



DARESURY GARDEN VILLAGE, CHESHIRE

CASE STUDY



A part of



Barratt Redrow

Daresbury Garden Village, Cheshire



A masterplan for a new community - 1,000 homes, local centre, jobs hub, and major infrastructure



Phased build - Work since 2021, with multiple parcels in progress



Diverse housing offer - Arts & Crafts inspired Heritage Collection homes, from two-bedroom mews to five-bedroom detached



Great connections - Road, rail, shops, and leisure nearby including a new on-site local centre subject to planning



Significant community investment, including £8.5m in section 106 contributions for infrastructure, green space, and transport, plus voluntary donations supporting local schools, groups and good causes



Creating a new community

A strategic site for the borough, Redrow secured its first option on land in Daresbury, Cheshire, 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. 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 Garden Village site, which laid out locations for a residential development of around 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 15,000 sq m 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, 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. Land is being acquired in stages as detailed planning consents are achieved.



Technical challenges

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.

One of the biggest technical challenges has been creating access between the A558 Daresbury Expressway and the A56. A new all-movements signal controlled access has been created to 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 the new junction directly onto the A558 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.



The homes

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.



Redrow in the community

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 £16,000 to local groups, organisations and charities around Daresbury Garden Village.

This has been done via two voluntary funds, 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.

Timeline

- 1994 - Redrow secured its first option on land
- 2005 - northern part of site allocated for development
- 2018 - outline planning permission for the masterplan and detailed planning consent for first phase
- 2020 - Redrow formally acquires first parcel of land
- 2021 - Work begins at Daresbury Garden Village
- January 2022 - Gleaves View phase one sales launch
- February 2023 - First completions
- May 2025 - six show homes open at Keckwick Park

Gleaves View features a range of three, four and five-bedroom homes. In August 2025, there had been 83 legal completions. Keckwick Park sales launched in May 2025 and the development of two, three and four-bedroom homes has had five completions to date. To find out more about Daresbury Garden Village visit: www.redrow.co.uk/daresbury



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