

Cheshire & North Wales Development Update

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The future of a devolved Cheshire & Warrington



Cllr Michael Gorman
Cheshire East Council



Cllr Karen Shore
Cheshire West & Chester
Council



Cllr Hans Mundry
Warrington Council

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GEMMA DAVIES

Cheshire West & Chester Council

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Cheshire West Development Update 2025

Gemma Davies

Director Economy and Housing
Cheshire West and Chester Council

Cheshire West and Chester

365,000 population

Over 13,500 businesses

37 million visitors each year

Inclusive economy valued at
£10.5 billion





Chester





- Since first OCP published in 2012, over 50 projects have been completed totalling almost £1bn
- Investments both large and small - including Storyhouse, Northgate 1 and market, One City Place, iconic Shot Tower Apartments and Roman Gardens
- The OCP provides a framework that prioritises inclusivity and sustainability to ensure a healthier, greener and fairer city.

Chester Northgate 2

- Approx. 2 Ha site
- Key site within city centre
- Regeneration of Forum Shopping Centre, Gateway Theatre and office buildings
- Mixed-use site
- Create new public realm and improve connectivity
- Create new residential community
- Select our development partner in summer 2025.



Chester City Gateway

- Centred around Chester Rail Station and vicinity
- Aims to deliver improved station experience, public realm, active travel and new housing
- Includes a new Archive Centre being currently being built on site of former Enterprise Centre.





VAUXHALL Ellesmere Port
Electrifying Britain

**Ellesmere
Port**





Ellesmere Port Town Centre

- £13 million transformation
- Refurbished market, public realm, active travel and sites being cleared for +180 homes.

Unlocking sites for new low-carbon homes

- Civic Way & Coronation Road – two sites covering approximately 2.9 Ha adjacent to town centre
- Funded by government to assemble a range of sites
- Ambition for over new 182 homes
- Two sites already demolished – expecting to engage with developers autumn 2025.





- Leading the UK's green industrial revolution – Origin, Protos and HyNet
- Scale and capacity to become a global leader in energy technology
- One of the world's first Net Zero Carbon Industrial clusters
- A blueprint to unlock £2bn of investment and 30,000 jobs.

Contact:
rebecca.morgan@cheshirewestandchester.gov.uk





Winsford



Winsford Town Centre

- £21 million investment - Costa and B&M anchors
- Community & event spaces and car parking
- Completion summer 2025.



Winsford Town Centre Phase 2

- Seeking residential and complementary uses to Phase 1
- Exploring improvements to Town's market offer

A low-angle photograph of a modern building with a glass facade and a dark, textured base, set against a blue sky with clouds. The building's glass reflects the sky and clouds. The text "Northwich" is overlaid in white on the lower left.

Northwich

Northwich Weaver Square

- Council owned
- Working with Homes England
- Mixed use
- Modern and affordable town centre living
- Delivering c 120 – 140 new homes
- Aim to select development partner in summer 2025.



Northwich Town Centre

- Relocating Market to Barons Quay Shopping Centre from Weaver Square - opening 2026
- Refurbishment of iconic Northwich Library – opening Summer 2026





Housing Development

Rising to the housing challenge

- Committed to increasing housing – over 320 completed recently in Winsford and Ellesmere Port, and 367 consented in Winsford
- Proactively reviewing surplus assets in both urban and rural areas to bring forward housing development opportunities
- Keen to engage with developers to review sites they are considering for housing
- Liaise with our policy team:

planningpolicy@cheshirewestandchester.gov.uk





Visitor Economy

Visitor Economy

- **Worth over £2.25bn to the borough**
- Chester Cathedral – Project Discovery
- Chester Race Company – new Facilities Hub and hospitality building
- Chester Zoo Reserve holiday accommodation
- HLF bid for Anderton Lift
- Glamping plans for Carden Park



Devolution

- Making more decisions locally
- More say, more power, and more funding
- Improve our transport, invest in more training and better jobs, supporting thriving town centres and prosperous rural communities
- Cheshire and Warrington - the healthiest, most sustainable, inclusive and growing economy in the UK
- This is a once in a generation opportunity – now's the time!

www.cheshireandwarringtondevolution.com



An aerial photograph of Chester, UK, showing the River Mersey flowing through the city. The Suspension Bridge is visible crossing the river. The city is densely packed with historic buildings, and there are green spaces and parks interspersed throughout. The text "Thank you" is overlaid in large white letters on the left side of the image.

Thank you

Contact me:
gemma.davies@cheshirewestandchester.gov.uk

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State of the Cheshire market



Phil Collings
Barratt Redrow &
MADE Partnership



Annette McDonald
Tatton Park & Arden
Enterprises



Joe Broadley
igloo Regeneration



Gemma Davies
Cheshire West &
Chester Council



Simon Roddam
OBI Property

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DAVID MATHEWS

Ambition North Wales

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Cyd-Bwyllgor Corfforedig
Gogledd Cymru
North Wales
Corporate Joint Committee

Uchelgais Gogledd Cymru Ambition North Wales

David Mathews
Land and Property Programme Manager
Ambition North Wales

uchelgaigogledd.cymru
ambitionnorth.wales

NORTH WALES GROWTH DEAL

INVESTMENT



Growth Deal target investment
£240M



Total Target Investment
over £1bn

SPENDING OBJECTIVES



Create up to
4,200
new jobs



Generate up to
£2.4bn
net additional GVA

OUR PROGRAMMES



Innovation in High Value Manufacturing



Agri-food and Tourism



Digital Connectivity



Land and Property



Low Carbon Energy

19 PROJECTS
21 PROJECTS ON RESERVE LIST

Current status of North Wales Growth Deal projects

Projects in Delivery



The Digital Signal Processing Centre
(Bangor University)



Enterprise Engineering and Optics Centre
(Wrexham University)



Centre for Environmental Biotechnology
(Bangor University)



Tourism Talent Network
(Grŵp Llandrillo Menai)

Approved Full Business Case



Former North Wales Hospital
(Jones Bros Civil Engineering UK)



LPWAN (Ambition North Wales)



Cydnerth (Menter Môn)



Parc Bryn Cegin
(Welsh Government/Ambition North Wales)



4G+ (Ambition North Wales)



Clean Energy Fund (Ambition North Wales)

All other projects developing their business cases

Land and Property Projects

Holyhead
Gateway,
Anglesey

Parc Bryn Cegin, Bangor

Former North
Wales Hospital,
Denbighshire

Warren Hall, Broughton

Western
Gateway,
Wrexham

Wrexham
Gateway,



Porth Wreccsam | Wrexham Gateway Project

Key Objectives

TRANSPORTATION

Support Modal Shift Away from Car Use

REGENERATION

Key Gateway Site

INVESTMENT

Maximising commercial opportunities

ENVIRONMENT

Decarbonisation and Biodiversity

Total Investment c £100 million with
estimated public sector funding in the
region of £40 - £45 million



£4.79m of North Wales
Growth Deal funding

Porth Wreccsam | Wrexham Gateway Project

Members of the Wrexham Gateway Partnership:

Welsh Government, Transport for Wales, Wrexham University, Wrexham County Borough Council



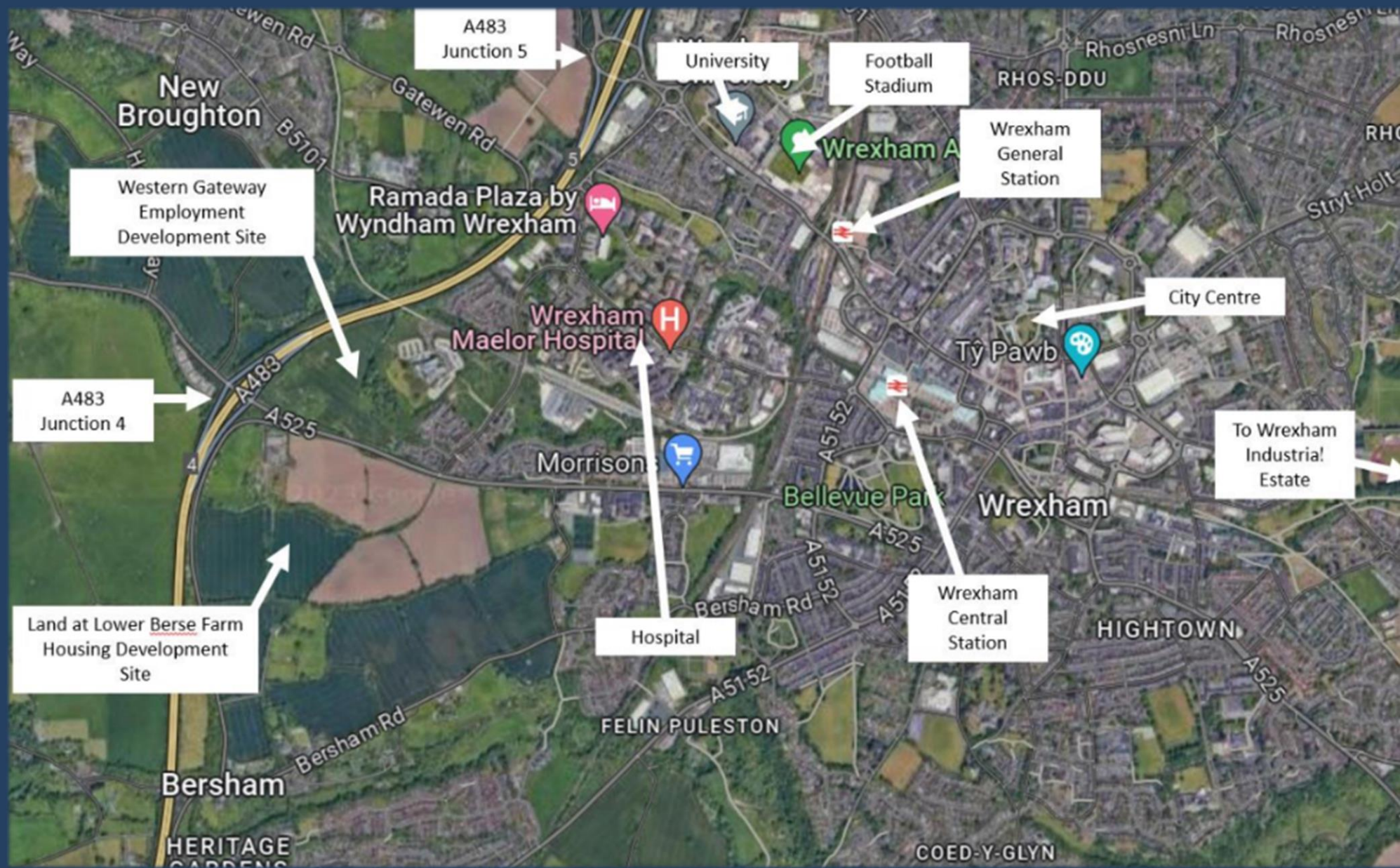
Project scope:

- ✓ Commercial offices (Approx 70,000 sq ft GIA of Office space to accommodate approx. 600 member of staff)
- ✓ Multi-modal transport hub
- ✓ Student accommodation
- ✓ New parking facilities
- ✓ Improved public realm
- ✓ Highway upgrades for walking/cycling
- ✓ Potential new brewery for Wrexham Lager, Tap room/ Restaurant
- ✓ Visitor Centre for brewery tour and Brewery Shop
- ✓ Internal reconfiguration of station
- ✓ Additional footbridge across rail line
- ✓ Kop redevelopment for Wrexham AFC

Next Steps:

- Public consultation completed
- Wrexham County Borough Council will be seeking to appoint a development partner to fund and develop the new office building.
- Outline Planning to be submitted in June 2025.
- Outline and Full Business Case approval.

Porth y Gorllwein | Western Gateway



Porth y Gorllwein | Western Gateway

Key Objectives and Project Scope:

£9.1m of Capital funding has been allocated to deliver serviced employment sites for private sector developers.

This funding will deliver the following:

- Delivery to the market of 5 ha serviced employment land for future employment projects.
- Generate private sector capital investment with the provision of modern business premises.
- Create the environment of up to 550 FTE jobs.
- Employment development at Western Gateway - a protected employment site for high quality B1 and B8 use.
- Active travel works to encourage modal shift.

Next Steps:

- WelTAG Lite report expected in June 2025 providing recommendations for highway connectivity onto A525/A483 J4 together with active travel works to encourage modal shift.

Warren Hall, Broughton, Flintshire



Key Objectives and Project Scope:

£15m of Capital funding has been allocated to deliver serviced employment sites for private sector developers/investors.

This funding will deliver the following:

- 22Ha of land released for commercial development.
- Approx 60,000 m2 of new business floor space accommodated.
- Scope for up to 1600 jobs.

Next Steps:

- Agree the airfield safety case provisions to mitigate and remove hazards for Hawarden airfield.
- Masterplan for the scheme.
- Development brief.
- Outline Planning

Commercial Property Development Grant

This Commercial Property Development Grant is aimed at addressing the viability gap for private sector developers of speculative or non-speculative industrial and/or office property in North Wales.

This funding will also be available for public sector partners to develop similar projects on a Joint Venture Agreement basis.

This proposal will provide additional funding into the existing Welsh Government Commercial Property Development Grant which is administered by the Development Bank for Wales.

The Joint Venture Agreement approach will build on the model developed for existing projects in the Programme with partners contributing land, capital and professional teams to develop the projects.



New Kop Stand Wrexham AFC





Cyd-Bwyllgor Corfforedig
Gogledd Cymru
North Wales
Corporate Joint Committee

Thank you / Any questions?

For more information, please contact me:
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ambitionnorth.wales

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Rhys Parry
Welsh Government



Sioned Edwards
Cadnant Planning



Emily Armstrong
FI Real Estate
Management



David Mathews
Ambition North Wales

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Place North 2026 Events Calendar
Scan the QR code to find out more



NORTH WEST Place

Thank you for joining us today

We would love to hear your feedback
Please scan the QR code below

