

Cuddington Parish Council are holding a Public Meeting

In relation to Planning Application [25/02017/FUL](#)

Land to the South of Chester Road Cuddington (opposite The Blue Cap)

Erection of 112 dwellings, associated access and infrastructure works including roads, drainage infrastructure, car parking, public open space and landscaping.

In relation to Planning Application [25/02111/FUL](#)

Erection of 154 dwellings and the provision of associated access and infrastructure works including roads, drainage infrastructure, car parking, public open space and landscaping.

Wednesday 13th August 7:30 pm - 8:30pm in the Village Hall.

What does this mean?

A new Local Plan will create a single Local Plan document that updates and replaces all policies in the current Cheshire West and Chester Local Plan (Part One) and Local Plan (Part Two).

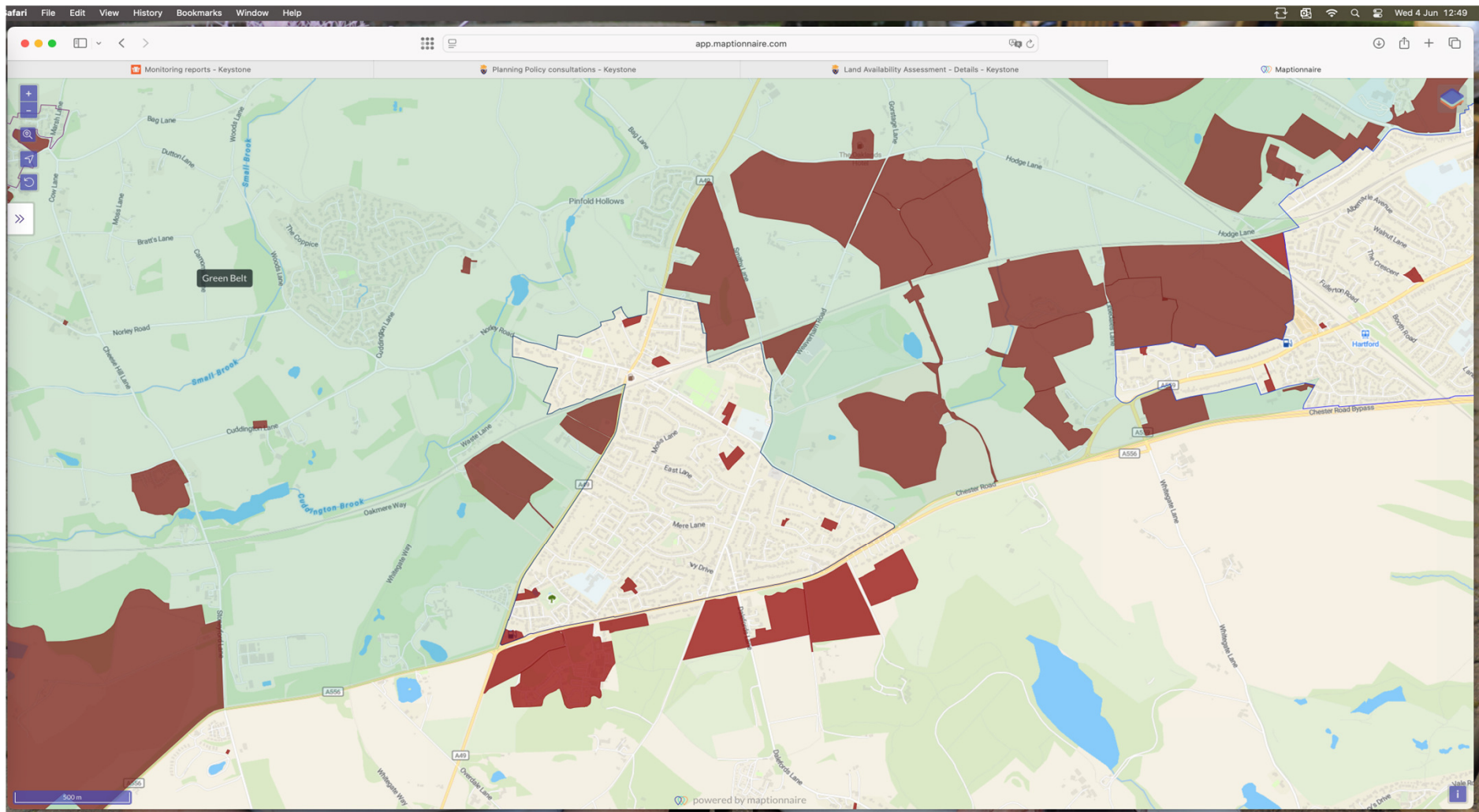
The local plan will set out where and how development should take place.

Why prepare a new Local Plan?

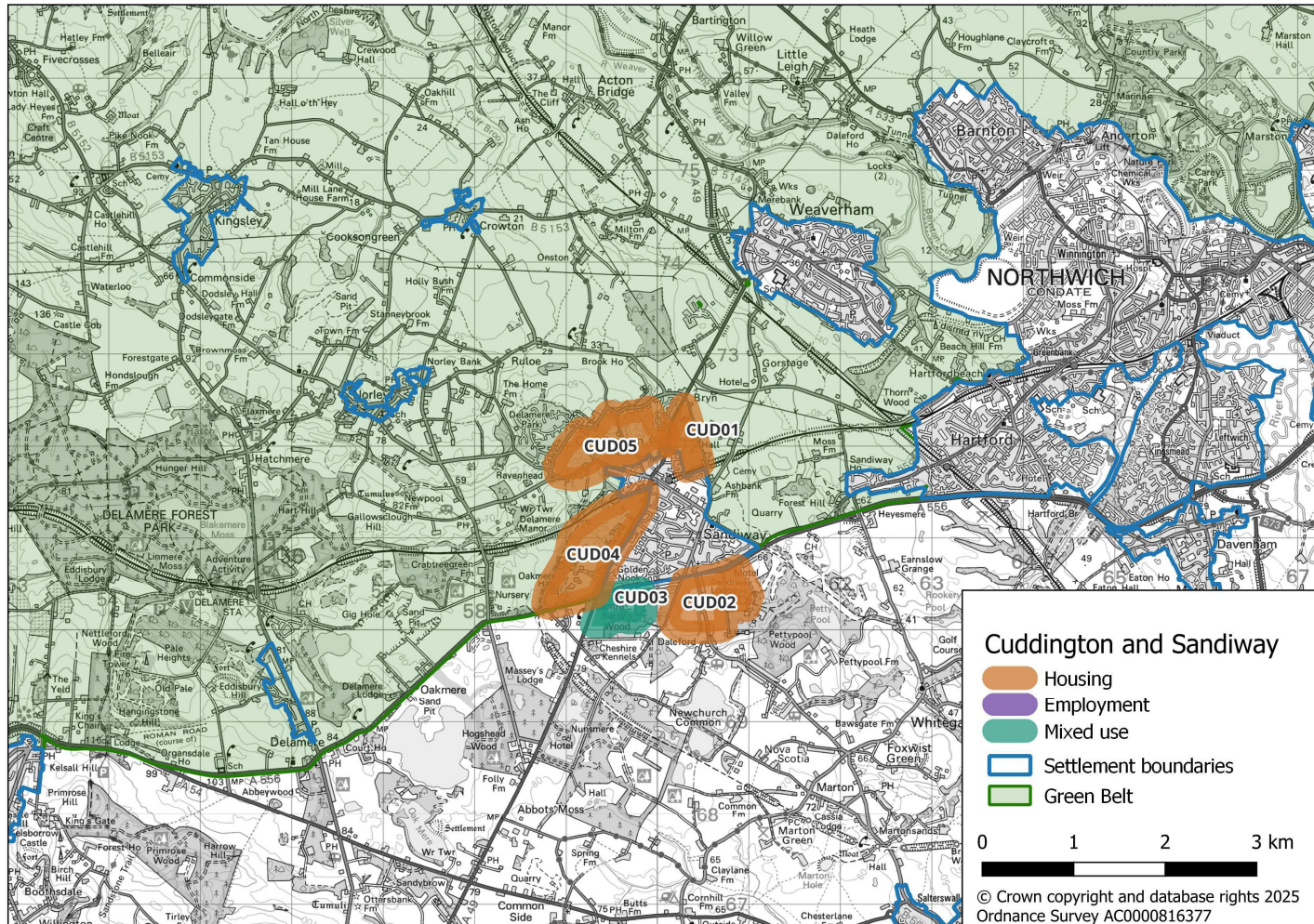
The Council is required by Government to maintain an up-to-date local plan. Having an up-to-date local plan gives everyone greater certainty as to what developments will be appropriate.



Cheshire West and Chester Land Availability Assessment Stage Draft1 - Proposals from developers and Owners



Potential Growth Areas – Cuddington & Sandiway



Please note, not all areas shown on the map would be chosen to meet the level of development set out in the Issues and Options report

Option A – Retain the Green Belt

CUD02, CUD03 (mixed housing, retail, commercial uses)

Option B – Follow current Local Plan level and distribution of development

CUD01, CUD02, CUD03 (mixed housing, retail, commercial uses), CUD04, CUD05

Option C – Sustainable transport corridors

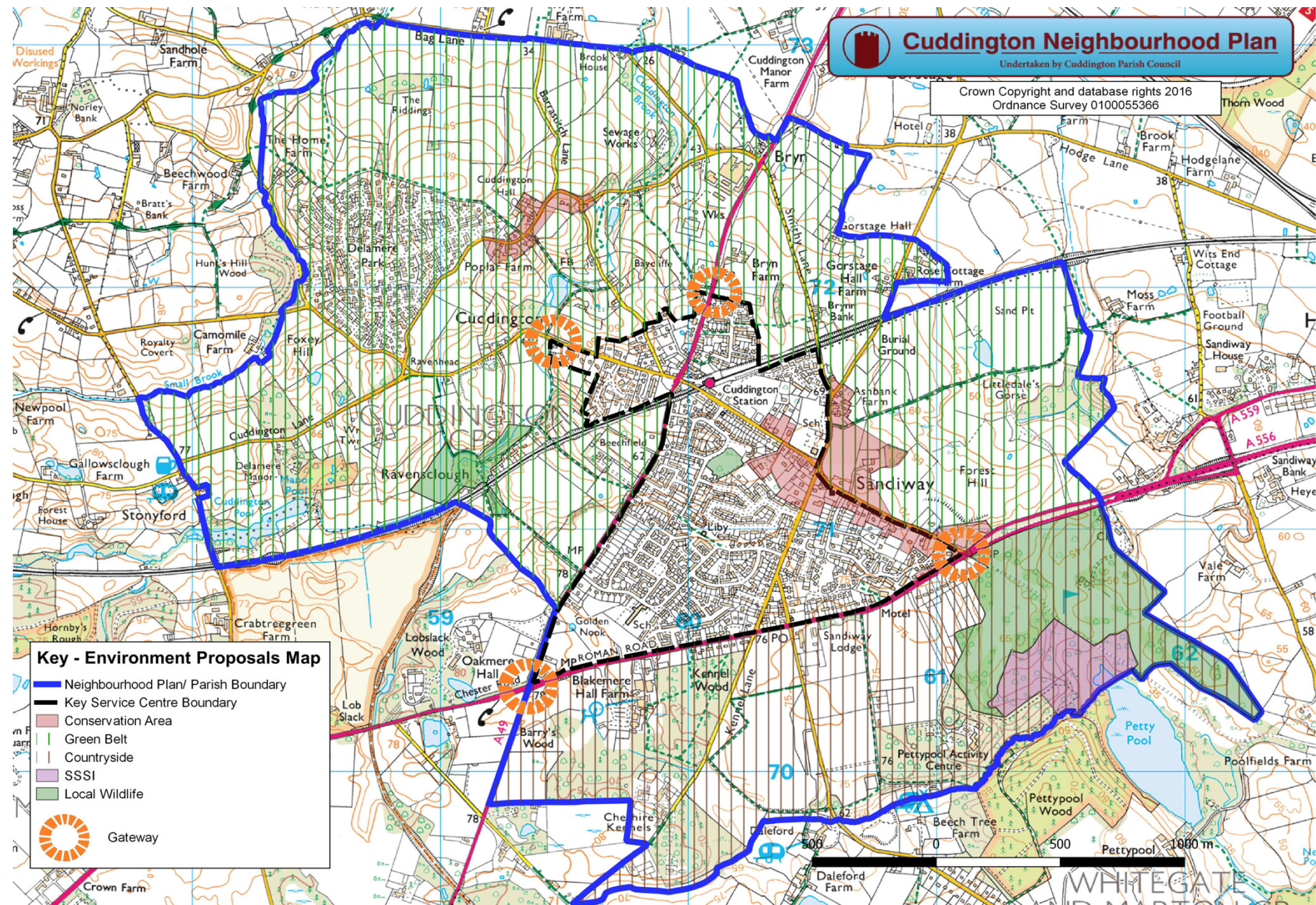
CUD01, CUD02, CUD03 (mixed housing, retail, commercial uses), CUD04, CUD05

What is the 'Issues and Options' stage?

This stage is called 'Issues and Options' and it is the first stage in producing a new Local Plan.

The issues and options identify the key issues for planning and development and set out possible options that may address these issues.





What options are there to address the issues that have been identified?

Option A – retain the Green Belt – new growth focussed outside of the North Cheshire Green Belt

- note: this option could exclude building on what will remain from the Cemex sand quarry (which is in green belt)

Option B – follow the current Local Plan level and distribution of development

Option C – sustainable transport corridors – direct new growth to and around existing transport links such as rail stations

– this would generate the likelihood of many more houses being built

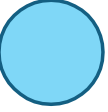
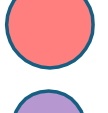
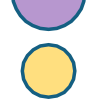
What issues have been identified?

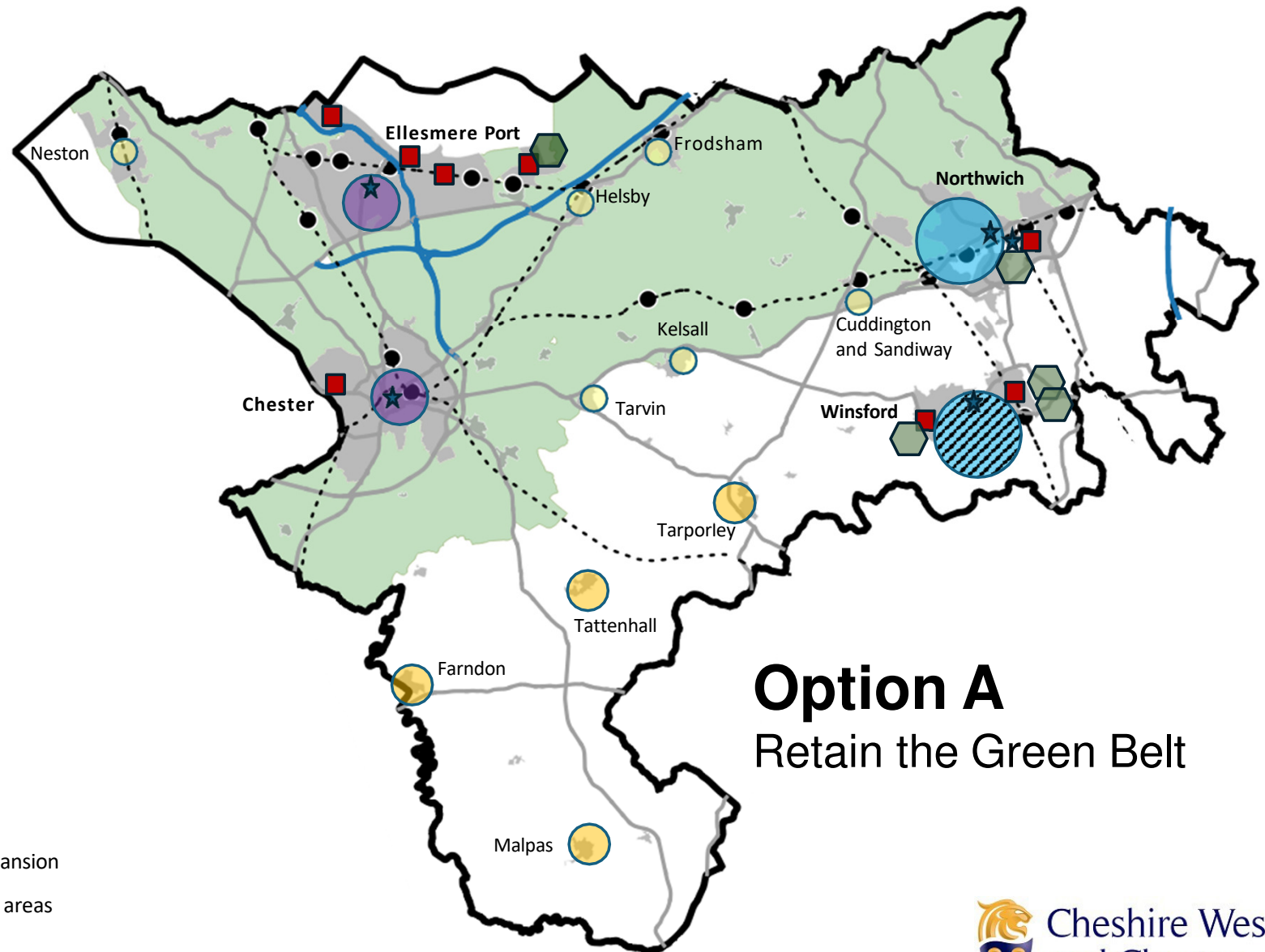
- Develop a vision for the new Local Plan that sets out how we want to see the area grow and evolve.
- Meet the level of housing required in the borough over a 15 year period (29,000 homes / approximately 1,900 per year)
- Provide the right jobs in the right places (149 hectares of employment land).
- Protect and enhance our natural and historic environment.
- Deliver high quality, well-designed sustainable development.
- Tackle climate change.

Local Plan



-  Green Belt
-  City/town/village
-  Rail line/station
-  Principal road network

-  10,000+ homes
-  5,000+ homes
-  3,000-5,000 homes
-  1,500-3,000 homes
-  500-1,500 homes
-  Up to 500 homes
-  Potential greenfield employment expansion
-  Development in existing employment areas
-  Focus for office development



Option A Retain the Green Belt

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What would this mean?

The North Cheshire Green Belt covers 42% of the borough.

It surrounds Chester, Ellesmere Port, Neston & Parkgate, Helsby and Frodsham, and the areas around Northwich, Cuddington & Sandiway, Kelsall and Tarvin.

Green Belt can only be altered in exceptional circumstances, and where all other reasonable options for meeting needs have been fully explored.

This option assumes any new areas of development are located outside the Green Belt.

For housing development:

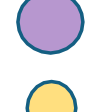
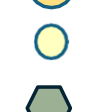
- major development in and south of Northwich of around 5,000 homes
- significant urban extensions to south and west of Winsford of around 11,000 homes
- growth around key service centres not in the Green Belt
- limited development in and around key service centres in the Green Belt

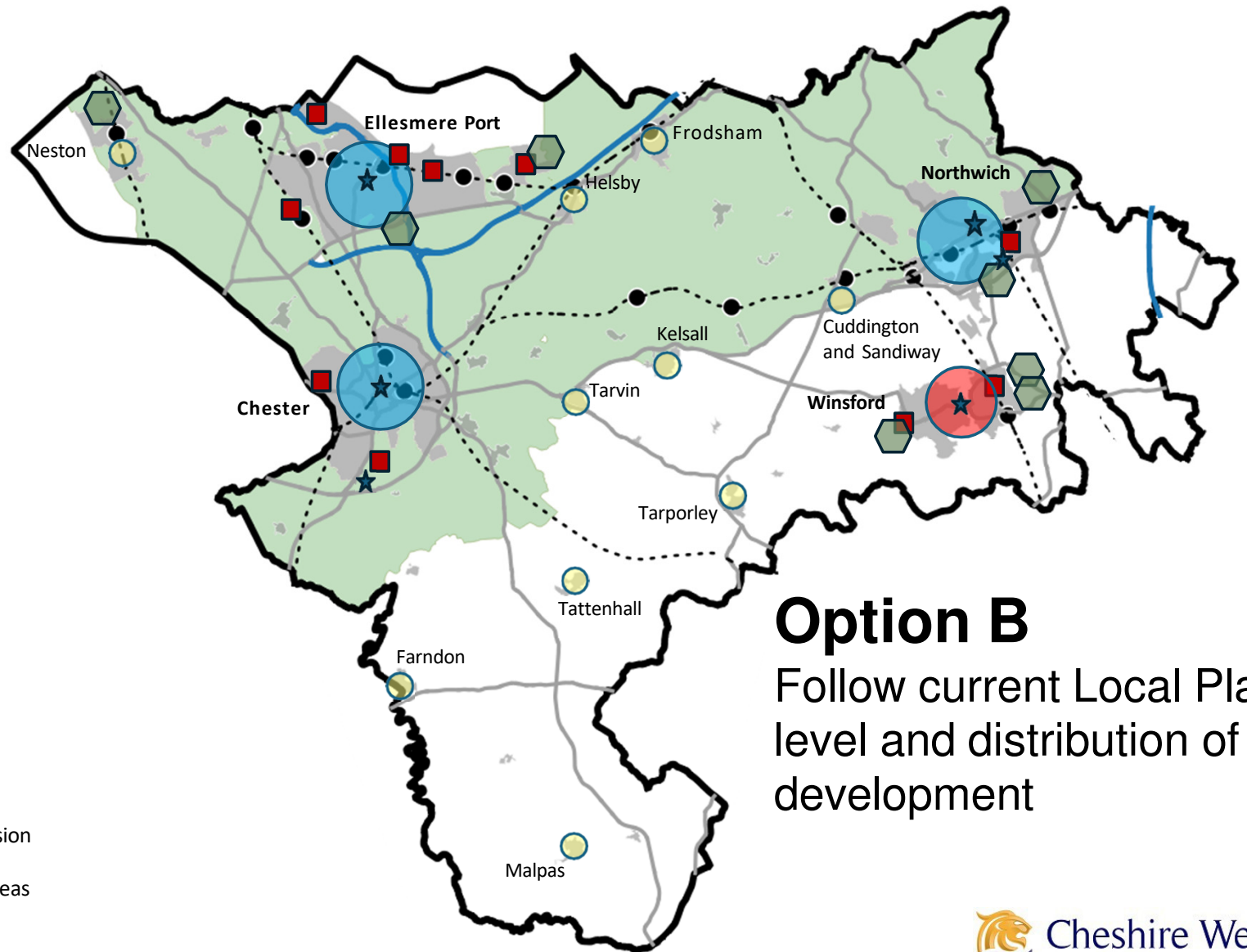
For employment development:

- Refurbishment and redevelopment of existing sites in employment areas
- New large scale industrial/warehousing including possible greenfield extensions
- Office development focussed primarily on town centres and established business parks

Local Plan



-  Green Belt
-  City/ town/village
-  Rail line/station
-  Principal road network
-  5,000+ homes
-  3,000-5,000 homes
-  1,500-3,000 homes
-  500-1,500 homes
-  Up to 500 homes
-  Potential greenfield employment expansion
-  Development in existing employment areas
-  Focus for office development



Option B

Follow current Local Plan level and distribution of development

What would this mean?

The approach follows the existing Local Plan strategy and settlement hierarchy set out in Local Plan (Part One) policy STRAT 2

Focus of new development in or on the edge of main urban areas, and appropriate level of development on smaller settlements (key and local service centres)

Key difference in new Local Plan is the limited supply of previously developed land (brownfield) to deliver the level of new development.

For housing development:

- Large urban extensions around Chester, Ellesmere Port, Northwich and Winsford
- Potential Green Belt to accommodate around 11,000 homes
- Relatively limited development in the key service centres
- Development in the rural area (including Green Belt) to accommodate around 2,500 homes

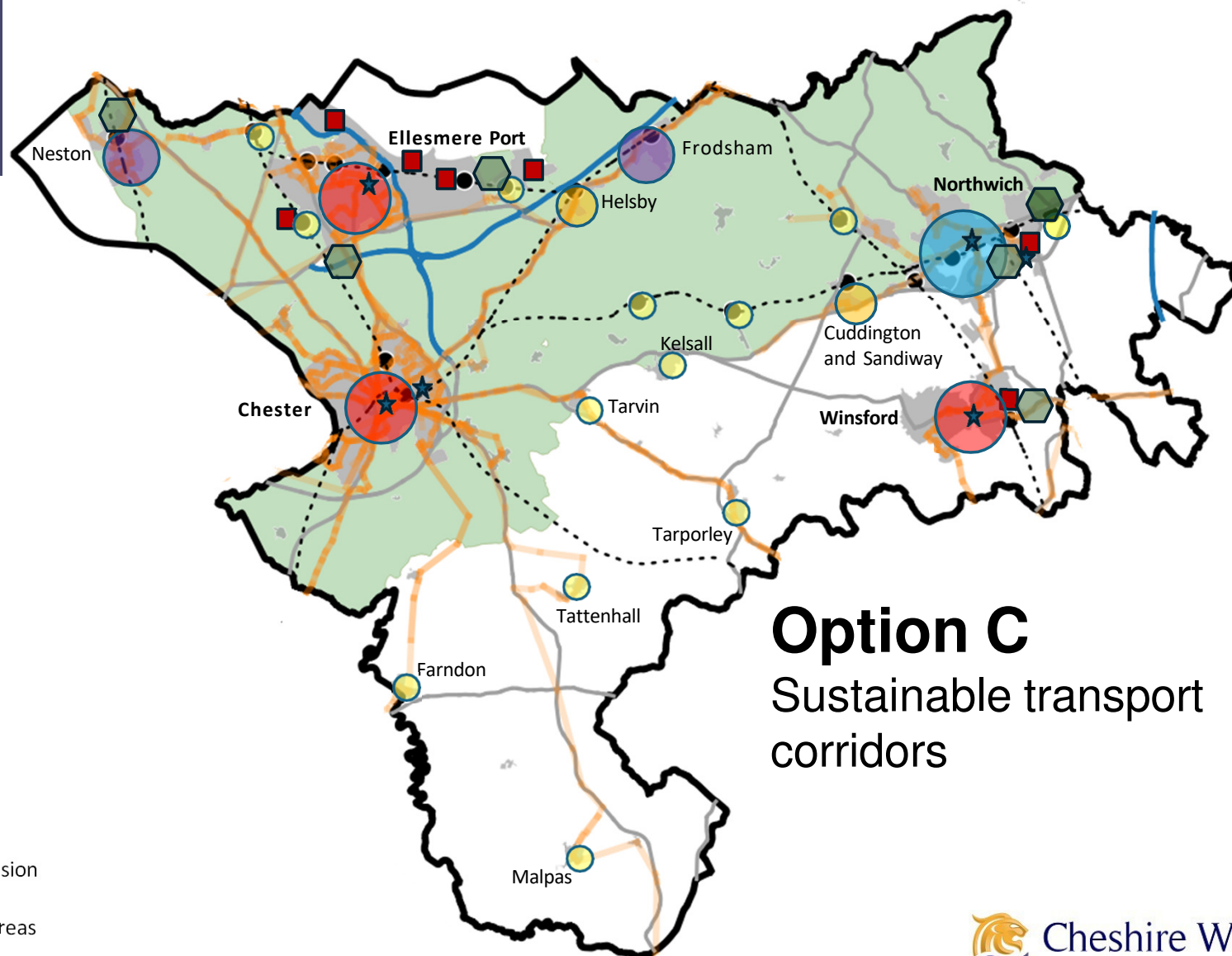
Local Plan



-  Green Belt
-  City/ town/ village
-  Rail line/ station
-  Principal road network
-  High frequency bus route

-  5,000+ homes
-  3,000-5,000 homes
-  1,500-3,000 homes
-  500-1,500 homes
-  Up to 500 homes

-  Potential greenfield employment expansion
-  Development in existing employment areas
-  Focus for office development



Option C Sustainable transport corridors

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What would this mean?

New homes focussed in and around settlements on the railway network and main bus route corridors (including in the Green Belt)

Brownfield opportunities in all main urban areas including around transport hubs (bus and train stations)

Could have greater impact on Green Belt compared to Option B if multiple locations along transport corridors are developed.

For housing development:

- A more distributed pattern of development across the borough
- More modest urban extensions around Chester, Ellesmere Port, Northwich and Winsford (including Green Belt)
- Green Belt release to accommodate around 12,000 homes
- Potential development in key service centres, in settlements with rural stations

For employment development:

- Refurbishment and redevelopment of existing sites in employment areas
- New large scale industrial/warehousing including possible greenfield extensions
- Office development focussed primarily on town centres and established business parks
- Potential for smaller scale employment or mixed-use development outside of main settlements and market towns

What you need to do now

Read the Issues and Options report

The report and all the supporting information to the Issues and Options is available at

www.cheshirewestandchester.gov.uk/localplan

The Issues and Options Report, and supporting documents are available to view at Council offices and libraries across the borough.

Fill in the Survey Form or email Cheshire West and Chester - make sure your opinion is heard - it matters

Email: planningpolicy@cheshirewestandchester.gov.uk

Tel: 0300 1238123 (quote Local Plan 2025)

The consultation on the new Local Plan Issues and Options is taking place between 4 July and 29 August 2025

What happens next?

After the consultation ends:

All the comments and feedback received will be reviewed and used to inform the preferred option that is taken forward for the strategy in the new Local Plan, and the development of Local Plan policies.

The next stage in the plan making process is to prepare a Publication Draft Local Plan (called a Pre-Submission Local Plan) which will be subject to another consultation before it is submitted to the Planning Inspector for examination in public.

If you have made comments on the Issues and Options, and have provided up-to-date contact details, we will keep you updated on the progress of the new Local Plan.

If you don't want to make comments but would like to hear about the new Local Plan, and other planning policy work, please complete the contacts form, or email your name, postcode and email address to planningpolicy@cheshirewestandchester.gov.uk and we will add you to our Local Plan consultation database.





Cuddington Neighbourhood Plan

Undertaken by Cuddington Parish Council

From the National Planning Policy Framework (Dec 2024)

At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

From the Local Plan FAQ document

The current Local Plan (Part One) and Local Plan (Part Two) will remain the adopted policy position until the new Local Plan is complete and is adopted by the council.”

The Neighbourhood Plan Comprises 19 Policies

These policies were developed based on the Community feedback via Roadshows, a Policy Survey, a Housing Needs Survey and a Village Character Assessment, there are

Environment : 6 Policies

Housing : 5 Policies

Economy : 5 Policies

Transport : 3 policies

The Neighbourhood Plan is still valid and in force and should be the basis of any discussion on any planning proposals:

It is the best available view of what this community actually needs, and has been full endorsed in CWaC Planning decisions since it was Made.

The Neighbourhood Plan is available on the Parish Council Section of the Village Website - the link is at “Council-wide Plans”.

Extract:

It is important to note that until we know what the spatial strategy for the new Local Plan is, no decisions have been made for the location and scale of new development that might be necessary.

The inclusion of any of the potential growth areas in this Issues and Options consultation does not indicate that the Council supports their development, given the early stage of plan preparation.

Furthermore, not all of the identified growth areas would be required under any of the spatial options, nor would the full extent of any area necessarily need to be developed.

Additional technical work will need to be carried out to look in more detail at the constraints, infrastructure capacity and deliverability of all the potential growth areas.