheshire West and Chester Council has unanimously declared that the borough is in a Climate Emergency. The Council agreed that:

- Climate Change presents a threat to our way of life
- the Council recognised the need to act in-line with worldwide agreements on Climate Change and the best available evidence, which states that, to limit emissions to 1.5°C, there is a requirement to reach 'net zero' by 2045
- the Council must play its part by evidencing leadership on this issue.

### 2.21

As part of this work, the Council has prepared a 'Climate Emergency response plan'. This sets out the scale of the challenge that the borough faces to achieve carbon neutrality by 2045. The plan is guided by scientific evidence on the current state of emissions in West Cheshire. It outlines the action required to achieve carbon neutrality, and how the delivery of these actions will be tracked.

#### CWaC Local Plan Parts 1 and 2

### 2.22

Both Parts of the Local Plan address issues of climate change and building performance, across energy and water use, although there are no specific targets in respect of emissions reduction, but developers are encouraged to exceed Building Regulations standards using more innovative, sustainable design solutions.

### 2.23

All development proposals (including changes of use) will be expected to achieve the highest levels of energy and water efficiency that is practical and viable, and to maximise opportunities to incorporate sustainable design features where feasible. (DM4, Local Plan Part 2)

### 2.24

Non-domestic buildings are required to meet the BREEAM Excellent standard where viable. Developments of this size must also examine the potential to connect to district heating facilities, and should be designed to incorporate these measures accordingly. More generally there is an expectation that attention is paid to sustainable management of waste and use of materials.

#### Summary

### 2.25

Support for measures that respond to the challenges of climate change is now evident at every level of the planning and policy environment. As a result the Winnington development needs to address these issues on a comprehensive basis, wherever possible adopting approaches, design and technology that mitigates as far as possible the development's impact.

### 2.26

Critically, though, this should not be seen as a constraint, rather an important opportunity to create a new settlement that remains attractive, vibrant, habitable, affordable and future-proofed for the long term.