Homes England

The Housing and Regeneration Agency



September 2024

Help shape new housing and facilities in South East Warrington

Homes England is planning for a proposed extension to South East Warrington with sustainability at its heart. We are seeking to integrate new residential neighbourhoods with the existing communities in and around Warrington, providing new homes and facilities that reflect both the aspirations of the local area and meet the needs of future residents.

We are in the very early stages of this process, and we want to ensure there is an opportunity to understand your thoughts on what you want to see in South East Warrington.

Our priority is to support the delivery of the local centre for Appleton Cross at the same time as working in partnership with Warrington Borough Council to prepare a 'Development Framework' for the Urban Extension. This document will set out the plans for the delivery of an allocation of c.4,200 new homes alongside new schools and other supporting infrastructure and will show how and when the development will be constructed.

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Have your say

You can give us your feedback online or in person. Please visit our website **www.southeastwarrington.co.uk** to tell us what you think and subscribe for updates.

We will be holding a series of drop-in events where you can meet us and the project team, learn more about the South East Warrington Urban Extension and the Appleton Cross Local Centre site and provide your feedback. We will have activities for children so please do bring the whole family along to whichever is most convenient for you to attend.

3pm – 8pm, Wednesday 11th September
Olde Barn, Grappenhall Community Centre, Bellhouse Lane, Warrington, WA4 2SG

10am – 3pm, Saturday 14th September
Appleton Parish Hall, Dudlow Green Road, Appleton, Warrington, WA4 5EQ

11am – 5pm, Friday 20th September
St Matthew's Church Hall, Stretton Road, Stretton, Warrington, WA4 4NT

Online virtual briefing

6pm – 7pm, Thursday 26th September
Join online by visiting
bit.ly/southeastwarrington
or scanning the adjacent QR code

Can't make it?

That's not a problem. If you have any questions, would like to provide feedback, or wish to subscribe to updates about the development or future events, you can contact us:

southeastwarrington@homesengland.gov.uk or **appletoncross@homesengland.gov.uk**

0800 148 8911 (freephone)

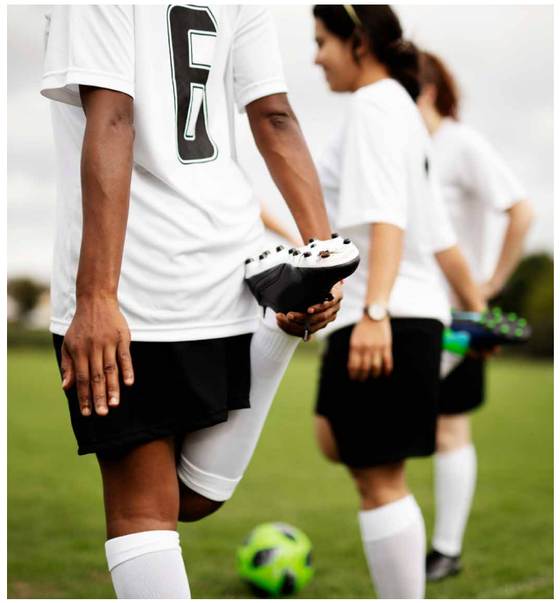
Freepost MEETING PLACE CONSULTATION
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www.southeastwarrington.co.uk
or scanning the adjacent QR code

Please ensure all feedback is provided by 14th October 2024. Please contact us if you require information in another language or format.

Sustainable new neighbourhoods in South East Warrington

We understand that providing new facilities and services is important to local residents. We will be delivering new infrastructure (such as schools, shops, roads and drainage) alongside new housing in a phased approach spanning many years. By addressing both of these needs together, we are aiming to create a better place for residents to live, work and thrive.

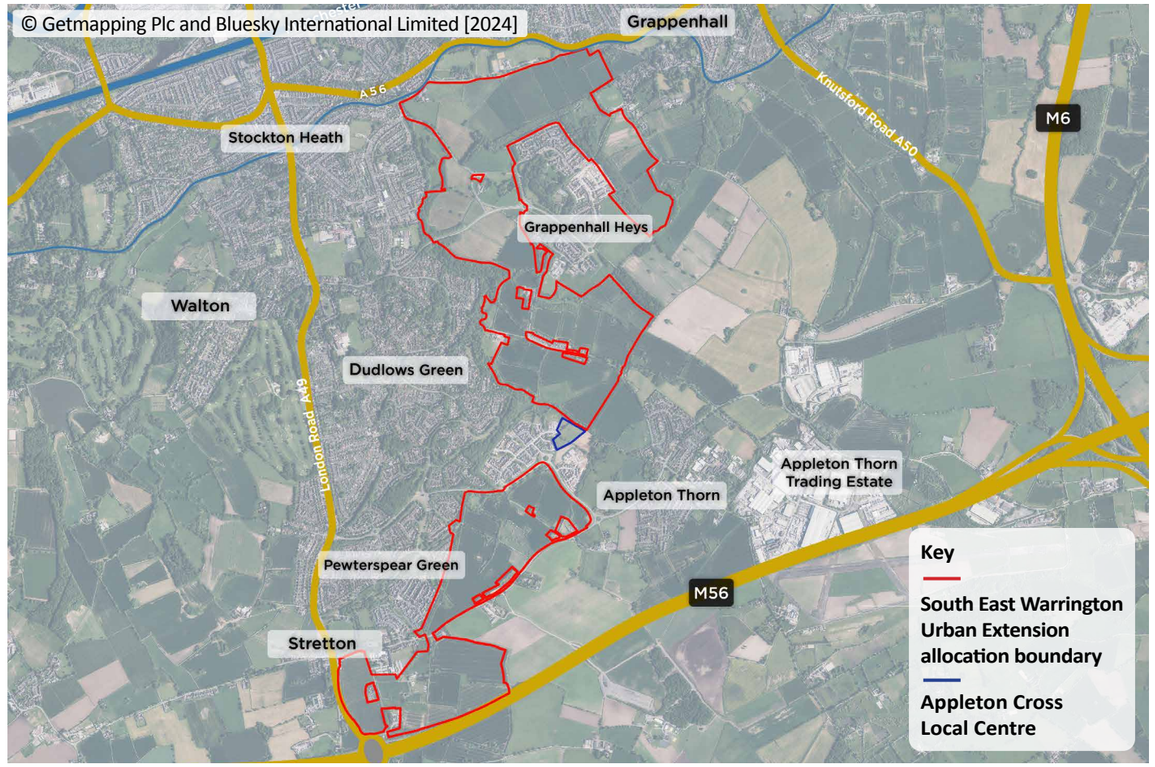


Key commitments

Requirements of the Council's policy include:

- Approximately 4,200 homes (including 30% affordable homes).
- Two 2 form entry primary schools, each capable of expansion to 3 forms of entry.
- A new secondary school to provide a minimum of 4 forms of entry.
- A new leisure facility incorporating health provision.
- Contribution to expansion of proposed Appleton Cross health centre.
- Local shops and other community facilities of an appropriate scale.
- An extensive green infrastructure network.
- Playing pitches.
- A range of smaller areas of open space within the development to serve the new community.
- A Community Recycling Centre.
- A comprehensive package of transport improvements.
- Compensatory Green Belt improvements and ecological mitigation and enhancement.
- Flood mitigation and sustainable drainage systems (SuDS).





Community and social impact

We are committed to creating positive outcomes for the community (also known as social impact or value), listening to the aspirations of local residents and working with you to create new neighbourhoods that will benefit future generations of Warringtonians.



South East Warrington Development Framework Indicative Timeline

We are currently in the early stages of planning for new housing and facilities in South East Warrington. Below is an indicative timeline outlining key milestones and their corresponding approximate dates.

WE ARE HERE

Autumn 2024 – Initial engagement with the community and other key stakeholders focussed on better understanding the South East Warrington site and local priorities.

Winter 2024/25 – Review of feedback and continuation of engagement with the community and stakeholders to help shape the emerging plans.

Spring 2025 – Plans and proposals will be shared for community and stakeholder feedback, before being finalised.

Summer/Autumn 2025 – The final Development Framework will be submitted to Warrington Borough Council for consideration and approval.

Winter 2025 onwards – Further engagement and consultation with the community and other key stakeholders on future planning applications.

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Appleton Cross Local Centre

The Appleton Cross Local Centre site is adjacent to the recently completed "Orchard Meadows" development. Homes England is committed to facilitating the delivery of Appleton Cross Local Centre which will provide a new health centre and amenities that will serve the local area.

We want the Appleton Cross Local Centre to meet the needs and aspirations of the local community. We know that the delivery of a health centre is important to you and we are keen to learn more about what additional uses you would like to see there.

Appleton Cross Local Centre Indicative Timeline

2023 – Initial technical work (e.g. ecological assessments) undertaken and the appointment of the professional project team. Local Plan allocation is also confirmed for the wider South East Warrington Urban Extension.

Spring 2024 – Continuation of technical work including seasonal ecological surveys alongside soft market testing with potential developers of the local centre.

WE ARE HERE

Summer/Autumn 2024 – Engagement with stakeholders and the community to receive feedback. Ongoing engagement with the NHS, Integrated Care Board (ICB), potential occupiers and Warrington Borough Council.

Autumn/Winter 2024 – Procurement of a development partner begins; ongoing liaison with the ICB on health centre commissioning process.

Early 2025 – Appointment of a developer partner with intended occupiers for the site confirmed.

NEXT STEPS

- Developer submits full planning application to Warrington Borough Council.
- Developer commences building on site.
- Construction completed and occupiers move into site.

Homes England

Homes England is the government's housing and regeneration agency. Our mission is to drive regeneration and housing delivery to create high-quality homes and thriving places. This will support greater social justice, the levelling up of communities across England and the creation of places people are proud to call home. Homes England is the majority landowner for South East Warrington Urban Extension.

Homes England



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