

Have *your say* on plans for new homes in Lostock Gralam, Northwich.



North West housebuilder Northstone is developing a plan to build over 200 new homes on land at Manchester Road in Lostock Gralam, Northwich.

The new scheme will provide high quality, modern, energy-saving homes for local people, around half of which will be affordable homes – that's homes offered at below market prices to people who cannot afford to buy or rent a home on the open market.

The development will include significant areas of public open green space for the community, an area for allotments, parking spaces for all the homes, and children's play facilities.

We are keen to hear what you think about the proposed development and are launching a **public consultation** to gather local opinion. Your views are important and will help to shape our plans.

The Location

The proposed development will be on land to the north of Manchester Road in Lostock Gralam. The area of land is bordered to the east by Winnington Wood, to the north by Wincham Brook and to the west by houses off Wilson Crescent.



The Development

Cheshire West and Chester, in common with many local authorities, has an urgent need for new and affordable homes and this proposed development could see Northstone build over 200 homes, of which more than 100 will be affordable homes. That's around half of the development and more than the planning policy requirement of 30% affordable homes for new developments in the area.

All the homes will be built to a sustainable design that meets Building Regulation Standards for energy efficiency. There is a significant amount of public open space included in the design with the majority of the site remaining as green space. Winnington Woods will remain protected as part of the development. There will be car parking spaces for all the homes, an area for allotments, and a children's play area.

This application will see Northstone apply for a hybrid development. There will be detailed application for part of the site, and the remainder will be subject to an outline application.

Flood Risk

The north of the site is bordered by Wincham Brook and the homes will be built on the lower, southern part of the site, so as to preserve open space and minimise flooding risk. The proposed development will not increase flood risk to any surrounding houses or neighbours. A full drainage and flood risk technical study will be undertaken as part of the application.

Ecology

Comprehensive ecological studies are being conducted as part of the application given the proximity to Winnington Woods and local wildlife areas. Specific species surveys are being undertaken to inform the detail of the proposed development and mitigation measures will be put in place as required.

The Local Area

The site is in the ward of Shakerley in Lostock Gralam. The nearest hospital is Victoria Infirmary, and the nearest primary schools are Lostock Gralam Church of England Primary School and Victoria Road Primary School. For secondary education provision, the nearest school is The Rudheath Senior Academy.

There are local shops within a ten-minute walk from the site and larger supermarkets within a 20-minute walk. Lostock Gralam railway station is a 13-minute walk from the proposed development site.

Access

Access to the site will be gained via Manchester Road opposite Wells Avenue with a newly constructed junction which will be carefully planned by traffic specialists. The site is well connected to the surrounding area and the wider road transport network.

The proposed development will incorporate routes for active travel to encourage cycling and walking and other sustainable modes of transport.

Timings

Plans for the development are at an early stage with Northstone hoping to submit an application in the second half of 2026. This consultation is taking place at an early stage to allow residents to contribute to the shape of the masterplan for the scheme.

About Northstone

Northstone was established in 2018 and is part of The Peel Group. We pride ourselves on being more than a homebuilder - we change residential landscapes for the better.

We think deeply about our homes, how people will live in them and how to lessen our impact on the planet. The areas surrounding our homes are important too, that's why we create inviting and inclusive communities that welcome people into a more neighbourly world. In line with the government's biodiversity net gain approach, Northstone, embraces natural land features and habitats in and around the area, to design and develop exceptional places that integrate with existing communities.

Northstone prides itself on being responsible. It uses smart thinking, materials and technology to help reduce the environmental impact of developments, promote sustainability and to protect and benefit the environment wherever possible.

Northstone works with local communities by utilising local employment, suppliers and materials as much as possible and local education institutions to recruit and support their apprenticeship schemes, to embed positive community ties.

The Consultation

Northstone places a high value on communication, engagement and consultation with the local community, and, as a part of plans to bring forward this new development of homes, we have undertaken to be proactive in building relationships, being open and honest in our communications, and conducting early, dynamic consultation with the local community, businesses, key stakeholders and elected representatives.

We would encourage you to share your views on the proposed development and provide us with suggestions as to how the development could be improved to meet the needs of the local community. At these early stages in the development of the scheme we are open to suggestions from the local community and want to include your ideas.

The consultation period is now **open** and you can email your views to our consultation lead Zoe Ensor zoe@dragonhill.co.uk. You can also visit our website www.manchesterroadlostockgralam.co.uk and submit your views.

We will be holding a public consultation drop in event for local residents on **Tuesday December 9th 2025**.

The event will run from **2.30pm to 7.30pm** and will be held at Lostock Gralam Community Centre, Stubbs Lane, Lostock Gralam, CW9 7PU. This is a drop in event, no appointment is necessary, and you can come at any time during the opening period.

Our public consultation will close on **December 31st 2025**. Please make sure you submit your comments and suggestions by then. We will endeavour to acknowledge receipt of all comments.