WELCOME

Welcome to the public exhibition about our emerging plans for Weaverham South.

Learn more about our proposals for a new community on land south of Weaverham, which will be integrated into the natural landscape and woodland setting to strengthen connections with nature and support healthy, sustainable living.

Please take your time to read through the boards, speak to a member of the team, and let us know your thoughts.

HAVE YOUR SAY

You can provide your feedback by:

- Completing our questionnaire here today
- Emailing **info@weaverhamsouth.co.uk**
- Calling our Freephone line on **0800 689 1095** (Monday to Friday, 9:00am–5:30pm)
- Scanning the QR code to complete your feedback online

WHAT'S NEXT?

Please submit your thoughts by **Monday 21 September 2026**. We will then consider all feedback received before we submit a planning application to Cheshire West and Chester Council later this year.

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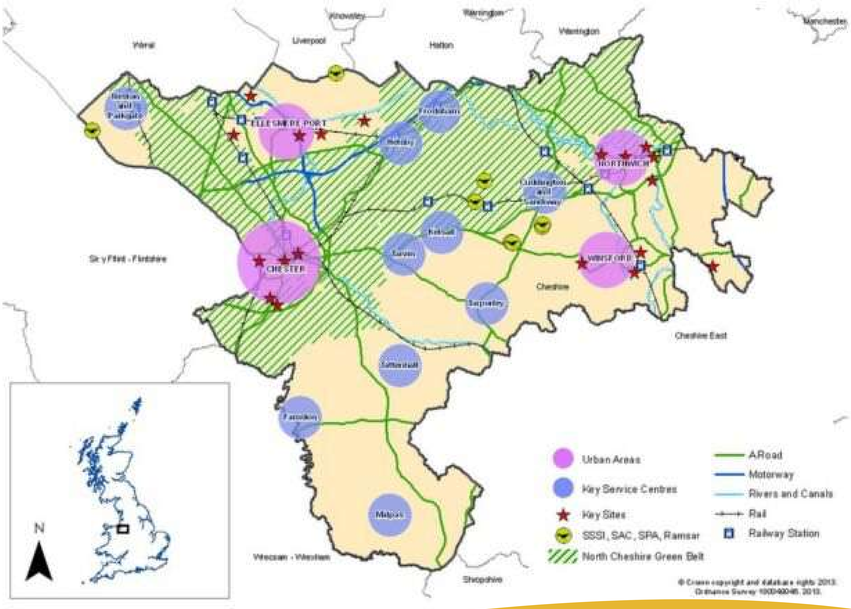

Source: Cheshire West and Chester Council (2015), Cheshire West and Chester Local Plan (Part One) Strategic Policies.

PLANNING CONTEXT

WHY ARE MORE HOMES NEEDED?

The UK faces a long-term shortage of homes, with demand continuing to outpace supply. To address this, the Government has introduced reforms to the planning system, which require local authorities to plan for more housing and identify suitable sites for future development.

The 2026 National Planning Policy Framework (NPPF) highlights the need to deliver homes in sustainable locations and reaffirms the role of grey belt, which recognises that some land within Green Belt may be appropriate for development when it makes a limited contribution to Green Belt purposes.

WEAVERHAM SOUTH: A STRATEGIC GREY BELT SITE

Although the proposed site is currently within the Green Belt, we consider it meets the criteria for grey belt under the 2026 NPPF. Our technical analysis shows the site does not strongly perform key Green Belt functions and is defined by clear, defensible boundaries formed by the London Northwestern Railway Line and adjoining woodland, helping to contain development and maintain separation between settlements.

Bloor Homes is committed to meeting the grey belt “Golden Rules”, including demonstrating need, up to 45% affordable homes, ensuring a sustainable location, delivering biodiversity enhancements, achieving high-quality design and placemaking, and delivering necessary infrastructure.

SCAN TO LEAVE YOUR FEEDBACK

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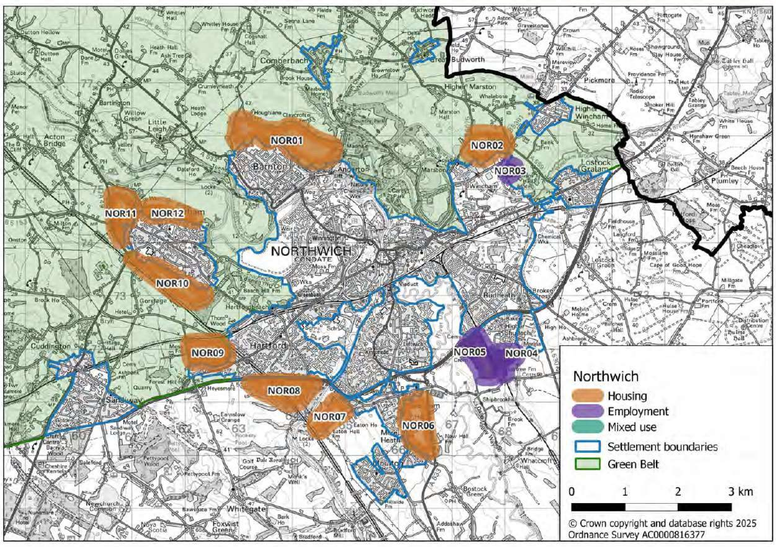
Option A – Retain the Green Belt
NOR04, NOR05, NOR06, NOR07, NOR08
Option B – Follow current Local Plan level and distribution of development
NOR01, NOR02, NOR03, NOR04, NOR05, NOR06, NOR07, NOR08, NOR09, NOR10, NOR11, NOR12
Option C – Sustainable transport corridors
NOR01, NOR02, NOR03, NOR04, NOR05, NOR06, NOR07, NOR08, NOR09, NOR10, NOR11, NOR12



Source: Cheshire West and Chester Council (2025), Local Plan Issues and Options (Regulation 18), Map 5.6: Northwich growth options.

MEETING HOUSING NEED IN CHESHIRE WEST AND CHESTER

THE LOCAL PLAN

Cheshire West and Chester Council need to deliver significantly more new homes to meet government housing requirements, with almost 2,000 new homes required across the borough each year. This reflects increasing demand for housing, alongside national targets to boost housing supply and support sustainable growth.

As part of this, the Council identified a need for at least 5,000 new homes in the Northwich area in the Regulation 18 Local Plan consultation undertaken in August 2025. This included three growth options, for which Weaverham South ("NOR 10") was included in two of these options.

WHY ARE YOU PROPOSING A NEW COMMUNITY IN WEAVERHAM?

Weaverham South has been identified as a potential location because it lies adjacent to an established village (which forms part of the wider Northwich area in planning terms), close to schools, shops, local services and public transport. This makes it a sustainable place to accommodate new homes while supporting existing communities.

SCAN TO LEAVE YOUR FEEDBACK

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SITE CONSIDERATIONS

Before preparing the draft masterplan for Weaverham South, we undertook a number of technical studies, environmental surveys and site assessments. These surveys have helped us understand the site's existing features and constraints, ensuring the proposals respond sensitively to the landscape, ecology and surrounding environment.

- Badger setts have been identified and will be protected
- Existing watercourses will be retained, with exclusion zones incorporated into the masterplan
- Existing ponds and surrounding woodland will form part of the development's green infrastructure
- Mature trees and established hedgerows have informed the layout of the masterplan
- Development has been set back from the London Northwestern Railway Line to account for noise and create an appropriate buffer
- The layout responds to the site's natural topography, following its existing contours
- Existing Public Rights of Way have been integrated into the proposals, helping to improve links through the site

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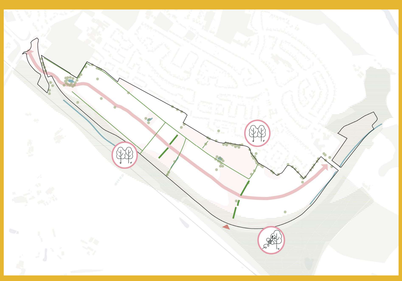
KEY PRINCIPLES

The draft masterplan has been guided by five key principles:

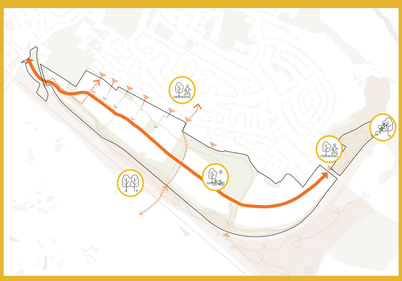
1



CELEBRATING THE EXISTING LANDSCAPE FEATURES

A strong landscape that connects the new development and Weaverham residents with the surrounding countryside and Thorn Wood.

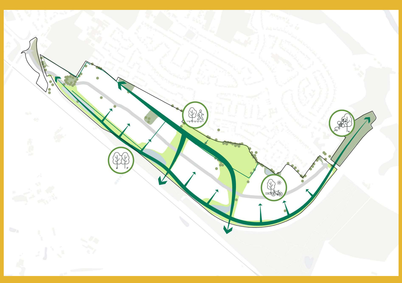
2



A WELL CONNECTED COMMUNITY

New streets, paths and cycle routes will connect the development with local facilities, services and shops in Weaverham village.

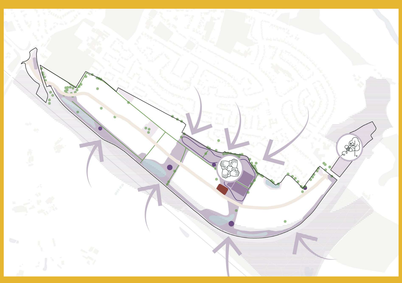
3



GREEN CORRIDORS

Green spaces are linked by a green corridor, connecting Thorn Wood with new public open spaces, while enhancing biodiversity.

4



ACTIVE SPACES

A range of parks, play areas and recreation spaces are connected by green routes. A central park created a focal point for the new development, providing opportunities for both new and existing residents to enjoy.

5

INFLUENCED BY LOCAL CHARACTER

The masterplan responds to Weaverham's existing character, surrounding landscape and movement network, creating a community that feels well connected and integrated with its setting.

SCAN TO LEAVE YOUR FEEDBACK

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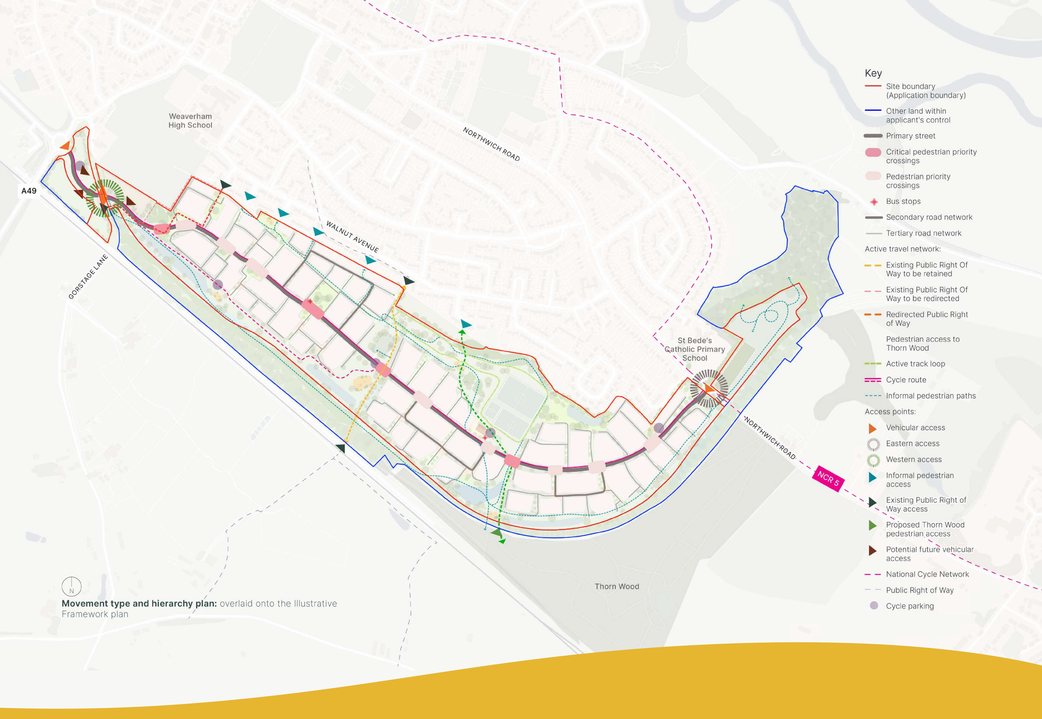


Movement type and hierarchy plan: overlaid onto the Illustrative Framework plan

CONNECTING THE COMMUNITY

A WELL-CONNECTED NEIGHBOURHOOD

We want the proposed new community to be well connected to Weaverham village, with day-to-day needs within a short walk or cycle, while also creating opportunities for existing residents to access and enjoy the new facilities and spaces.

ACTIVE TRAVEL

The plans prioritise walking and cycling. New and improved footpaths and cycleways will connect the development to the existing village, including a green route along the former railway and woodland edge, and an Active Track Loop to encourage exercise.

The National Cycle Network passes through the site and the existing Public Rights of Way across the site will also be enhanced for the local community.

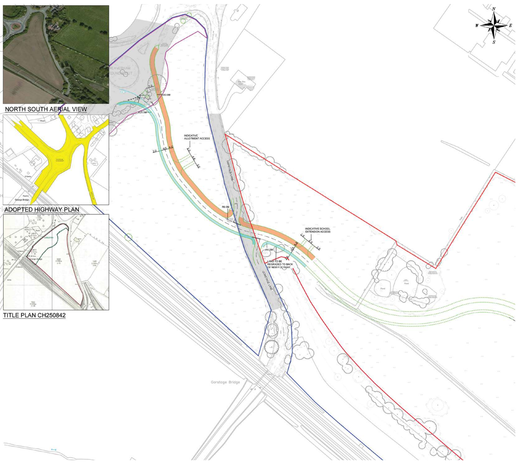
LOCAL TRANSPORT CONNECTIONS

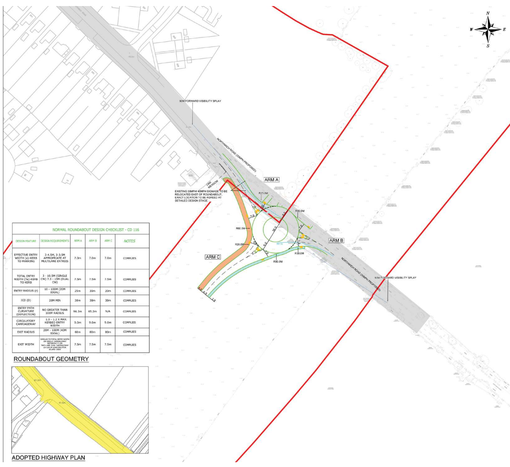
Public transport in Weaverham is centred on bus services operated by D&G Bus. The principal routes, 1 and 48, serve several stops throughout the village, including High Street, the Library, Lime Avenue and the Cricket Club, placing bus services within walking distance of many households.

Hourly services, including Routes P9 and 48, also provide connections to Northwich town centre, while enhancing connectivity with the neighbouring settlements of Cuddington and Hartford.

SCAN TO LEAVE YOUR FEEDBACK

BLOOR HOMES®





TRANSPORT

HIGHWAYS ASSESSMENT

A detailed Transport Assessment will accompany the planning application, including detailed modelling of key junctions on the local highway network, including the A49/West Road, Northwich Road/Hodge Lane, B5153 Beach Road/A559 Chester Road, A49/A533 and A49/Norley Road junctions. This will ensure that the potential impacts of the development are properly considered and mitigation measures are put in place.

We will continue to work with the Local Highway Authority and local stakeholders to identify any necessary road and transport improvements as the proposals develop.

ACCESS TO THE DEVELOPMENT

The community will have two access points connected by a new east–west spine road. The eastern access will be provided from Northwich Road via a new three-arm roundabout, while the western access will connect to the existing A49 roundabout via a new connection.

Access points at both ends of the site will connect directly to the local road network, and will help to reduce traffic through Weaverham village centre. A low-speed spine road will serve residents, buses, service and emergency vehicles. Gorstage Lane will connect into the spine road, maintaining north–south links and providing direct access from the A49/West Road.

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Living network framework plan: overlaid onto the Illustrative Framework plan

GREEN INFRASTRUCTURE AND OPEN SPACES

The masterplan has been designed to protect and work in harmony with the existing living landscape, using the natural environment to help shape and structure the development.

A connected network of green and open spaces will provide opportunities for recreation, support biodiversity and create a greener, healthier place to live.

CENTRAL PARKLAND

The main park and amenity space for the community, with football pitches, an active track loop, changing facilities and associated car and cycle parking.

LARCH COMMONS

A series of green spaces shaped around the existing Public Rights of Way, with new and existing hedgerows creating landscape buffers along their edges. These spaces will provide attractive routes through the development, alongside areas for allotments that will offer opportunities for residents to grow their own vegetables and flowers.

WOODLAND EDGE

A semi-natural green space inspired by the adjacent Thorn Wood and disused railway. Species-rich meadow planting, mown pathways and opportunities to connect into the woodland will create places to explore, enjoy nature or simply stop and rest.

Green space will be woven throughout the development, so new residents will be living within and alongside the landscape. Homes will be closely connected to open spaces, green routes, trees and hedgerows, to encourage recreation and help to support sustainable and healthy lifestyles.

Strong green connections will also link the open spaces, while existing planting, including trees and hedgerows, will be retained and enhanced wherever possible.

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THE MASTERPLAN

A LANDSCAPE-LED MASTERPLAN

Our draft masterplan puts landscape and green spaces first, with new homes carefully designed around existing trees, hedgerows and woodland.

A central park, green corridors and connected walking routes will link the new homes to the surrounding woodland and the existing village, with a community hub at the heart of the development.

The development would deliver:

- Up to 900 new homes – High-quality, energy efficient homes for first-time buyers, families and downsizers
- Up to 45% affordable homes – Helping the local people remain in the community
- Parks and open space – Over 12 hectares of new publicly accessible open space
- Better walking and cycling routes – New routes and a green corridor into Thorn Wood
- Support for local schools – Land safeguarded for potential education expansion
- Community allotments - Spaces for new and existing residents to grow vegetables, flowers and connect with nature
- Sports pitches and changing facilities - New spaces for sport, recreation and community activities
- Link to A49 - Access route via A49 roundabout

The proposals have been shaped through ongoing discussions with key stakeholders, including Cheshire West and Chester Council, Weaverham Parish Council, Weaverham Trust and the Woodland Trust, and we will continue this engagement as the plans progress.

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COMMUNITY BENEFITS

Our proposals are designed to benefit new and existing resident alike.

Support for local schools – Land safeguarded for potential education expansion

Investment in the community – Approximately £5m in Community Infrastructure Levy, plus S106 requirements

Local jobs – Supporting employment, local businesses and suppliers during construction

Connecting Weaverham with nature – New walking routes and improved connections into Thorn Wood, alongside access to woodland walks, nature trails and green spaces

Spaces to stay active – New sports and recreation facilities, providing places for residents of all ages to exercise

Growing together – Community gardens and allotments , where local residents can grow vegetables and flowers, spend time outdoors and connect with others

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ABOUT BLOOR HOMES

Founded in 1969, Bloor Homes is the largest privately owned housebuilder in the UK, with a track record spanning more than 55 years. We remain privately owned, which allows us to take a long-term view and to focus on the quality of the homes and communities we create.

We build around 4,000 new homes a year across the country, operating from nine regional offices. Our North West office, which is leading the plans for Weaverham South, is based in Holmes Chapel, Cheshire.

Quality is central to how we work. We have been awarded a five-star rating by the Home Builders Federation for seven consecutive years – an accolade based on the views of our customers, more than 98% of whom would recommend us to a friend.

MORE THAN 55 YEARS BUILDING HOMES AND COMMUNITIES

THE LARGEST PRIVATELY OWNED HOUSEBUILDER IN THE UK

FIVE-STAR HBF RATING FOR SEVEN CONSECUTIVE YEARS

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OVER 98% OF CUSTOMERS WOULD RECOMMEND US

TRUSTPILOT SCORE OF 4.7

SCAN TO LEAVE YOUR FEEDBACK

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