# Case Study: Daresbury Strategic Site

## Key Issues

Halton Borough Council’s adopted Local Development Framework Core Strategy identifies the area as a “Key Area of Change”, with an aspiration to create a new community. The “Daresbury Strategic Site” is expected to deliver:

- 72 ha of expansion for science, high tech and research development;
- 96 ha of land for the expansion of office and knowledge based facilities;
- Phased delivery of 1,400 dwellings;
- A mixed use neighbourhood centre including a marina.

Responses to screening and scoping reports confirmed the need for an EIA. TEP worked with Halton Council to agree the scope of the EIA which included an assessment of the likely significant effects on Ecology, Landscape and Visual, Cultural Heritage, Geology and Soils, Land Use, Transportation, Waste, Noise and Vibration, Air Quality and Socio-Economics.

## Purpose of the project

Working on behalf of house builder Redrow Homes Ltd, TEP has provided master planning, design and EIA services for the “Strategic Site” which will deliver many of the required outcomes intrinsic to the success and future prosperity of Halton.

TEP has prepared EIA to support detailed, outline and hybrid planning applications for development of the following within the larger Daresbury Strategic Site:

- up to 750 dwellings;
- commercial land; and

## Description of the project

The site for which planning consent is sought is located in Daresbury, Halton. Accommodating approximately 73 hectares of predominantly agricultural land, the site is intersected by prominent linear features including the Chester to Manchester railway line, the West Coast Main Line and bounded by the Bridgewater Canal.
Lessons learnt

TEP’s services have helped Redrow develop the new urban community in a more sustainable way. TEP has assisted in the realisation of the site’s potential, identifying key risks, constraints and opportunities and providing pragmatic advice and planning consent for the development proposals.

Whilst the early master planning and project brainstorming phases offered opportunities for creative thinking and innovative design there came a time when the development proposals needed to be fixed to allow environmental assessment. This was particularly pertinent when it came to “fixing” the traffic forecasts to allow noise and vibration and air quality assessment to be carried out.

The robust ecology survey baseline gathered for the Strategic Site enabled a degree of flexibility when it came to environmental assessment and development boundaries.

Lessons learnt continued

Stakeholder engagement is a key part of corporate social responsibility and the EIA process. Redrow takes their responsibilities seriously and held a series of community stakeholder engagement sessions recognising the opportunity to communicate their proposals and invite feedback from interested parties including those who might be affected by the decision making process.

The feedback proved invaluable enabling the Project Team to gain an understanding of key issues and as a tool to consider solutions for complex issues and issues of concern.

The development of a good landscape masterplan enabled reliable estimates of future land-uses and green space allocation for the future development proposals in the new development, of particular importance to Halton Borough Council.

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