



**ONE CITY. ONE PLAN.  
ONE FUTURE.**

# Chester One City Plan

Andy Farrall - Chair, OCP Making Group

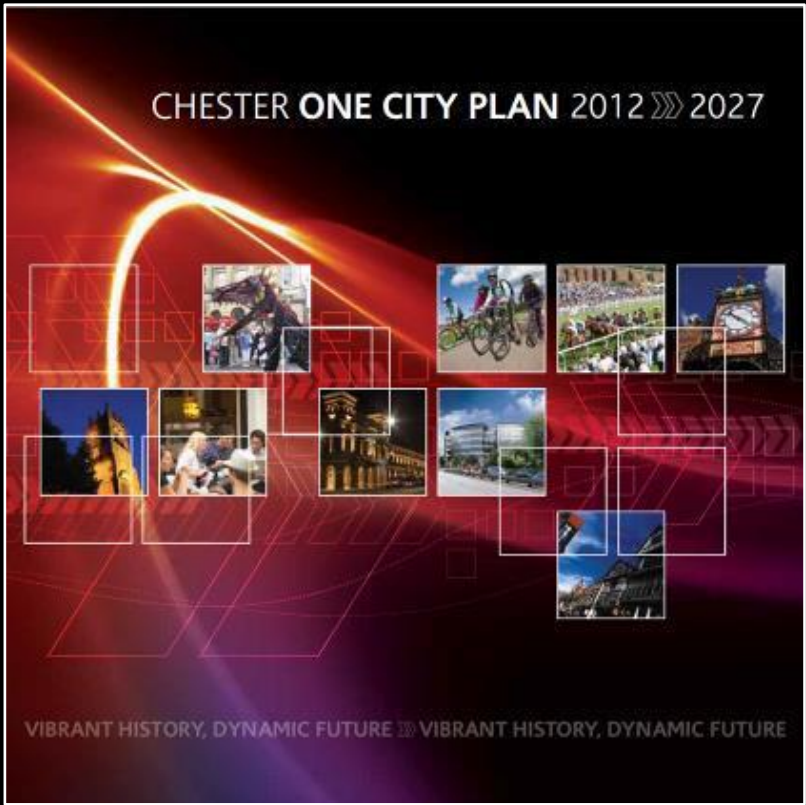
Chester Civic Trust

Lecture - April, 2026.

# What I'm going to cover:

- One City Plan background and achievements
- The Revised OCP
- Its Themes and Working Groups
- Working Group priorities & leaders
- Shared Transformational Projects
- Making Group progress
- Update of key developments
- Things to come
- Where to find out more and keep updated.

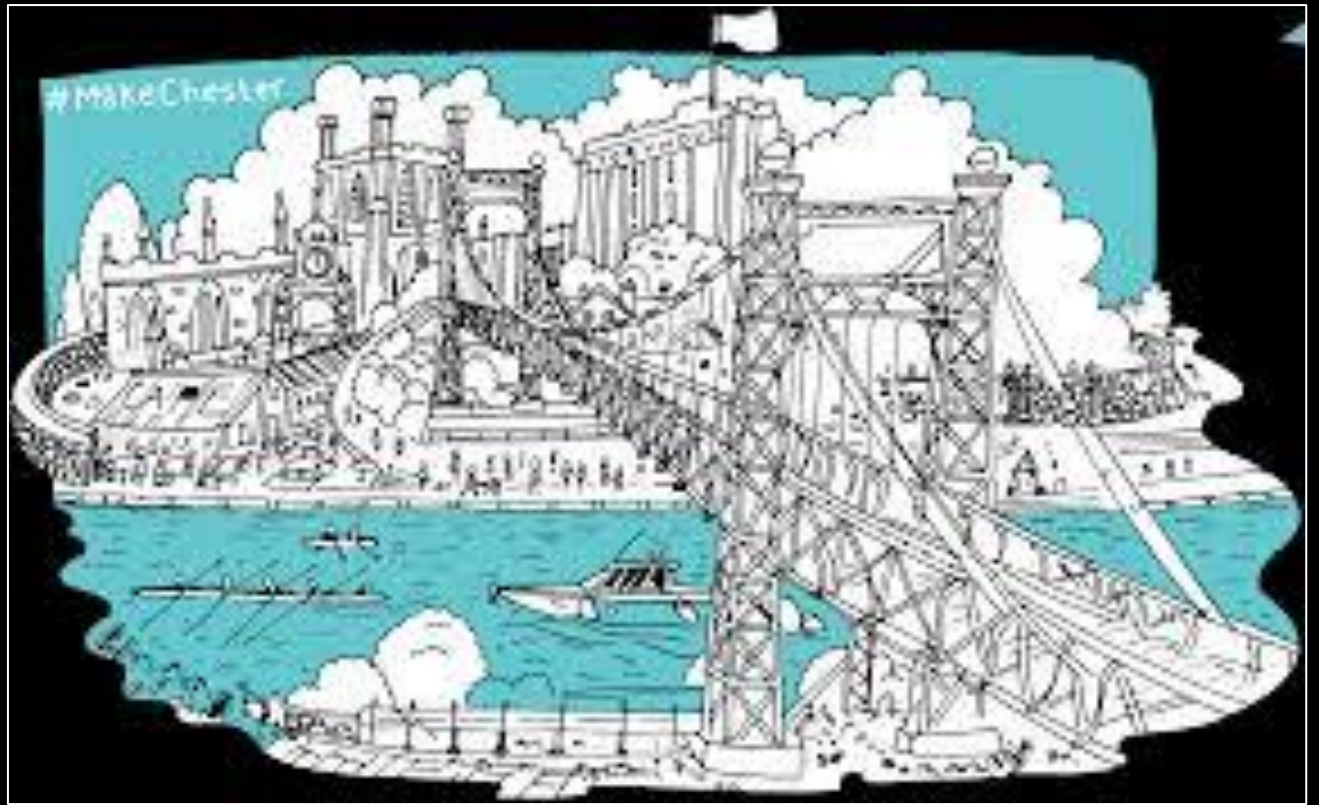




## Original

First Published in 2012

Timescale: 2012 - 2027



## Major Revision

Published in 2022

Timescale: 2022 – 2045





**One City Plan 2012:**  
Over 50 projects, almost £1bn  
of private, public & community  
sector investment

# Revised One City Plan:

- Major engagement process led by Chester 'Good for Nothing' team
- Translated into a 'plan' by Cheshire West & Chester Council
- Championed by Cllr Beecham & Cllr Pardoe
- 5 Themes
- 45 Action Areas to be delivered by 2045



## **Vision** - Chester:

Proud of its history and confident about its future,  
A unique city that prioritises inclusivity and sustainability,  
Ensuring a healthier, greener and fairer future for all its people.

# What the One City Plan is and what it isn't

- Covers 'greater' Chester
- It's a programme of work
- Focuses on delivering priority projects
- 45 project areas to be delivered by 2045
- Working Groups – delivery orientated
- Projects led by partners with the ability to deliver
- Lead partners change as projects move forward or are delivered
- Pragmatic delivery / brokerage / unblocking / leadership role
- Not just the City Centre
- Not a Statutory Development Plan
- Working Groups are not meant to be 'representational' – comprise 'deliverers'
- Does not duplicate the Council's statutory planning / regulatory roles or processes
- Can not deliver everything
- Not just the Council's plan - it's shared



# Themes into Partner-led Delivery Groups

## OCP Themes:

- Experience and Play
- Connectivity and Accessibility
- Thriving People and Communities
- Business Friendly Economy and Skills
- Governance, Ownership and Delivery

## OCP Working Groups:

- Experiencing Chester
- Visiting Chester
- Connecting Chester
- Being-in Chester
- Making Chester

## Chairs Steering Group & Officer Support



# Five Transformational Action Areas - shared action / giving focus:



## Civic Heart:

- Northgate 2
- Project Discovery
- Town Hall Square



## Smart Chester:

- 4G/5G mobile connectivity – City Centre
- High Speed digital connectivity
- Digital signage
- Smart Mobility



## City Centre Gateway:

- Gateway Masterplan
- Railway Station - improvements & connectivity
- Boughton Canal Corridor & Charterhall Dr
- City Centre links & subways
- Archives centre



## Invest Chester

- Ambassador Network
- Agents Forum
- Place Branding
- Opportunity prospectus
- Welcome Mat
- Promotion
- Events programme
- Development sites
- High Street renewal



## Creative Chester:

- Cultural quarter
- Cultural infrastructure policy
- Culture partnership & manifesto
- Contemporary Arts
- Meanwhile uses
- Northgate Arena

# MAKING GROUP (Chair: Andy Farrall) – Priority Project Progress Monitoring:

1

PARTNER-LED WORKSTREAMS	PRIORITY PROJECT	STATUS
<b>City Centre Living</b>	‘What Good Looks Like’ Resident-led Report	<b>G</b> Completed
(Mike Hogg, CRAG)	Living Over The Rows – How to Guide	<b>G</b> Completed
	Piloting ‘What Good Looks Like’ on a live development project	<b>A</b>
	Commonhall Square Masterplan – Liveability Project	<b>A</b> Some Resident-led Progress

<b>Invest Chester</b>	Invest Chester Action Plan inc. Invest Chester Ambassadors Network	<b>G</b> Being Delivered
(Gemma Davis, CW&C)	Active C C Management – BID ballot	<b>G</b> Successful
	Browns (H Beauty) & Eastgate Square – enhancement & re-occupancy	<b>G</b> Being delivered

<b>Civic Heart</b>	Northgate 2 – Preferred Developer Chosen & scheme development	<b>G</b> Completed / ongoing
(Tim Stratford, Cathedral)	Town Hall Square – Re design (running parallel with NG2 scheme)	<b>G</b> Thinking Started
	Project Discovery (Chester Cathedral)	<b>G</b> Being Delivered

## Making Group monitoring continued

2

<b>University City</b>	Art and Design in the City Centre	<b>A Active Discussions</b>
(Fiona Jones, Chester Univ)	Options for City Centre Accommodation	<b>A</b>
	Festival of Ideas	<b>G Delivered / ongoing</b>

<b>Historic Fabric</b>	Castle	<b>A Active Discussions</b>
(Tony Barton, CHBPT / Insalls)	Hydro Hub (CHASE)	<b>A Good progress</b>
	Dee House	<b>G CHBPT appointed</b>

<b>Digital City</b>	Full 4G/5G coverage (City Centre)	<b>G Live &amp; immediate</b>
(Bense Burnet, GAS)	High Speed FTTP (Fibre to Premises) Review	<b>A</b>
	Signage – new approach inc. digital	<b>A Early stages</b>

<b>Networks For Nature</b>	Networks for Nature Programme (Funding & Programme)	<b>G Live</b>
(Charlotte Smith, Chester Zoo)	Strategic Green Space Framework	<b>A Started</b>
	Heritage Port (Waymarking & Interpretation)	<b>A new lead (TB)</b>

## Making Group continued

<b>CC Gateway &amp; Canal Corridor</b>	Framework Masterplan	<b>G</b> Agreed
(Lee Nickson (CW&C))	Key Development Sites & Rail Station Reimagining	<b>G</b> On-site / progressing
	New Archives Facility	<b>G</b> On-site
<b>Place Enhancement &amp; Neighbourhood Renewal</b>	Way Marking & Sense of Arrival (inc. City Centre Subways)	<b>A</b> Early stages
(Lee Nickson (CW&C))	Town Hall Square – Priority Enhancement Scheme (see above)	<b>A</b> Thinking Started
	Neighbourhood renewal – Partnership Activity Led by CW&C)	<b>G</b> Ongoing (CW&C & partners)

# Key Development Projects – update / progress

- Quicks
- Blueoaks (Charterhall Dr)
- McCarthy & Stone (Boughton Canal)
- Habiko (Charterhall Dr)
- Northgate 2
- H Beauty
- Eastgate Sq rebranding
- Eastgate Sq lettings
- Grosvenor Hotel Remodeling

Marketed (use unknown)

On-site 176 resi units

Re-marketed 56 resi units

Consultation 350 resi units

Vinci / ION / CW&C 400 resi units

– consultation & design stage to start

Open

Ongoing

Progressing

Progressing soon



- City Centre - new lettings

Sweaty Betty, Lucy & Yak, Utility, Metro Bank, Maray, Montezuma, Louison , Crystal Hut, About You, The Ivy, JC London, Chapters, Rituals, Trespass, Hotter Shoes, Rodd & Gunn, Cards Direct, Yankee Candle, Noted, Station Tap etc, etc



- Wider City - new lettings / Developments
- Chester Race co – new facilities hub +
- Chester Zoo - Heart of Africa & The Reserve
- Accor / Tag Hotel (Mecca Bingo)
- New Archives Centre
- Northgate Arena refurb

Ikea, Lidl



Planning consent

Complete

On-site





On-site

On-site

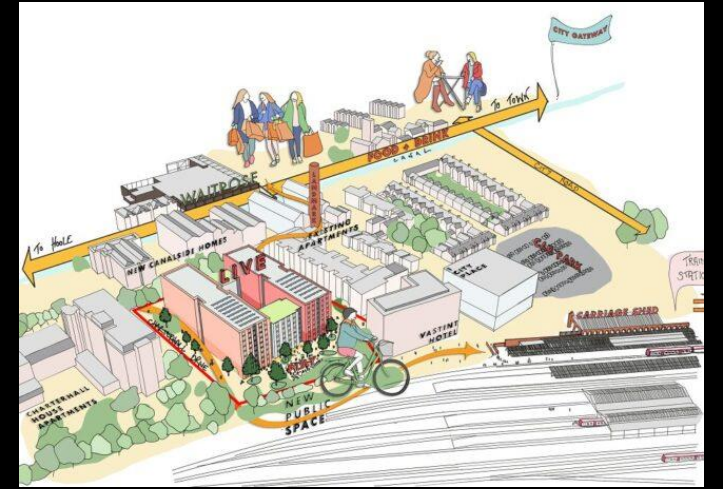
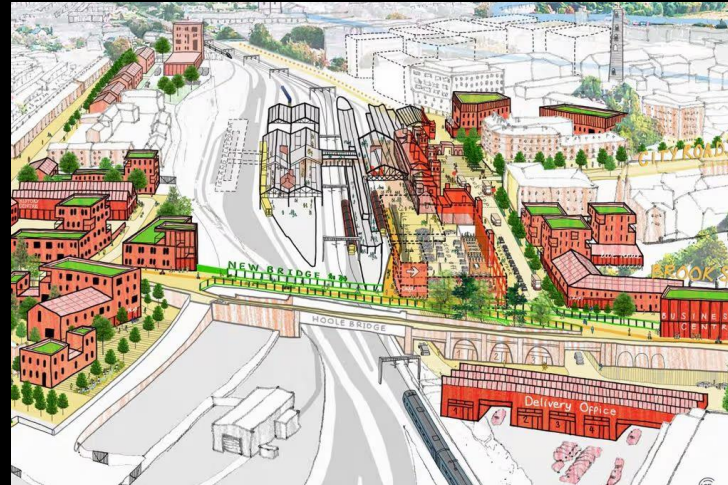
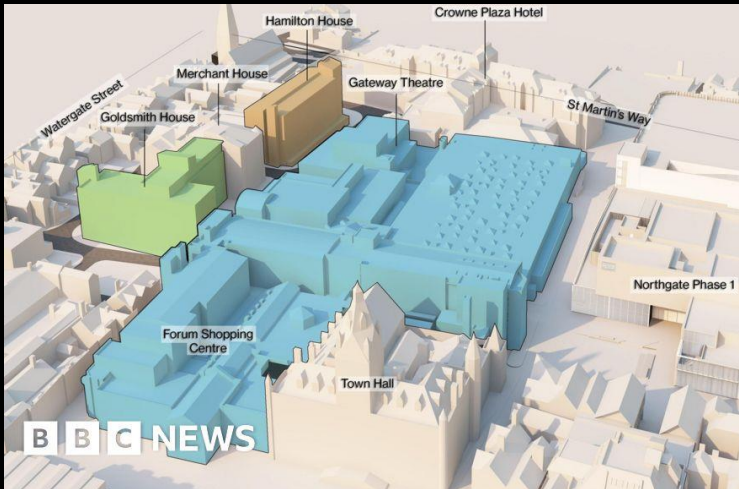


# Plotting the Opportunities / Projects

## Progress:

-  Advanced / on-site
-  Progress being made
-  Still to progress
-  The Rows improvement – Ongoing





# Things to come

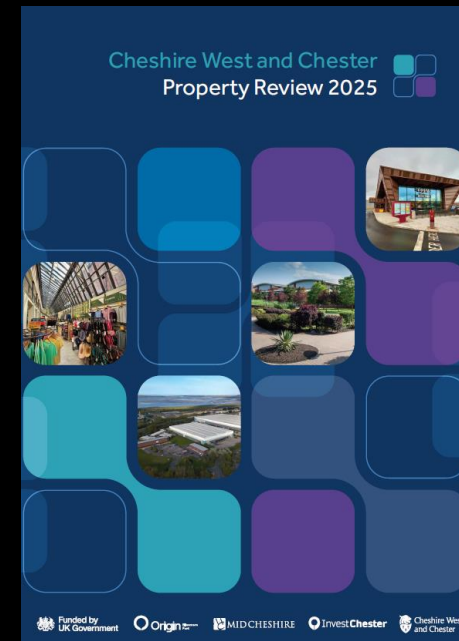
Chester  
**OneCity**  
Plan



# Links and Contacts:



- Chester OCP Newsletter: <https://www.chestronecityplan.co.uk>
- Invest Chester : <https://www.investchester.uk>
- Invest Chester Investment Prospectus: <https://www.chesterinvestmentprospectus.co.uk>
- Chester BID: <https://www.chesterbid.co.uk>





# Unique city. Big opportunities.