

Warrington Garden Suburb / Village Options prepared by Pegasus Group on behalf of Taylor Wimpey

Options Nos	Option 1	Option 2	Option 3A	Option 3B	Option 4	Option 5
Option Name	Warrington Garden Suburb	Garden Suburb / Village C Safeguarded	New Village on Broad Lane (with commercial)	New Village on Broad Lane (with open space)	Village C	Village C with Part of Neighbourhood Centre
Nos of Landowners (with development or Country Park)	11 to 12	4 to 5	4	4	5	6
Nos of Housebuilders (with land allocated for housing)	3	1	3	3	3	3
Approx Nos of New Homes (not consented already)	7,000	4,500	2,000	2,000	2,000	2,750
Neighbourhood Centre	Yes	Yes	Potentially (if some of employment/commercial land was allowed for retail).	No	No	No
Local Centres Delivered	3 to 4	2 to 3	2	2	1	1
Secondary School Delivered	Yes	Potentially / Land Provided	No	No	No	No
Primary Schools Delivered	3	2	1	1	1	1
Primary School Forms Delivered	6	4	2	2	2	2
Country Park Delivered	Yes (HE, Mulbury, Lonestar, Hollins and Mossley), wrapping around Grappenhall and sat between Grappenhall Heys, Neighbourhood Centre and Village C.	Yes (as per Option 1 except no provision east of Broad Lane) or (could just include HE land between Villages A and B to exclude Mulbury)	No	No	Partly (east of Broad Lane by Hollins and Mossley)	Partly (east of Broad Lane by Hollins and Mossley)
Green Belt Compensation Land	Large area of compensation land with greater public access to open countryside and ecological enhancements would be offered by TW on their land near M6 as shown on Option Plan.	Large area of compensation land with greater public access to open countryside and ecological enhancements would be offered by TW on their land near M6 as shown on Option Plan.	Three smaller parcels of compensation land offered by Lonestar, TW, Hollins and Bloor on the edge of the new settlement providing links into the neighbouring open countryside + large area of TW land near M6.	Four smaller parcels of compensation land offered by Lonestar, TW, Hollins and Bloor on the edge of the new settlement providing links into the neighbouring open countryside.	Large area of compensation land with greater public access to open countryside and ecological enhancements would be offered by TW on their land near M6 as shown on Option Plan. Option to also include Green Belt compensation land to the north and south (see comments below).	TW would offer their land up to safeguarded Howshoos Link Route alongside other smaller parcels provided by Lonestar, Hollins, Mossley, Bloor and Langtree around the new village.
New Green Belt Boundary	Very strong existing boundaries defined by M6 M56 and Knutsford Road. However, still raises issues around Appleton Thorne and designation of Open Countryside.	Strong existing boundaries defined by M56, Grappenhall Lane and Broad Lane. However, still raises issues around Appleton Thorne and designation of Open Countryside.	Utilises strong woodland boundary along Bloor and Hollins land as eastern boundary to the settlement and part of delivered Howshoos Link to the west. New Green Belt boundaries would have to be created to the north and south around village. The Green Belt boundary would directly adjoin the existing and proposed employment area. Green Belt would be retained around Appleton Thorne, Grappenhall Heys and Grappenhall.	Utilises strong woodland boundary along Bloor and Hollins land as eastern boundary to the settlement. New Green Belt boundaries would have to be created to the west, north and south around village. However, unlike Option 3A the new village could be separated from the existing urban edge of Warrington and the existing and proposed employment area by creating Green Belt compensation land to the south. Green Belt would be retained around Appleton Thorne, Grappenhall Heys and Grappenhall.	Uses strong existing boundaries to the west and east (i.e. Broad Lane and Knutsford Road). There are two options to the north and south. The Council could extend the Green Belt edge of Warrington down to the Employment area as per the red line shown on the Option plan or retain/define those areas of proposed open space to the north and south of the new village as Green Belt to create an area of separation between Warrington and the new village and between the village and the new employment area.	Uses Knutsford road as eastern boundary. The new village would be separated from the existing urban edge of Warrington and the existing and proposed employment area by creating a belt of Green Belt compensation land around the settlement as illustrated on Option Plan and utilising a proposed safeguarded Howshoos Link Route to help define some of this compensation land.
Howshoos Link Delivered	Yes	Yes	Partly. Part of Howshoos Link within TW land delivered to full specification. (Could be coupled with separate Home England allocations but requiring HE to deliver their part of Howshoos Link into Grappenhall Heys. Add on circa 400 homes).	Safeguarded Route. Howshoos Link alignment to be identified as a safeguarded route within Local Plan.	No	Safeguarded Route. Howshoos Link alignment to be identified as a safeguarded route within Local Plan.
Cat and Lion Junction Delivered	Yes	Yes	Potentially. Option could be coupled with separate standalone allocation for Wallace Land to deliver this. Add on 400-600 homes.	Potentially. Option could be coupled with separate standalone allocation for Wallace Land to deliver this. Add on 400-600 homes.	Potentially. Option could be coupled with separate standalone allocation for Wallace Land to deliver this. Add on 400-600 homes.	Potentially. Option could be coupled with separate standalone allocation for Wallace Land to deliver this. Add on 400-600 homes.
General Pros	Consistent with Current Local Plan. Does not require substantive new evidence base. Positive, plan led strategic growth of the area meaning key infrastructure and specification of that infrastructure is accounted for and delivered as part of one plan.	Far fewer landowners which should assist on agreeing equalisation/delivery points. Does not require substantive new evidence base. Whilst village C landowners will be disgruntled it does not write them out of the picture entirely so should lessen the level of objection.	Fewer homes so less Green Belt release required. Highly focused on actual housing developers (rather than Homes England / land promoters) so could deliver quickly. Infrastructure requirements are straightforward / viable.	Same as Option 3A but delivers GB compensation land closer to new village and provides separation to existing employment area.	Fewer homes so less Green Belt release required. Creates a new village closely aligned with M6 junction and proposed employment area and good links into Warrington Town Centre. Logical existing physical boundaries to east and west and scope to create separation to the north and south. Still highly focused on housing developers so efficient delivery.	Creates a larger new village closely aligned with M6 junction and proposed employment area and good links into Warrington Town Centre. Provides scope to secure land for Howshoos Link and Green Belt compensation land that largely surrounds the new village.
General Cons	Significant Green Belt release and not all land required for development (e.g. Apple Jacks). Complex and large number of interests.	Viability case could prove more challenging but if HE were able to provide comfort on cash flow issues, this scheme might prove to be simpler on delivery points.	Implements part of the Howshoos Strategic Links but not a complete link. Could be coupled with other separate allocations in the area to achieve this.	Does not construct any of the Strategic Highway Infrastructure.	Does not construct any of the Strategic Highway Infrastructure.	Does not construct any of the Strategic Highway Infrastructure.