

10.2 Warrington Garden Suburb

- 10.2.1 Warrington Garden Suburb will be developed as a sustainable urban extension to the south east of the main urban area of Warrington. The intention is to create an attractive, well-designed and distinctive place set within a strong landscape framework of open spaces and parkland. The place will be well served by new community infrastructure and a network of sustainable transport links maximising travel by walking, cycling and public transport.
- 10.2.2 The Garden Suburb will deliver around 7,400 homes and a major new employment location of 116 hectares at the junction of the M6 and M56. It will provide a high quality environmental setting and enable development to be comprehensively planned with new homes and employment land phased in accordance with the delivery of wide ranging supporting infrastructure.
- 10.2.3 Around 5,100 homes will be delivered within the Plan Period. A further 2,300 homes will come forward beyond the Plan Period, providing land for Warrington's long term development needs and ensuring the permanence of the revised Green Belt boundaries.
- 10.2.4 The new residential and working community will be supported by:
- A Neighbourhood Centre comprising a secondary school, primary school, local shops, a new health facility, leisure facility and other community facilities.
 - Three Local Centres comprising primary schools, local shops and other local community facilities
 - A new Country Park and extensive areas of open space and recreation provision.
 - Extensive highways and public transport improvements
- 10.2.5 The Garden Suburb will comprise three new Garden Villages. Two of these villages will be extensions to existing communities at Grappenhall Heys and at Appleton Cross / Pewterspear. The third will be a new community at the eastern end of the Garden Suburb adjacent to the A50.
- 10.2.6 The Garden Villages will provide a range of housing types with a particular focus on family housing, homes for older people and provision of affordable housing. Each village will be served by a Local Centre comprising a primary school and local community facilities. The villages will each provide local parks and smaller areas of green space.
- 10.2.7 A new Neighbourhood Centre will be centrally located and provide higher level services for the Garden Suburb as a whole. The Neighbourhood Centre will include a new secondary school, a combined health and leisure centre, sports pitches, a supermarket and other local shops and services. It will also provide higher density homes creating opportunities for younger people and those looking to get onto the housing ladder.

- 10.2.8 A new Country Park will be located to the north of the Neighbourhood Centre, providing a major recreational and ecological resource for the Garden Suburb communities and for existing communities across the wider south and central Warrington areas.
- 10.2.9 Appleton Thorn will maintain its distinct identity as a separate village, but its residents will benefit from the transformation of infrastructure that the Garden Suburb will provide, including the services within the Neighbourhood Centre.
- 10.2.10 The Garden Suburb will provide a major new Employment Area as an extension of the existing Appleton Thorn/Barleycastle industrial estates. This will make a significant contribution to meeting Warrington's future employment land needs. It will comprise large scale distribution, logistics, industrial uses and offices, benefiting from its accessibility to the motorway network at the intersection of the M6 and M56.
- 10.2.11 New development will be designed to support walking and cycling for local journeys within the Garden Suburb and to other local destinations. Improved public transport services will provide access to the Town Centre and other Employment Areas in the wider Warrington area.
- 10.2.12 The first phases of development will be supported by a new strategic link. This will connect the individual villages and the Neighbourhood Centre within the Garden Suburb itself and provide additional connections from the Garden Suburb to the A49 and A50, easing congestion across the wider south Warrington area. Major improvements will also be made to Junction 10 of the M56 and Junction 20 of the M6 early in the Plan Period.
- 10.2.13 Further transport infrastructure will be required to support later phases of development towards the end of the Plan Period and beyond. It is anticipated that this will include significant public transport improvements and potentially a further crossing of the Manchester Ship Canal.
- 10.2.14 The new Green Belt boundaries in this area will be formed by the M56 to the south of the Garden Suburb and predominantly the A50 (Knutsford Road) to the east. These will ensure the permanence of the Green Belt over the long term and provide a logical boundary to the extent of the Garden Suburb.
- 10.2.15 The development of the Garden Suburb will ensure that important ecological assets within the site are preserved and enhanced. Provision will be made within the Garden Suburb's extensive areas of open space to provide additional habitats and enhance biodiversity, linking into Warrington's wider Green Infrastructure Network.
- 10.2.16 New development will preserve and enhance the heritage assets within the Garden Suburb and will be designed to respect heritage assets in the surrounding area. Of particular note are the scheduled ancient monument at Bradley Hall Moat, the Bridgewater Canal and nearby Conservation Areas in Grappenhall.

- 10.2.17 The first phase of residential development within the Garden Suburb is underway with permission already granted for the Homes England sites at Pewterspear, Appleton Cross and Grappenhall Heys.
- 10.2.18 No further residential phases can come forward until the funding and the programme for the delivery of a strategic link have been confirmed. This means the first homes in the second phase of residential development are anticipated to be completed in 2023/24.
- 10.2.19 Transport mitigation measures will be identified to offset the impact of traffic generated by the employment development sites on Junctions 9 and 10 of the M56 and Junction 20 of the M6, in agreement with Highways England, with funding streams and trigger points identified for the delivery of the required works to enable development to come forward in the early years.
- 10.2.20 Community infrastructure within each of the villages and the Neighbourhood Centre will be required in early phases of development to ensure new residents have access to essential local services and to alleviate pressure on other facilities in south Warrington.
- 10.2.21 The phasing programme will mean that around 5,100 homes and the full extent of the Employment Area will be completed by the end of the Plan period in 2037. There is the potential for a further 2,300 homes beyond the Plan period.
- 10.2.22 The infrastructure requirements for the Garden Suburb will be kept under review throughout the Plan period. The detailed infrastructure requirements for development later in the Plan Period and beyond the Plan Period will be confirmed through future formal reviews of the Local Plan.
- 10.2.23 The development concept diagram has been informed by an extensive masterplanning exercise, working with developers and taking into account representations made to the Preferred Development Options Consultation. It provides:
- a definitive site boundary for the overall Garden Suburb;
 - illustrative locations of the Neighbourhood Centre, three Garden Villages and the employment allocation; and
 - illustrative green infrastructure network including the Country Park and green links.
- 10.2.24 Key development requirements and principles, including details of phasing and the requirement for a delivery strategy, are set out in the allocation Policy below. The final form of development will be determined through the preparation of a comprehensive development framework which the Council will prepare as a Supplementary Planning Document (SPD).

Policy MD2 - Warrington Garden Suburb

MD2.1 Key Land Use and Infrastructure Requirements

1. Land to the south east of Warrington, bounded by the M56 to the south and predominantly the A50 to the east, will be removed from the Green Belt and allocated as the Garden Suburb sustainable urban extension.
2. The Garden Suburb will deliver approximately 7,400 homes and 116 hectares of employment land. Around 5,100 homes and all of the employment land will be delivered within the Plan Period.
3. The Garden Suburb will comprise three Garden Villages, a central Neighbourhood Centre, a significant employment zone and an extensive green infrastructure network of open spaces and parkland, as illustrated in the Development Concept diagram.
4. The existing inset settlement of Appleton Thorn will retain its distinct identity and be defined by areas of countryside separating the settlement from new development. Any development within the Appleton Thorn settlement boundary must conform with the policies of the Appleton Parish Thorn Ward Neighbourhood Development Plan.
5. The Garden Suburb will be supported by a wide range of infrastructure as follows:
 - a. A range of housing tenures, types and sizes, including affordable homes, custom and self-build plots and supported and Extra Care housing.
 - b. A minimum of an additional 7 forms of entry of Primary School provision
 - c. A new Secondary School to provide a minimum of 6 forms of entry.
 - d. A Neighbourhood Centre comprising local shops, a new health facility, leisure facilities and other community facilities.
 - e. Three local centres providing local shops and other community facilities
 - f. A major new Country Park and extensive areas of strategic green infrastructure.
 - g. Provision of playing pitches.
 - h. Provision of a range of smaller areas of open space within the residential development to serve the new community in accordance with the Council's open space standards.
 - i. A Gypsy and Traveller site with the capacity for 8 pitches.
 - j. A Community Recycling Centre.
 - k. A comprehensive package of transport improvements, for both on-site and off-site works.
 - l. Landscape buffers and ecological mitigation and enhancement.
 - m. Flood mitigation and drainage including exemplary sustainable drainage systems (SuDS) with only foul flows connecting to the existing public sewer.

MDA 2.2 Delivery and Phasing

6. The Council is committed to working with landowners / developers to prepare a Development Framework for the Garden Suburb as a whole, including more detailed masterplans for each of the three Garden Villages and the Neighbourhood Centre, together

with a delivery strategy and phasing plan in order to ensure comprehensive and coordinated development.

7. The Development Framework will be prepared as a Supplementary Planning Development (SPD).

8. The Development Framework will confirm the strategic elements of the Green Space and transport networks, the infrastructure necessary to support the Garden Suburb as a whole and will define the boundaries of the 3 villages, the Neighbourhood Centre, the Country Park and areas to be protected for green infrastructure. It must be informed by a site wide Green Infrastructure Strategy and site wide Foul and Surface Water Strategy and site wide Clean Water Strategy.

9. The masterplans within the Development Framework will identify individual development parcels to be developed in the Plan period, development parcels to be developed beyond the Plan period and areas to be protected as open space and / or for green infrastructure.

10. The masterplans will provide the basis for planning applications for individual development parcels.

11. The delivery strategy must ensure that a mechanism is put in place to secure proportionate contributions from all developers within the Garden Suburb to fund and deliver the wide ranging infrastructure required to support the Garden Suburb.

12. The SPD will conform to the requirements of this Policy and be subject to public consultation. Landowners / developers will be expected to work closely with the Council to ensure that the SPD is deliverable.

13. The first phase of residential development comprises Homes England's sites at Grappenhall Hayes, Appleton Cross and Pewterspear that already have planning permission.

14. No further residential development will be permitted until:

- a. The funding and programme for delivery of the Green Infrastructure Network including Country Park have been confirmed.
- b. The funding and the programme for the delivery of a strategic link to connect the Garden Suburb to the local and strategic road network have been confirmed.
- c. The funding and the programme for the delivery of community infrastructure within the Neighbourhood Centre have been confirmed.
- d. Where development is within one of the Garden Villages, the funding and the programme of the delivery of the community infrastructure within the relevant Garden Village have been confirmed.

15. The new employment development will not be permitted until the funding and the programme for the delivery of the improvements at Junction 9 of the M56 and Junction 20 of the M6 have been agreed with key stakeholders, including Highways England and the Local Highway Authority.

16. A review of infrastructure to support phases of residential development later in the Plan Period and phases of residential development beyond the Plan Period will be undertaken through future reviews of the Local Plan.

17. No residential development parcels within these phases will be permitted until the additional infrastructure requirements have been assessed and the funding and the programme of delivery for additional infrastructure requirements have been confirmed.

MDA2.3 Detailed Site-specific Requirements

New Homes

18. New homes will be delivered in the Garden Suburb across the following locations:

- a. Grappenhall Heys – approximately 2,800 homes (2,100 within the Plan Period)
- b. Appleton Cross / Pewterspear – approximately 2,100 homes (1,500 within the Plan Period)
- c. New Garden Village adjacent to A50 – approximately 1,800 homes (1,000 within the Plan Period)
- d. Garden Suburb Neighbourhood Centre – approximately 700 homes (500 within the Plan Period)

19. A range of housing tenures, types and sizes will be required in order to ensure development contributes to meeting the Borough's general and specialist housing needs, including family homes with gardens, specific provision for older people and for younger people looking to purchase their first home.

20. In accordance with Policy DEV2 a minimum of 30% of homes should be affordable.

21. Supported housing for older people should be provided within each of the three Garden Villages.

22. Specific provision should be made for a residential care facility providing a minimum of 80 bed spaces with the Neighbourhood Centre. Extra Care provision will also be supported in each of the three Garden Villages.

23. Specific provision should be made for self-build/custom-build plots in each of the three Garden Villages, subject to local demand as demonstrated by the Council's self-build register.

24. Specific provision should be made for a Gypsy and Traveller site with the capacity for 8 pitches within the Garden Suburb.

25. To reflect the area's urban fringe location adjacent to the open countryside and the significant levels of green infrastructure proposed throughout the Garden Suburb, the residential development within the Garden Villages should be constructed to an average minimum density of 20dph based on gross site area.

26. To reflect the proximity to services and greater distance from heritage and ecological constraints, residential development within the Neighbourhood Centre should be at higher residential densities, with an average minimum density of 30dph based on gross site area.

Employment Area

27. The development will be required to deliver up to 116 hectares of employment land to meet strategic and local employment needs on land allocated at the junction of the M6 and M56.

28. The employment land is allocated for distribution and industrial uses (B8, B1c and B2).

Community Facilities

29. The residential development will be required to deliver a minimum of an additional 7 Forms of Entry of Primary School provision and a new secondary school providing a minimum of 6 Forms of Entry to meet the need for school places that will be generated from the Garden Suburb as a whole.

30. The residential development will be required to deliver a new combined health and leisure facility and other local community facilities required to meet the needs of the new residential population.

31. The secondary school, a new primary school and the combined health and leisure facility should be located in the Neighbourhood Centre.

32. The Neighbourhood Centre will serve the entire Garden Suburb and should be located in a central location within the overall allocation site.

33. The Neighbourhood Centre should also include local shops, a supermarket, and other appropriate local services and community facilities. Any proposal for retail development above 2,500 sq.m. in the Neighbourhood Centre will require a retail needs assessment and be subject to the sequential assessment set out in Policy DEV5.

34. A new or extended primary school should be located within or in proximity to the Local Centres in each of the three Garden Villages.

35. The new Local Centres will provide focal points for the proposed villages and should be located centrally within these areas.

36. Small scale units up to 500 sq.m in total within Use Class A1, A2, A5 and D1 will be supported in the Local Centres in order to provide for day to day needs. Any proposal for additional retail floorspace will require a retail needs assessment and be subject to the sequential assessment set out in Policy DEV5.

37. The Local Centre in Appleton Cross will be required to provide a new health facility.

Green Infrastructure Network

38. The Development Framework and Green Infrastructure Strategy will define the Strategic Green Infrastructure Network and set out how it will be delivered.

39. This should ensure the provision of an accessible, comprehensive and high quality network of multi-functional green spaces which connect the three Garden Villages, the Neighbourhood Centre, Appleton Thorn and the Employment Area within the Garden Suburb and provide links into Warrington's wider green space network.

40. An illustration of the Strategic Green Infrastructure Network is shown on the development concept diagram.

41. A new Country Park is required to be delivered on land in the northern part of the Garden Suburb. This will provide a significant amount of green space for recreation as well as protecting and enhancing biodiversity.

42. The design of the Country Park and wider green space network should ensure that the Country Park is accessible for new residents within the allocation site as well as existing residents across wider southern and central Warrington.

43. Areas of open green space will be provided across the Garden Suburb as part of the Strategic Green Infrastructure Network. These areas will deliver an important function in providing open space, walking and cycling routes and ensuring separation between the individual Garden Villages, the Neighbourhood Centre and Appleton Thorn.

44. Once defined, development will not be permitted which compromises the function of the Strategic Green Infrastructure Network.

45. Each Garden Village and the Neighbourhood Centre should provide a range of types and sizes of open space in accordance with the Council's open space standards. This should include provision of local parks and gardens; natural and semi-natural greenspace; equipped and informal play areas; sports pitches; and allotment plots.

46. The delivery of equipped play provision should be in the form of a range of LEAP's and NEAP's (including the appropriate 20 or 30 metre buffers) on the application site.

47. Further provision of open space will be required within the proposed Employment Area.

48. The residential and employment development should ensure the long term management arrangements for the Country Park and wider green space network within the Garden Suburb.

Natural Environment

49. The Development Framework and Green Infrastructure Strategy will need to demonstrate how development within the Garden Suburb will protect and enhance existing wildlife corridors and provide new corridors to link the site into Warrington's wider

biodiversity network and the Great Manchester Wetlands Nature Improvement Area and ensure the site contributes to the wider objectives of the Northern Forest.

50. The layout of development within the Garden Suburb should take account of existing landscape features, including watercourses, woodlands and significant hedgerows.

51. Wetland habitats including ponds within the site are of key importance and should be integrated within the Strategic Green Infrastructure Network.

52. Where an individual development parcel will result in the loss of habitat, approval of a plan of mitigation will be required before any application for that development parcel is permitted. The mitigation package should ensure a net gain in biodiversity and the new and improved habitat should be located within the Garden Suburb's Strategic Green Infrastructure Network.

Green Belt Boundary

53. The Green Belt boundary to the south of the Garden Suburb is defined by the M56 and to the east predominantly by the A50 (Knutsford Road).

54. Development at the eastern and southern extents of the Garden Suburb will be required to respect the Green Belt boundary.

Transport and Accessibility

55. A comprehensive package of transport improvements will be required to support the Garden Suburb. Required improvements for the next phase of residential development and the employment development will include:

- a. Ensuring appropriate access arrangements for the site as a whole and for individual development parcels.
- b. Improved cycling and walking routes well related to the green infrastructure network; connecting the new and existing residential areas, the Neighbourhood Centre, Local Centres within the Garden Villages and the Employment Area.
- c. Providing public transport enhancements to connect the new community with the Employment Area and Neighbourhood Centre; Stockton Heath; Warrington Town Centre and employment opportunities within the wider Warrington area.
- d. A new strategic link connecting the individual villages and the Neighbourhood Centre within the Garden Suburb itself and providing additional connections from the Garden Suburb to the A49 and A50.
- e. Improvements to increase capacity at Junctions 9 and 10 of the M56 and Junction 20 of the M6.
- f. Other network improvements as identified by an appropriate Transport Assessment.

56. The layout of individual development parcels within the Garden Suburb should maximise the potential for walkable neighbourhoods, with a legible hierarchy of routes, providing new footpaths and cycleways that link to existing networks beyond the site.

57. Good accessibility to public transport services should be provided by ensuring that the bus routes and bus stops within the site are accessible by pedestrians and cyclists via effective footpaths and cycle routes.

58. The development should contribute to the Council's wider aspiration of enhancing the Bridgewater Canal as a recreational resource and for the Canal's tow path to provide a cycle and pedestrian link across the Borough.

Utilities and Environmental Protection

59. A site-wide foul and surface water strategy will be required across the Garden Suburb as a whole, incorporating appropriate Sustainable Drainage Systems (SUDS) and flood alleviation measures. The surface water strategy will be required to improve on greenfield run-off rates. Development proposals will be expected to incorporate infiltration SuDS and SuDS with multi-functional benefits in preference to traditional underground storage systems. Particular consideration will need to be given to the eastern Garden Village which is downstream from existing communities at risk of flooding in Grappenhall.

60. The surface water strategy should be integrated with the site's Green Infrastructure Strategy in order to maximise ecological and potentially recreational benefits.

61. Improvements to the water supply and sewerage network will be required, ensuring that surface water drainage is not combined with foul discharge. A site wide clean water strategy will also be required.

62. Development within the Garden Suburb must not impact on the operation of the existing gas pipeline which crosses the site.

63. A Community Recycling Centre to serve the Garden Suburb and the wider south Warrington area should be provided within the Garden Suburb.

64. The Garden Suburb should be designed to mitigate the impacts of climate change and be as energy efficient and water efficient as possible. The Council will seek to secure a decentralised energy system across the Garden Suburb as a whole that will use or generate renewable or other forms of low carbon energy in accordance with Policy ENV7.

65. Development proposals may be required to assess the impact on the groundwater environment and incorporate appropriate mitigating measures.

66. The design of the Garden Suburb must incorporate appropriate measures to mitigate any noise and air quality impacts from the M6, M56, A49 and A50 Knutsford Road.

Historic Environment

67. The Garden Suburb contains a number of heritage assets, including listed buildings, locally listed buildings and a Scheduled Monument. Development will be required to be designed in order to ensure that these assets and their settings are conserved and, where appropriate, enhanced within the context of the overall development, through appropriate mitigation measures, having regard to the Garden Suburb Heritage Impact Assessment.

68. The Bradley Hall Moated Site Ancient Monument is of particular significance given its location within the Employment Area. A landscape buffer between the monument and new employment development will be required to preserve the immediate open setting of the moated site.

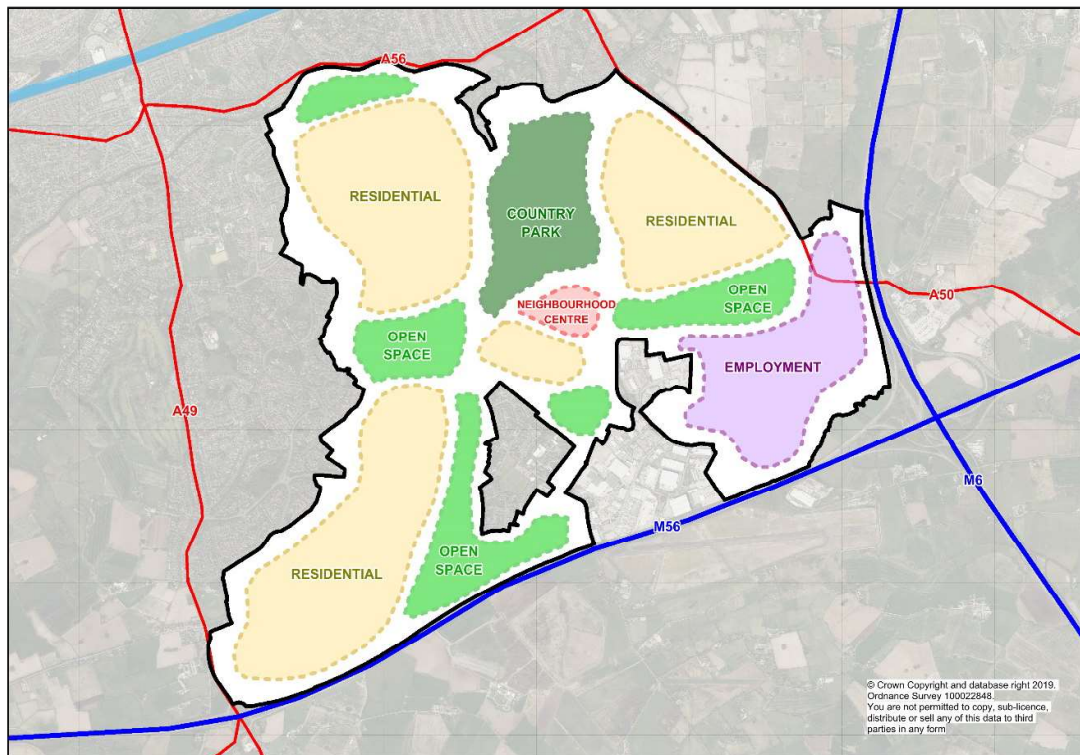
69. The settings of the following Conservation Areas within proximity of the Garden Suburb will be preserved and enhanced through ensuring that new development is set back by an appropriate distance, is limited in height to no more than two storeys and where possible provides an enhanced landscape buffer:

- a. Grappenhall Village Conservation Area.
- b. Victoria Road / York Drive Conservation Area.
- c. Ackers Road / Marlborough Crescent Conservation Area.

Why we have taken this approach

10.2.25 The Garden Suburb performed well in terms of the assessment against the objectives of the Local Plan, the requirements of the Government’s National Planning Policy Framework and the Local Plan’s Sustainability Appraisal.

Figure 18 – Illustrative Development Concept for Garden Suburb



10.2.26 The Garden Suburb is of a sufficient scale to provide a wide range of services to support a new residential and working community in this part of Warrington, including a Neighbourhood Centre, new Local Centres, a secondary school, up to 4

new primary schools, health and leisure facilities and a network of open spaces. Its location will also ensure good access to the surrounding urban area including Grappenhall, Stockton Heath District Centre, Warrington Town centre and the adjoining major Employment Area (both existing and proposed).

- 10.2.27 The ability to make such a significant and sustainable contribution towards meeting Warrington's long term development needs provides the exceptional circumstances required to justify the removal of the Garden Suburb from the Green Belt.
- 10.2.28 The Allocation Policy will ensure that development comes forward in a comprehensive manner with phasing of development linked to the provision of infrastructure.
- 10.2.29 It will also provide a strong Green Belt boundary in this part of Warrington and will ensure that development preserves and enhances the built and natural environment.
- 10.2.30 Given the scale of development within the Garden Suburb, development will continue beyond the plan period. This will ensure that land is available for Warrington's future development needs and maintains the long term permanence of the Green Belt.
- 10.2.31 The Council, working with Homes England and the other landowners within the Garden Suburb, will be taking a leading role in coordinating the delivery of the Garden Suburb.
- 10.2.32 Individual developers promoting sites have confirmed their commitment to ensuring a comprehensive form of development and their support of the build rates which have informed the development trajectory. They are supportive of the preparation of a development framework (to be prepared as a SPD) including masterplans for the Garden Suburb and the delivery of the wide range of infrastructure that is required to support the delivery of the Garden Suburb. The cost of the required infrastructure will be shared on a proportionate basis between the developers.
- 10.2.33 The Allocation Policy, together with the Council's Infrastructure Delivery Plan, sets out key infrastructure requirements to support the Garden Suburb. The greatest level of detail is provided for infrastructure required to support the first phases of development. Detailed infrastructure requirements for later phases of development and for development beyond the current Plan Period will be confirmed through future reviews of the Local Plan.

Key Evidence

- National Planning Policy Framework (2019)
- Planning Practice Guidance (PPG)
- Garden Suburb Development Concept (2019)
- Local Housing Needs Assessment (2019)
- WBC Green Belt Assessment (2016)
- Infrastructure Delivery Plan (2019)
- EDNA (2019)
- Retail Study Update (2019)
- WBC Transport Model
- Information submitted in support of 'Call for Sites' by developers promoting land within the urban extension
- Garden Suburb Heritage Impact Assessment (2019)
- Habitat Regulation Assessment: Proposed Submission Version Local Plan (2019)
- SA Report: Proposed Submission Version Local Plan (2019)

Other Planning Documents

- Appleton Parish Thorn Ward Neighbourhood Development Plan (2017)

Council Wide Strategies

- Warrington Means Business
- Draft Local Transport Plan (LTP4)

Delivery Partners

- Developers and landowners promoting land within the urban extension
- Warrington & Co
- United Utilities
- Highways England
- Natural England
- Local Nature Partnership