

04

# Development Opportunities & Principles

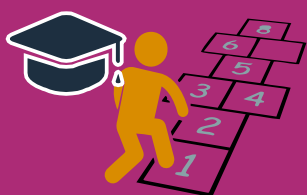






**c.1,500 New Homes**  
including a mix of housing  
that caters for both young  
first time buyers, families  
and older people looking to  
downsize

**Land for a new 1.5 Form  
Entry Primary School**



**A Network of Strategic &  
Leisure Foot & Cycleways &  
Public Transport Routes**

**Access to circa 11Ha of  
Accessible Open Space and  
Green Infrastructure**



**Provision of Mixed Uses  
and Community Facilities**



**Provision of local shops,  
community facilities and support  
for small businesses**

**New infrastructure to support the  
transition to net zero emissions**



# 04 Development Opportunities & Principles

## Introduction

### The Vision - Winnington Works

#### 4.1

‘Winnington Works’ at Winnington should make best use of this uniquely placed site which, up until now, has been underutilised as a former industrial site. The redevelopment of the site should provide much needed new homes, served by a mix of associated services, including a new primary school, local retail, green space, cafés and restaurants and a riverside pub.

#### 4.2

Collectively, the uses put forward should provide a lasting and sustainable development solution that caters for future needs, whilst not compromising the integrity of surrounding urban and open space areas. The scheme should deliver an environment suited to 21st century communities, in particular residents seeking a healthy and balanced lifestyle, where local services, leisure, and convenient transport options to work are all catered for.

#### 4.3

Future proposals should take full advantage of the surrounding context, in particular the site’s proximity to Northwich town centre, which will offer commutable access to Manchester and Chester via the railway station. The River Weaver / Weaver Navigation corridor should be enhanced through better access, improved natural surveillance across the existing and new foot paths and a new re-wilded dock, designed to integrate river ecology into the scheme. A green infrastructure network should seamlessly connect with the wider network of major parks and spaces.

#### 4.4

A primary aim should be to provide a built environment that both nurtures and promotes healthy lifestyles. A central linear ‘greenway’ leading to a riverside piazza should serve as the main focal point within the scheme, where easy access to both natural and civic uses (such as retained woodland, re-wilded dock, school and mixed use centre) can be easily gained by foot or bike. Immediate access to new bus services, trains

(at Northwich), walkways and cycleways should help discourage residents from considering the car as the first and only option for travel.

### Summary of Key Benefits

#### Homes for All Needs

#### 4.5

Approximately 1,500 housing units should be provided, offering a range of housing types and tenures. Homes provided should meet the Council’s requirements relating to housing needs.

#### Employment

#### 4.6

The site is within an easy and commutable distance to Northwich town centre and is commutable to Manchester and Chester. The development of the site will provide local jobs as well as careers within the mixed use centre and school. Small units will be provided for local businesses within the Local Centre and homes will be designed to accommodate more adaptable working from home schedules. TCE’s wider ambitions are for the replacement sodium bicarbonate plant which will be supplied with essential raw materials manufactured at TCE’s Lostock manufacturing plant on the other side of Northwich, and will secure the future of that manufacturing plant into the long term. This has a significant employment effect in preserving around 250 TCE jobs and up to 1000 subcontractor jobs within the local area.

#### Sustainable Travel

#### 4.7

Winnington Works should provide easy walking and cycling access to the town centre ensuring that sustainable movement is at the heart of the scheme. A new bus service should be accommodated on a suitable loop road through the layout, ensuring that all new residents are within 400m (5min) walking distance of public transport. Commuter residents will be within 10 minutes cycle of the railway station (2km).

#### New Education Facility

#### 4.8

Land for a new 1.5 form of entry (FE) primary school is to be provided as part of the regeneration of the site. The provision of a serviced school site and a financial contribution towards the construction of a new 1.5 FE primary school will fulfil the requirements of the local education authority. Further opportunities for early years learning should also be explored, covered by CIL, either within the local centre or as part of the Primary School facility.

#### Improved habitats and access to Green Spaces and the riverside

#### 4.9

A comprehensive Green Infrastructure network should deliver a diverse and attractive range of green spaces and features performing various functions, including a parkland, woodland, green streets and the riverside network. Habitat creation, landscape planting and sustainable drainage should be integrated into the green network. Green spaces should also be highly accessible for local residents to enjoy.

#### Additional Local Facilities

#### 4.10

To ensure that Winnington Works operates as a fully functioning community, a range of facilities and services should be provided in order to serve the local population. Uses such as local shops, cafés and small scale local business should be catered for in an easily accessible and attractive location overlooking the river. The services and facilities provided should be equally available to the residents of surrounding nearby communities. In addition, the daily routine of future residents should be factored in to the overall design concept, with the intention to encourage business patronage, convenience and the need for fewer journeys.



Land Uses

4.11

Winnington Works should deliver:

- Approximately 1,500 new homes, which will include a mix of different tenures and types of properties
- C2 (care and assisted living) uses
- Employment floorspace
- Local centre including approximately 850 sq m (gross) of retail floorspace
- Community hub, to potentially include a variety of local community facilities such as retail
- Land for a new (1.5FE) primary school
- Major new parks, natural areas and riverside walks
- Local play facilities and kickabout area

4.12

The overall site of 54.3ha and is anticipated to provide a (net) developable area of approximately 30ha for housing.

Housing Mix

4.13

The development will create a balanced community, with a mix of property types and tenures distributed across the site. The aim will be to provide for a range of housing needs. The precise housing mix will be dependent on market demand at the time the detailed proposals are prepared.

4.14

Development proposals will be expected to respond positively to meeting identified housing needs for families and elderly accommodation. In line with policy the CWaC Local Plan (Part One) [Policy SOC3] proposals will need to take account of the needs of the area and especially of i) the provision of small family homes to assist household into home ownership and for older people who may wish to downsize; ii) the provision of a range of accommodation types to meet the long term needs of older people. This could include the provision of M4/M3 standards, C2, family homes and apartments, therefore a range of house types and sizes.

Education and Community Facilities

4.15

The development will include a range of facilities to meet the day to day needs of the future residents in accordance with the Local Plan (Part Two) policy N2.B.

4.16

Due to the scale of the proposed development, a variety of ancillary uses overlooking the riverside would also be acceptable in land use planning terms to create a sustainable mixed-use community. These uses include:

1. A local centre on a centrally located site and covers approximately 5000sq.m, likely to comprise of :
  - a) small supermarket (Use Class E(a-c)) with a floorspace of circa 300sq.m. (Net);
  - b) A group of smaller shops (Use Class E(a-c)) with a total floorspace of circa 500sq.m. (Net);
  - c) A day nursery/crèche (Use Class E(f)).
2. Active riverside uses such as
  - a) A public house (Sui Generis) with a floorspace of circa 650sq.m. (net); and,
  - b) A café/restaurant (Use Class E(b)) with a floorspace of circa 200sq.m. (net);



3. A 1.5 form entry primary school together with the associated playing fields on a site of 2ha; potential for community use facilities/day nursery need to be included. The school is expected to be located centrally.

#### 4.17

The ancillary uses should be located where they are accessible to the residents of the site by non-car modes of transport.

#### 4.18

The developer will be expected to phase and co-ordinate the housing development and provision of a serviced school site to contribute towards the provision of primary education facilities.

#### 4.19

The developer will make sufficient land available for the provision of a 1.5 form entry primary school (including pre-school provision) on the site and subject to viability will make a contribution towards the construction of the new school. The serviced school site needs to be available in the early stages of development to avoid complications in terms of accommodating pupils from the earlier stages of the development. The detailed phasing will be the subject of a legal agreement at the time of the planning application.

#### 4.20

Developers will be required to provide details of the future maintenance, management and ownership of the public open space as part of the planning application. CWaC will seek to secure these management arrangements through appropriate planning conditions or a Section 106 agreement. The Council would not normally take on responsibility for the management and maintenance of new open space provision. Community use of the new primary school playing pitches (out of school hours) will be supported and can be formalised through a Community Use Agreement. It is expected that Council may make subsequent arrangements with the Primary school / sports organisations to take on day-to-day responsibility.

### Transport/Highways

#### 4.21

The Northwich transport Strategy (2018) aims to 'Provide and develop reliable, efficient transport networks that support sustainable growth and improve accessibility to jobs and services.' It is important that the traffic produced by the development can be accommodated safely and satisfactorily within the existing highway network. The A533 provides a suitable access between the site and Northwich and allows onward connections by road to Northwich Station, Runcorn, Chester and Manchester.

#### 4.22

Design principles on site will help to improve the physical accessibility of the site to ensure there are no barriers for older or disabled people who use the scheme. The design of streets will ensure priority to the pedestrian where suitable and incorporate shared surfaces within mixed use and local centre areas to encourage caution by drivers and safety for pedestrian users.

### Telecommunications Infrastructure

#### 4.23

The proposals will take account of Policy STRAT11 of the Part 1 Local Plan, which requires sustainability objectives to be met through the provision of appropriate infrastructure. The timing and provision will be carefully considered prior to occupation. This will include the feasibility of electronic communication networks, including telecommunications and high speed broadband connections, as required under DM18 of the Local Plan Part 2. The proposals should also ensure that fibre-to-the-property will be delivered across the development.

Open Space Provision

4.24

Open space provision at Winnington Works will generally be provided in accordance with Local Plan (Part One) [Policy SOC 6], Local Plan (Part Two) policies DM35 and 36 and the Council’s latest Open Space Study. Policy DM35 states the following standards:

4.25

Provision has been tailored to ensure the new open space facilities complement existing provision in the area and recognise the significant contribution that the proposals will make to facilitating improved access to recreational uses along the River Weaver.

4.26

Structural landscaping as part of a public realm strategy will be provided along the full length of the River edge and within the proposed open spaces outlined in Section 5. In addition, there needs to be provision of landscaped areas along the southern and western boundaries of the site to screen the proposed housing from the ongoing industrial uses.

4.27

Developers should take note of, and follow, best practice guidance (such as that published by the Fields in Trust and Sport England) on the location, distribution and design of the play areas and sports provision. In particular, passive surveillance of such spaces should be secured through the careful orientation and layout of the surrounding dwellings.

Open Space Quality Standards

Typology	Quality standards (m 2 per unit)
Allotments	3.45
Amenity/Natural Green Space	23 (For developments between 20-65 dwellings, the minimum amenity/natural green space is 1500m .
Parks and recreation grounds (excluding pitches and fixed sports space)	11.50
Play Space (Children)	1.15
Play Space (Youth)	0.69

On site provision will be provided at the following scales of development. Below this, off site contribution will be required.

Thresholds for on-site open space requirements

Typology	Quality standards (No. of units)
Allotments	100 or more
Amenity/Natural Green Space	20 or more
Parks and recreation grounds (excluding pitches and fixed sports space)	200 or more
Play Space (Children)	50 or more
Play Space (Youth)	200 or more





New neighbourhood spaces



Riverside housing



EV Charging



Sustainable transport options



Walkable school catchment



New local centre



Parkland



Figure 13. Key Development Principles Plan

