

INTRODUCTION & PLANNING CONTEXT

Warrington Road, Culcheth

Story Homes is progressing detailed plans for a proposed residential development of 187 homes on land at Warrington Road, Culcheth. As part of preparing this proposal we would like to seek your feedback.

The site benefits from a draft allocation for residential development (Policy OS2) in the emerging Local Plan for Warrington, which is expected to be formally adopted later this year. The draft allocation seeks to meet the needs of Culcheth for market and affordable housing over the plan period and aims to provide the following:

- Up to 200 homes
- 30% affordable housing
- Provision of open space

Story Homes is in the process of preparing a hybrid planning application, which includes a full application for 186 dwellings and an outline application for one self build plot.

As part of the design evolution, Story Homes would like your feedback to help shape the final application.



Image: location plan

WHO ARE STORY HOMES?

Founded by Fred Story in 1987, Story Homes has a long and successful reputation of building high quality and high specification homes. Our passion for quality and excellence has seen us become a multi-award winning UK property developer, delivering exciting schemes and inspiring buyers.

For over 35 years Story Homes has been the name most often associated with aspirational homes for sale throughout Cumbria, the North East, Lancashire and Scotland. The family owned business has grown in size and status over the years but remains grounded, built on its original ethos of 'doing the right thing,' and creating a brand synonymous with quality.

Our Head Office and business roots are based in Carlisle with a well-established regional office in Chorley, set on continuing the success as we expand further in the North West region.



PROPOSED SCHEME

The draft layout (shown adjacent and available to view separately as a larger plan) shows the proposed residential development of 187 homes including 56 affordable units. The scheme will provide a mix of one to six bedroom homes, with 2 and 2.5 storey homes delivered in a range of apartments, mews, semi-detached and detached houses and one self-build plot.

The homes will be accessed from two points, one from Warrington Road and an additional access point is proposed from Holcroft Lane.

The layout includes a large area of public open space that runs through the centre of the development. A play area is proposed to the south of the site. The scheme seeks to retain the majority of existing hedgerow and trees with additional planting proposed within the site. An eight-metre wooded edge is proposed to the southern boundary of the site. The landscaped edge reinforces the Green Belt boundary whilst minimising the visual impact on the Green Belt.



PROPOSED SCHEME

Design

In developing the proposed scheme, Story Homes has taken account of the local vernacular and its different forms of architecture, appearance and materials which create its unique character.

The development will be policy compliant and incorporate energy efficient principles and low carbon technology. All plots will be provided with PV Panels and EV charging.

The house types have been carefully selected to help integrate the development into the area and to achieve a high-quality distinctive design. Using a variety of materials and architectural detail on specific house types will create focal points within the development.

Examples of the proposed house type designs can be found adjacent.



KEY BENEFITS



The proposals would deliver a range of properties to suit local market and affordable housing need, including one to six bedroom properties and one self-build plot.



The proposals will provide a large area of public open space that runs through the development.



The development coming forward will lead to economic benefits in terms of indirect and direct job creation through the construction of new housing. Following occupation, the new residents will bring additional consumer expenditure into the area, which will contribute positively to the local economy.

NEXT STEPS

We welcome your comments on the proposed scheme by Friday 22 September.

You can contact us via email at: consultation@storyhomes.co.uk or post to:

Story Homes
Parkway House
Chorley Business & Technology Park
Euxton Lane
Chorley
PR7 6TE

Following this, we will review all responses made and where possible, incorporate these into the proposed development. The application will then be submitted to Warrington Borough Council in Autumn 2023.

We anticipate the application will be heard by the Council's planning committee in Spring 2024.

If planning permission was granted, we would expect to commence on site in early 2025.