



# DARESBURY GARDEN VILLAGE

CASE STUDY







# DARESBURY GARDEN VILLAGE, WARRINGTON, CHESHIRE IN SUMMARY

Daresbury Garden Village is Redrow’s flagship development in the North West and has been almost 30 years in the making. This development is a prime example of Redrow’s experience and expertise in bringing large sites through the planning system over many years.

Underway since late 2021, it will deliver circa 1,000 homes on 120 acres of land and is expected to take around 11 years to complete. True to Redrow’s placemaking principles for garden villages, homes will be interspersed with open spaces, green corridors and areas for play. During the course of development, Redrow will make community contributions totalling £8.5 million to Halton Council.

## KEY FACTS



CIRCA  
**1,000**  
NEW HOMES



**120** ACRES  
OF LAND

**4**



RESIDENTIAL DEVELOPMENT PARCELS:

- GLEAVES VIEW PHASE 1 & 2 TO THE SOUTH
- KECKWICK PARK PHASE 1 & 2 TO THE NORTH



LAND DESIGNATED FOR  
EMPLOYMENT TO THE EAST



A NEW LOCAL CENTRE WITH POTENTIAL FOR  
NEW SHOPS, A PUB AND FOOD OUTLETS



## PLANS AND PROGRESS SO FAR

- Gleaves View phase one will have 259 homes in total with:
  - Full planning permission received for 108 homes on phase 1a
  - A resolution to grant permission for a further 151 homes
- Gleaves View phase two will feature up to 250 homes, subject to planning
- Sales launched at Gleaves View in January 2022
- First completions took place in February 2023
- Keckwick Park phase one has reserved matters approval for 337 homes and is due to launch 2024
- Keckwick Park phase two will include 186 homes, subject to detailed consent
- Land is being acquired in stages as detailed planning consents are achieved

**A strategic site for the borough, Redrow secured its first option on land at the site in 1994 and began promoting the site through the Local Plan process. The northern part of the site was allocated for development in 2005 under Halton Council's Unitary Development and the entirety of the site was allocated for a mixed-use development in 2013, within Halton Borough Council's Local Plan Core Strategy, with the aim of creating a new community for Halton.**

A cohesive masterplan was developed for the whole Daresbury site, which laid out locations for a residential development of circa. 1,000 homes a local centre and an employment hub, alongside the highway and transport infrastructure required to support the site.

Between 2012 and 2014 Redrow submitted outline planning applications for all major phases of the site, with both the northern and southern residential parcels, a local centre and 15,000m<sup>2</sup> of employment space receiving outline planning permission in 2018, at the same time as Gleaves View phase one also receiving detailed consent.

Redrow formally acquired the first parcel of land in 2020 and work was finally able to begin on site in 2021.

Redrow has since secured detailed planning consent to allow work to begin on up to 445 homes in total (as of November 2023), while future phases are still progressing through planning, including a reserved matters application for 186 properties on the second phase of Keckwick Park, closer to the centre of the site. The second phase of Gleaves View is subject to detailed planning consent, which is earmarked for 250 homes and a local centre with potential for shops, a pub and food takeaway businesses.



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# TECHNICAL CHALLENGES

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**Daresbury Garden Village is a complex project and bringing each parcel to a stage where building can begin has been a feat that required extensive planning expertise.**

The southern part of the site, Gleaves View, has presented technical challenges including ensuring the landscape levels of the site work.

The northern part of the site, Keckwick Park, has other challenges that include working with the existing residents who live on land encircled by the development site. The team will need to ensure services can access the site easily as well as keeping access open to these residents.

Redrow has also had to work closely with the landowner, who owns land either side of what will be Keckwick Park, developing a strong relationship with the aim of ensuring all parties are satisfied as work progresses.

One of the biggest technical challenges of Daresbury Garden Village has been creating access. Originally there was no access directly between the A558 and the A56. However, a new all-movements signal controlled access has been created the north off the A558. Junction improvements to the east of the A56 will also be done alongside strategic infrastructure works, including a new road bridge over the Bridgewater Canal and creation of a spine road, which will link the two roads through the wider site.

A new access to the site will be taken from a new signal-controlled junction directly onto the A558 Daresbury Expressway to the north and from a signal-controlled junction from Delph Lane to the east at a cost of £4.1 million. This work also includes widening the A558 and creation of an underpass that serves local businesses.



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# THE HOMES

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Daresbury Garden Village offers an exceptional choice of high-quality new homes from Redrow's Arts & Crafts inspired Heritage Collection providing three, four and five-bedroom homes across a mix of mews-style properties, semi-detached, and smaller and larger detached houses to meet a wide range of housing needs. Included in this are Redrow's latest-generation 'Lifestyle Homes', which boast fewer bedrooms than might be expected in a home with their footprint, but each bedroom is larger, more luxurious and has its own en-suite.

The new garden village is well connected with great transport links, restaurants and shopping on its doorstep. The nearest railway station is Runcorn East, approximately 2km away, which has a regular 30-minute service to Warrington Bank Quay, Manchester Piccadilly and Chester. Local facilities are available at Daresbury village centre, while a range of leisure, shopping and commercial facilities are available at Runcorn, Stockton Heath and Warrington.

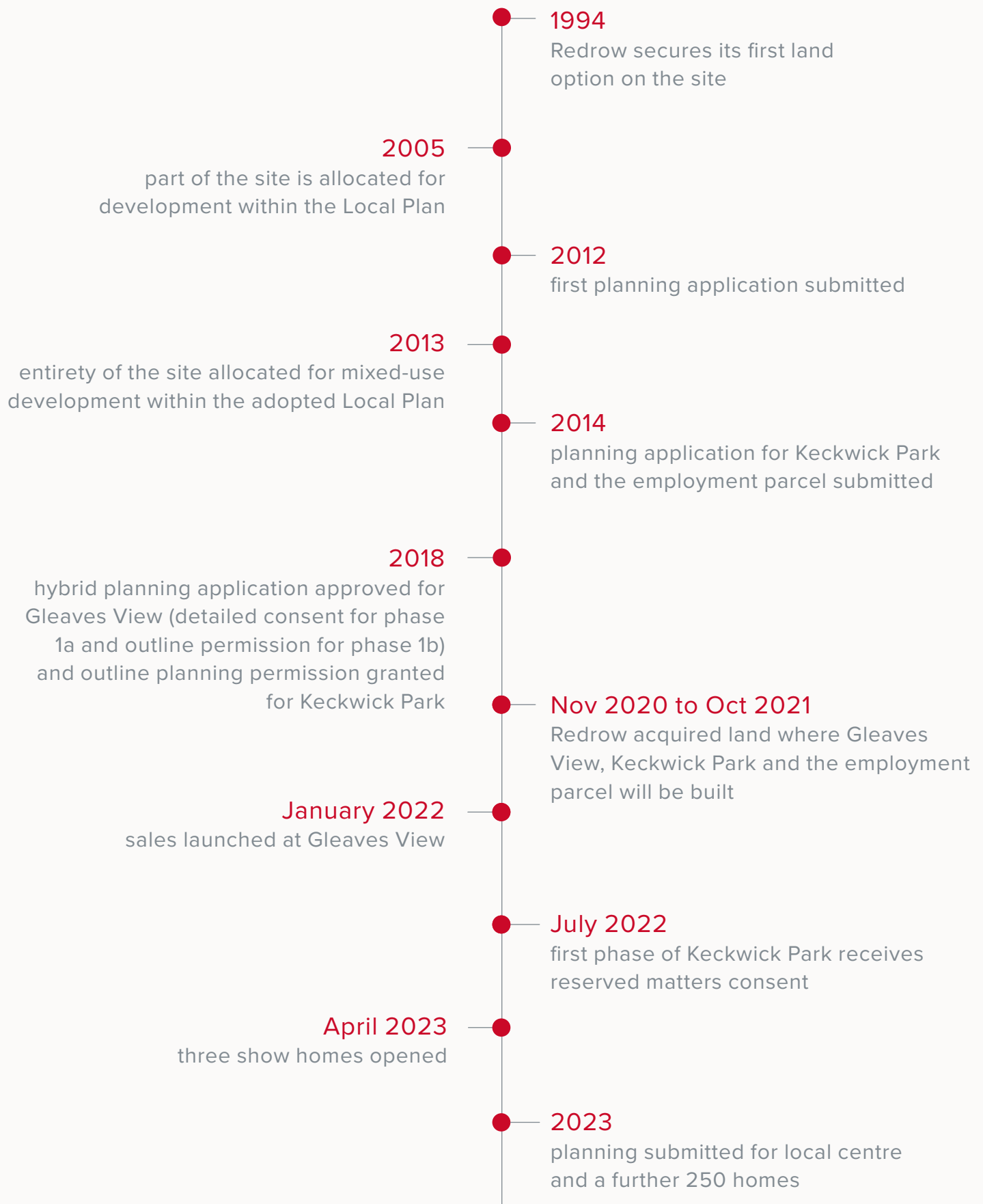




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# TIMELINE

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## REDROW IN THE COMMUNITY

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During the course of development, Redrow will make community payments totalling £8.5 million to Halton Council. This funding is earmarked for:

- Converting the A558 to a dual carriageway
- Off-site affordable housing in the borough
- Support of existing bus routes and delivering a new bus link into the Daresbury Park business park
- Improvements to Runcorn East railway station
- Structural landscaping and linear park creation within the wider area, including their maintenance, plus improvements to nearby Daresbury Firs
- Creation of a pedestrian link under the West Coast Mainline and walking and cycling route connections to the site
- Contribution to the Bridgewater Way Initiative and funding towards alternative marina locations along the canal.

Separate to the community commitments agreed as part of the planning process, Redrow has also donated £10,000 to local groups, organisations and charities around Daresbury Garden Village. This has been done via a voluntary fund, with support given to local schools, a heritage group, a church institute, a horticultural society, a local residents group and a Women's Institute, all at the very heart of the community.

Redrow has worked closely with Halton Council at both the planning and delivery stages around several issues from highways to drainage and is developing positive working relationships with councillors. The Redrow NW divisional team meet regularly with key individuals, so communication lines are open and used. As the development progresses, Redrow is in ongoing talks with the council around highway closures, temporary works, drainage and public rights of way. And with future developments parcels to come maintaining a proactive and positive relationship is important.

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## PROGRESS TO DATE

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Gleaves View features a range of three, four and five-bedroom homes. In October 2023, there had been 19 legal completions and 33 reservations, Keckwick Park will be a development of two, three and four-bedroom homes which will launch in 2024.

To find out more about Daresbury Garden Village visit: [www.redrow.co.uk/daresbury](http://www.redrow.co.uk/daresbury)

