

Warrington New City

From New Town to New City

A New City at the Heart of the Northern Powerhouse

Growing a New City on Garden City Principles



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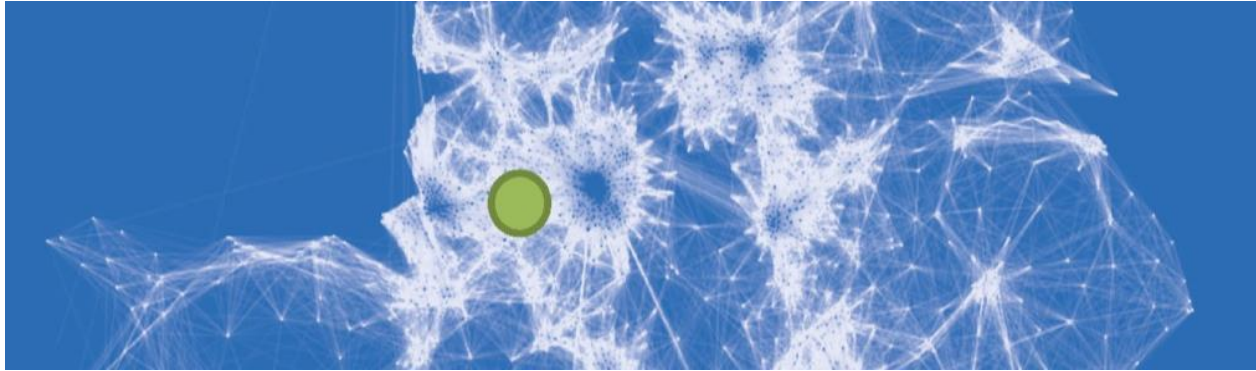
Mission

By 2040, Warrington will have grown and transformed into:

- A self-sustaining New City – well connected, beautiful and the place of choice to live, work and visit.
- A place in which everyone can fully participate in and benefit from its economic success.
- A place where you want to live and raise your family.
- A place where you want to invest and start and nurture a successful business.
- A smart place which is managed sustainably, that is both efficient and in which you can make the life-style choices you wish.

Warrington New City - whole place transformation

At the Heart of the Northern Powerhouse



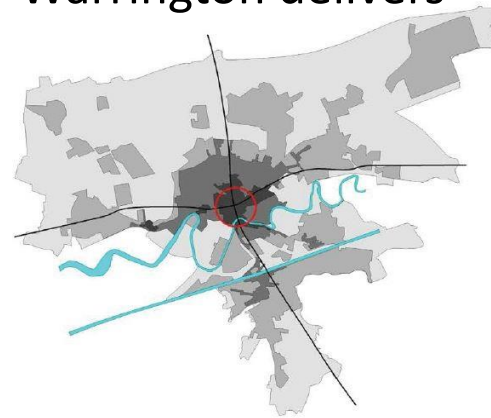
Warrington – a real success story

Performance

- High wage - low welfare
- Highest employment rate in UK
- Largest commuter catchment outside M25
- Best Performing 'City' in the North West
- Third highest business growth in UK
- Second best Quality of Life in UK
- Start-up 'Hotspot'
- Second highest 16/17 yr olds in Education or Training
- Home to the largest cluster of Nuclear sector businesses in UK

Ingredients of Success

- Location & connectivity
- Skills and people
- Lifestyle
- Clustering
- An administration and culture that welcomes growth
- Business friendly
- Former New Town
- Warrington delivers



But – Approaching Capacity

- New Town infrastructure not completed – highly congested
- Air quality issues
- Ship Canal swing bridges - poor network resilience
- Running out of land rapidly – both housing and employment
- New Town Infrastructure – expensive to maintain and needs renewing

**Key Northern Powerhouse & national growth engine
– at risk of stalling**



Warrington New City:

- Another leap in its growth (1968 - New Town, 2017 - New City)
- Complete the New Town – growth & infrastructure
- Further growth creating the New City:
 - Blueprint for the next 25 years
 - Based on Garden City principles
 - Growth & infrastructure (growth enables infrastructure / infrastructure enables growth)
 - Growth fuels regeneration, renewal and community infrastructure
 - A New City for the future
 - Financial self-sustainability and fuelled by value capture & reinvestment
- Create a sustainable City of the future:

Liveable

Connected

Healthy

Skilled

Inclusive

Green

Smart

Business Focused

Financially self-sustaining

Transformational



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Warrington New City Growth Outputs

By 2040 -

In Warrington itself:

- 27,000 new homes
- 20,000 accelerated and additional homes
- 6,000+ affordable homes
- 12,500+ new homes on brownfield land
- 31,000 jobs

Our next five years -

- 4,000 new homes
- 1,500 accelerated
- 800 affordable homes
- 400 new homes – via the Warrington Housing Company

In Warrington and its economic hinterland:

- 41,000+ new homes
- 68,000 jobs

WBC Completions over last 15 years – 12,400 units / 826units per year

Warrington New City will triple the number of new homes delivered over the adopted Local Plan



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Warrington New City Components

- **A New City at the heart of the Northern Powerhouse**
- **A City Green Network** – a framework for New City living
- **A Ribbon of Blue** – rediscovering the waterfront City
- **A New Central City** – a new city centre for the new Garden City
- **New Garden Suburbs** – enhancing existing neighbourhoods and creating beautiful new ones
- **Stronger Healthier Neighbourhoods** – renewing our existing communities – inclusive growth
- **Homes for All** –
 - A rich mixture of tenures and home types
 - Quality houses with gardens and urban space and parks to enjoy
 - Delivering the government’s housing agenda – acceleration and additionality
 - Modular Homes and accelerated construction
- **Sustainable Transportation and Connectivity** – a step change in smart urban transportation
- **Accessible Business and Employment Areas** – jobs close to where people live and at strategic transport interchanges
- **Waste and Energy** – a low carbon and energy positive city
- **The Smart City** – smart technologies and smart people
- **Ensuring Quality in Design** – hot-wiring design into the City

Total Place Transformation



Based on Garden City Principles

- Land value capture for the benefit of the community
- Strong vision, leadership and community engagement
- Community ownership of land and long term stewardship of assets
- Mixed-tenure homes and housing types that are genuinely affordable
- A wide range of local jobs within easy commuting distance of homes
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food
- Development that embraces the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy positive technology to ensure climate resilience
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

(TCPA, 2014)

Green Setting, Network & Circular Parklands

a unique framework for growth

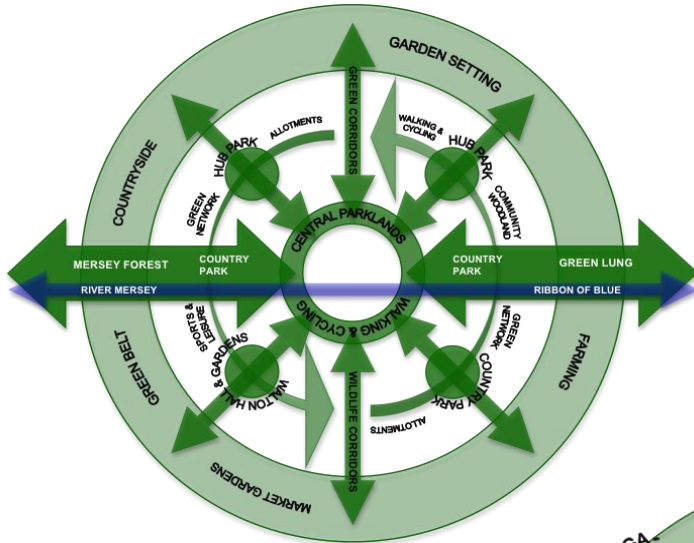


New City Green Network

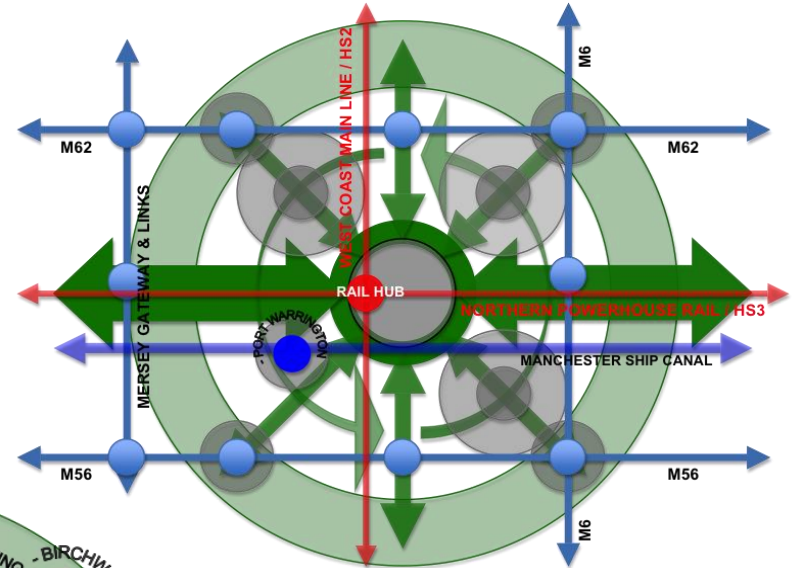


City Centre - Circular Parkland

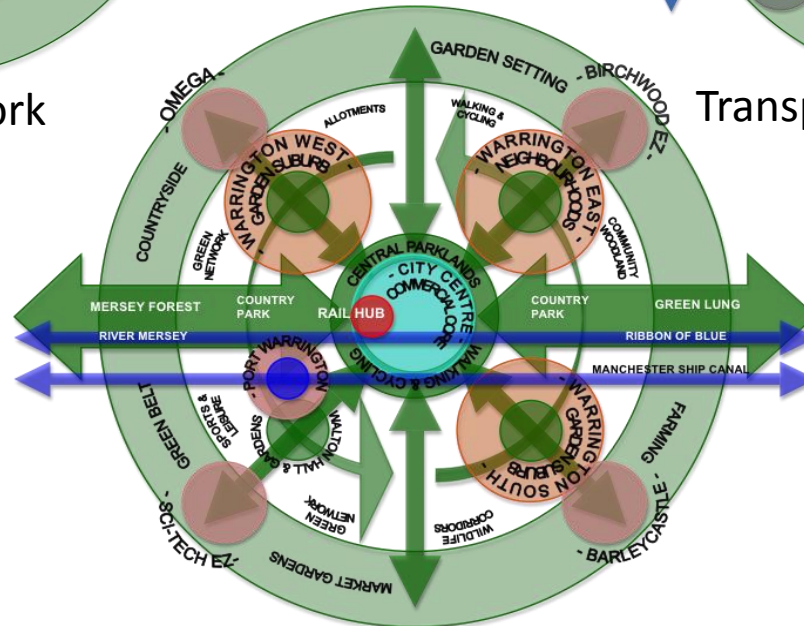
Warrington New City Growth Framework



Green Network



Transportation Framework

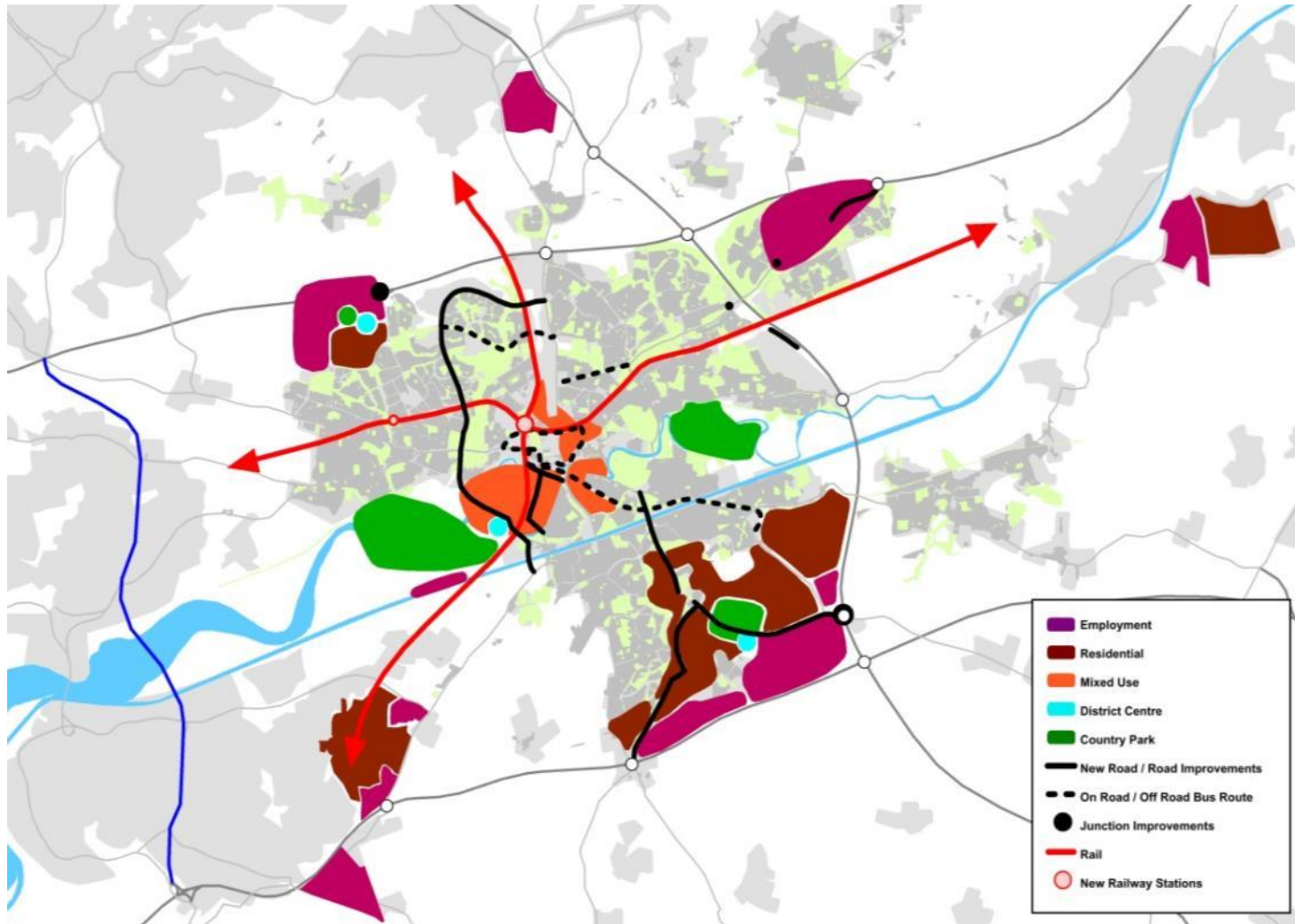


New City Concept Plan



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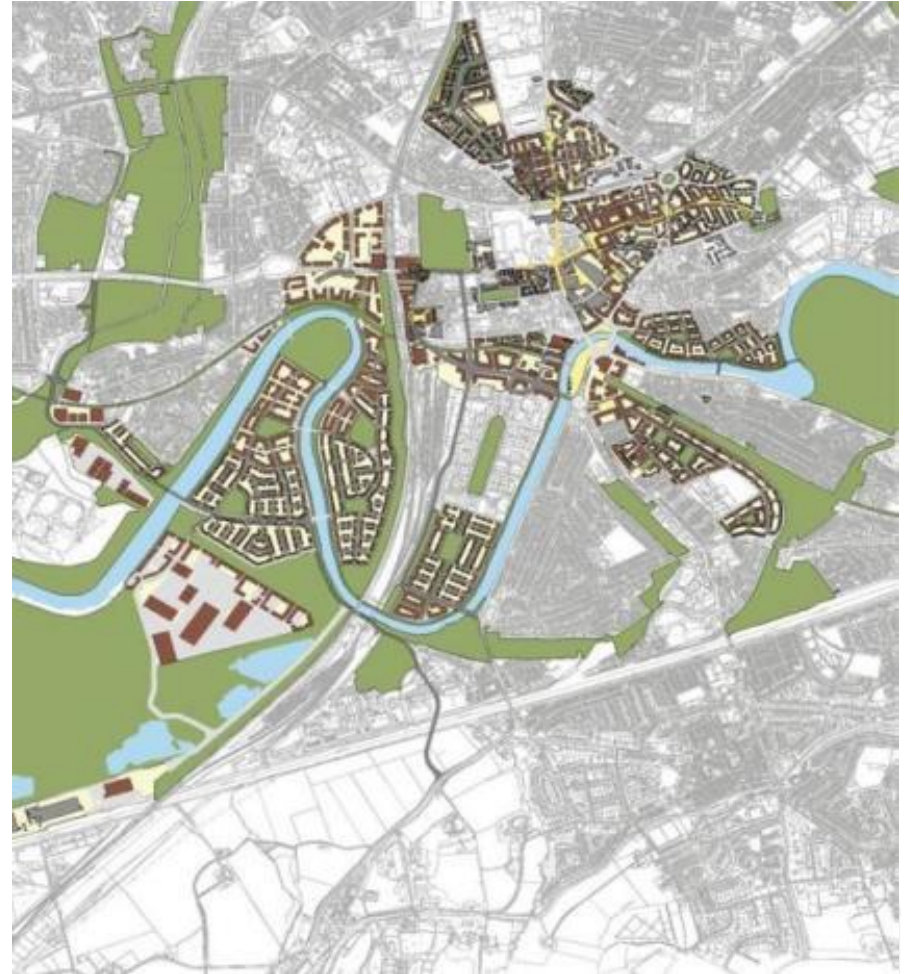
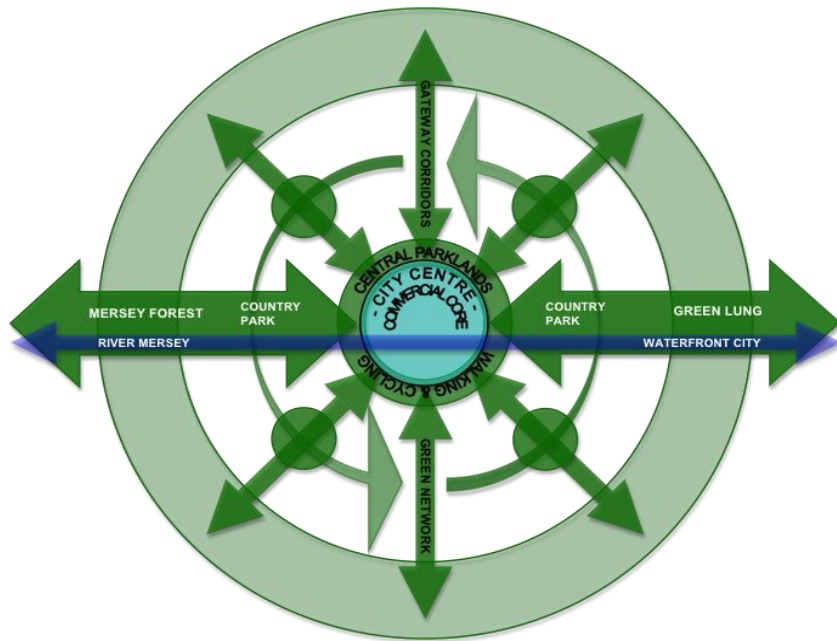
Warrington New City Plan



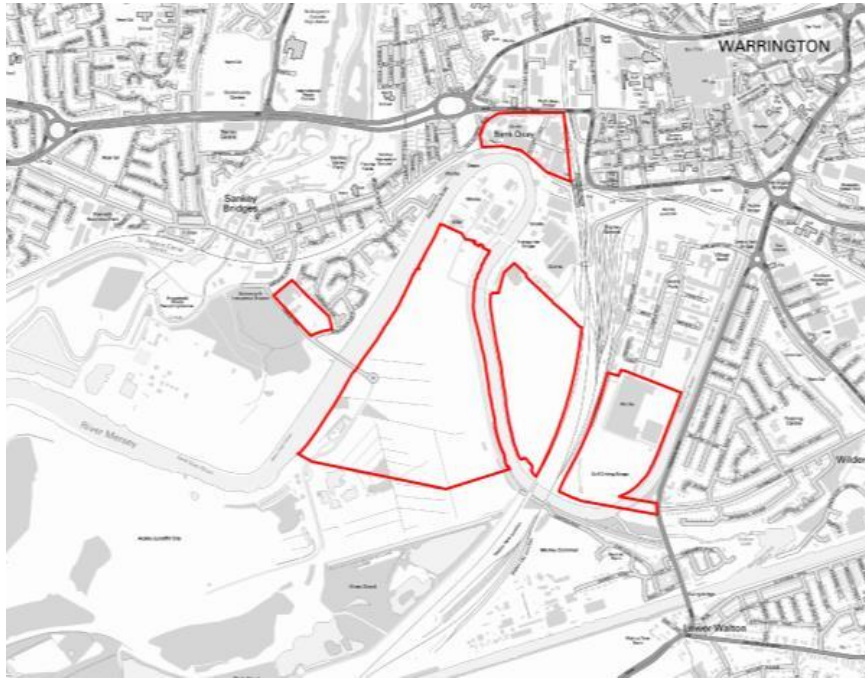
A New Central City

a new city centre for the new Garden City

- 7,500 new homes on brownfield land – City Centre living
- 3.8 million sq ft of new business floorspace
- New transportation infrastructure



Warrington Waterfront

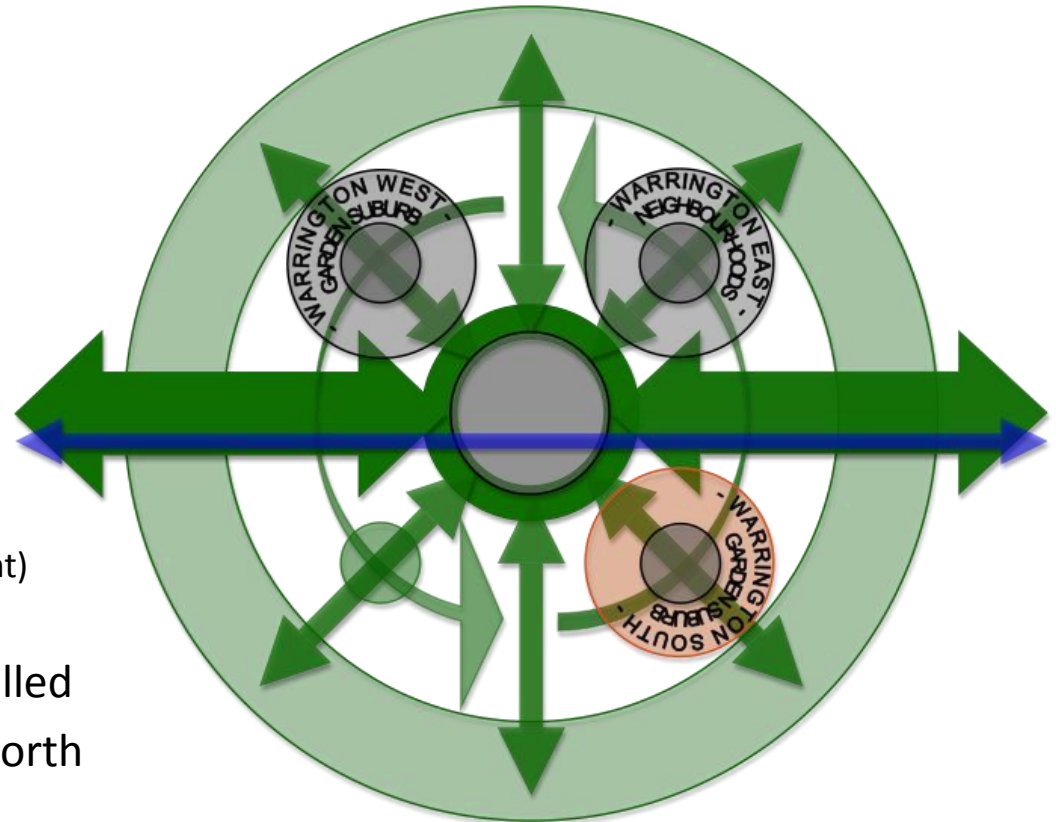


- Circa 4,000 new homes
- 3m sqft of business floorspace, including Port Warrington
- New Road Systems:
 - Centre Park Link LGF/Private/WBC (2017)
 - Waterfront West Link – Warrington Growth Pilot (govt / WBC / development)
- WBC acquired land involved

Warrington South

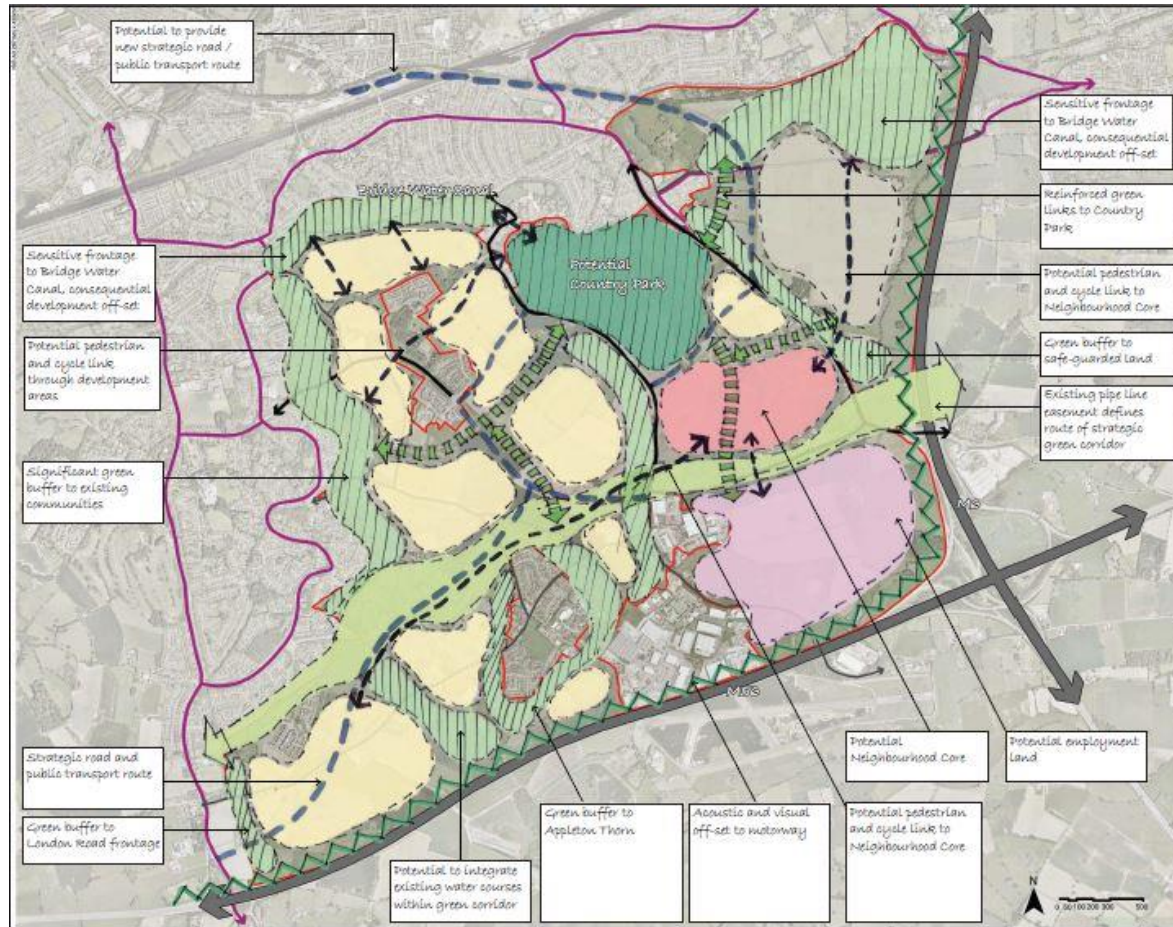
Pewterspear, Appleton Thorn, Grappenhall, Stretton

- 12,000 new homes
- 10,000 jobs
- Country Park
- 2 Neighbourhood Hubs
- 4 Primary Schools
- 1 Secondary School
- Green Network
- 350 ha HCA owned land
 - 50ha not in Green Belt (s7(1) consent)
 - 300ha in Green Belt (s7(1) consent)
- Roads & infrastructure part installed
- Most desirable housing land in north



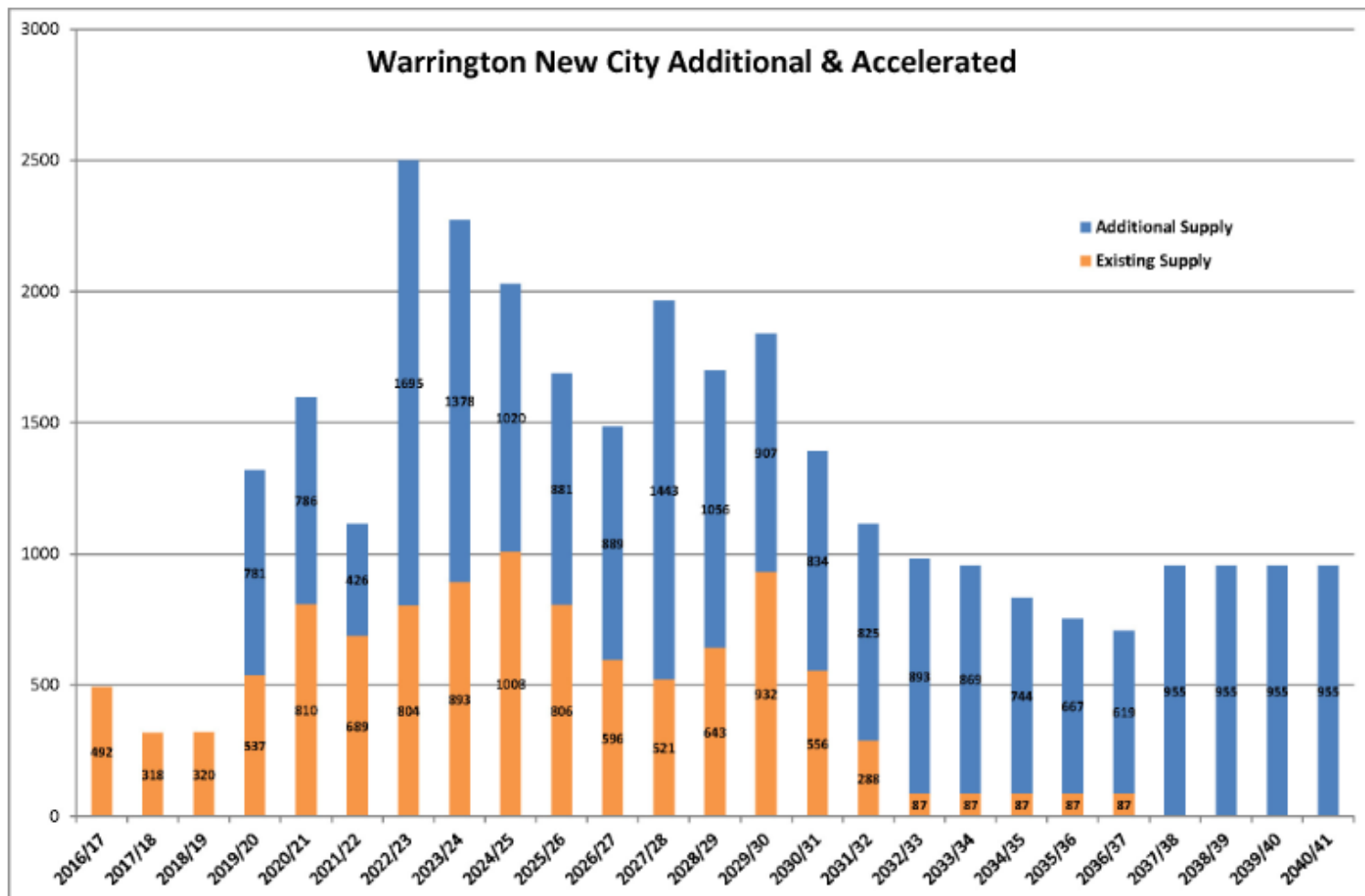
Warrington South

Pewterspear, Appleton Thorn, Grappenhall, Stretton

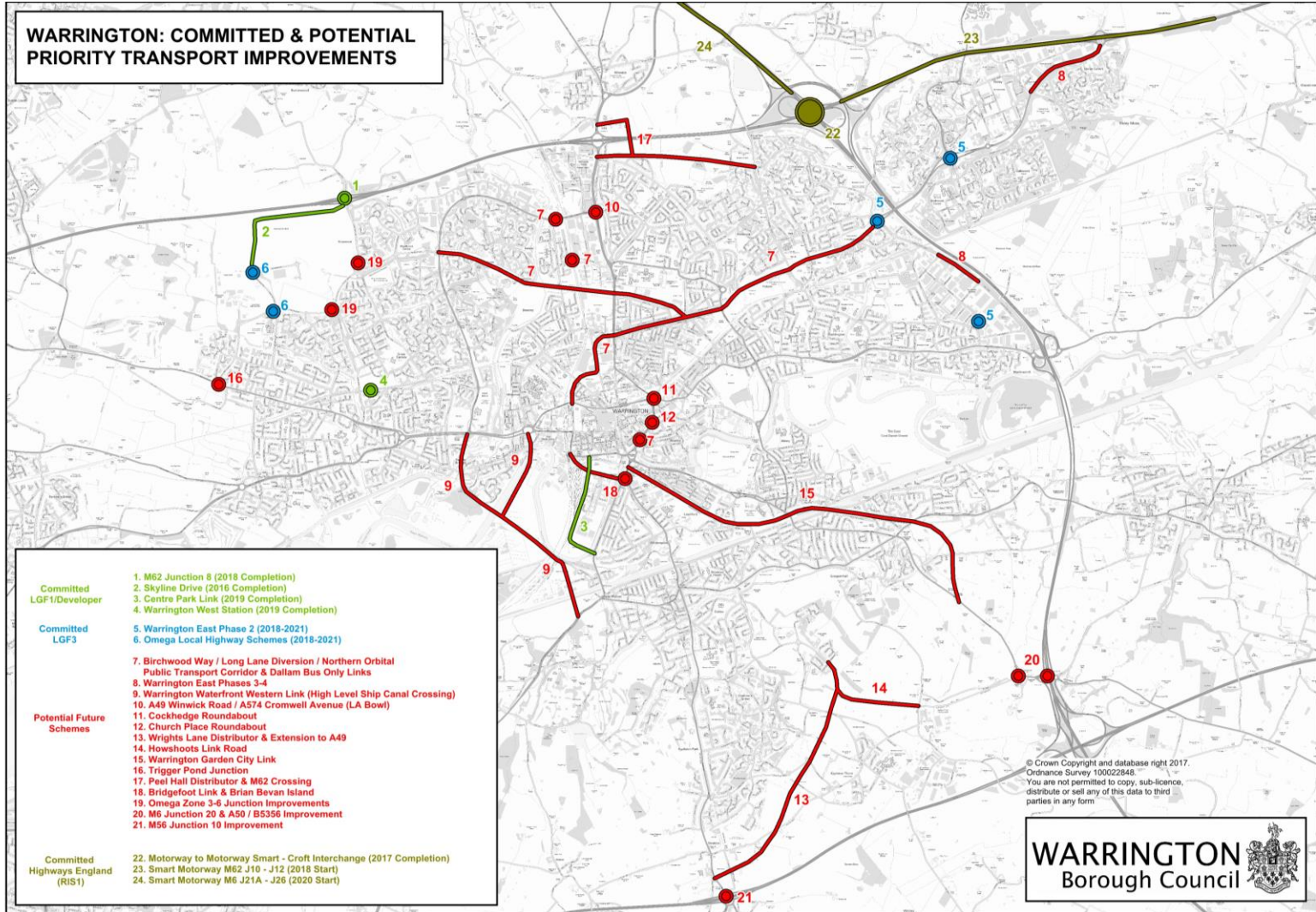


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New Homes - additional & accelerated

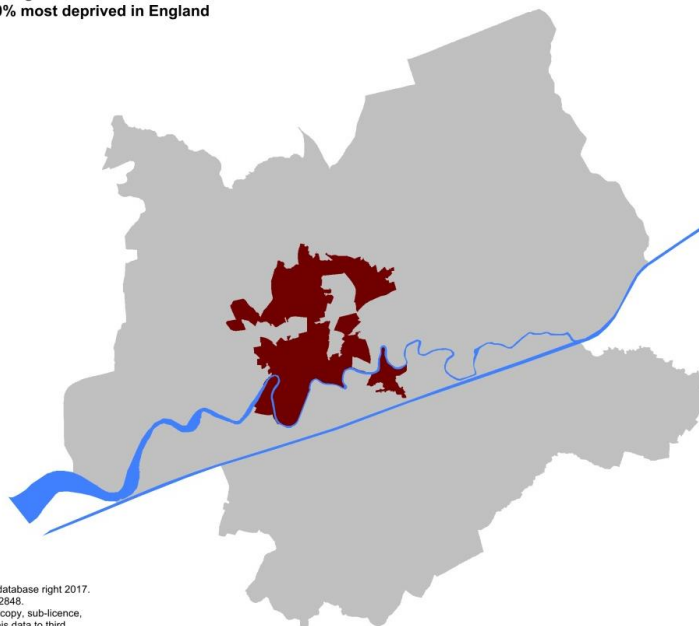


Infrastructure Investment Programme



Renewal of Existing Neighbourhoods

Warrington Borough Council
Areas in top 20% most deprived in England



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- Neighbourhood Renewal Board and Programme
- Neighbourhood Hubs
- Local Environmental Improvements
- New Local & Affordable Homes
- Neighbourhood Employment and Local Skills & Training
- Connecting People to Jobs and Facilities
- Creating Healthy Places
- Ensuring Local People benefit from Warrington's Success



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New City Financial Summary

New City Asset Value Uplift	£600m
Total Value Generated	£2.4bn

New City Growth Derived Income

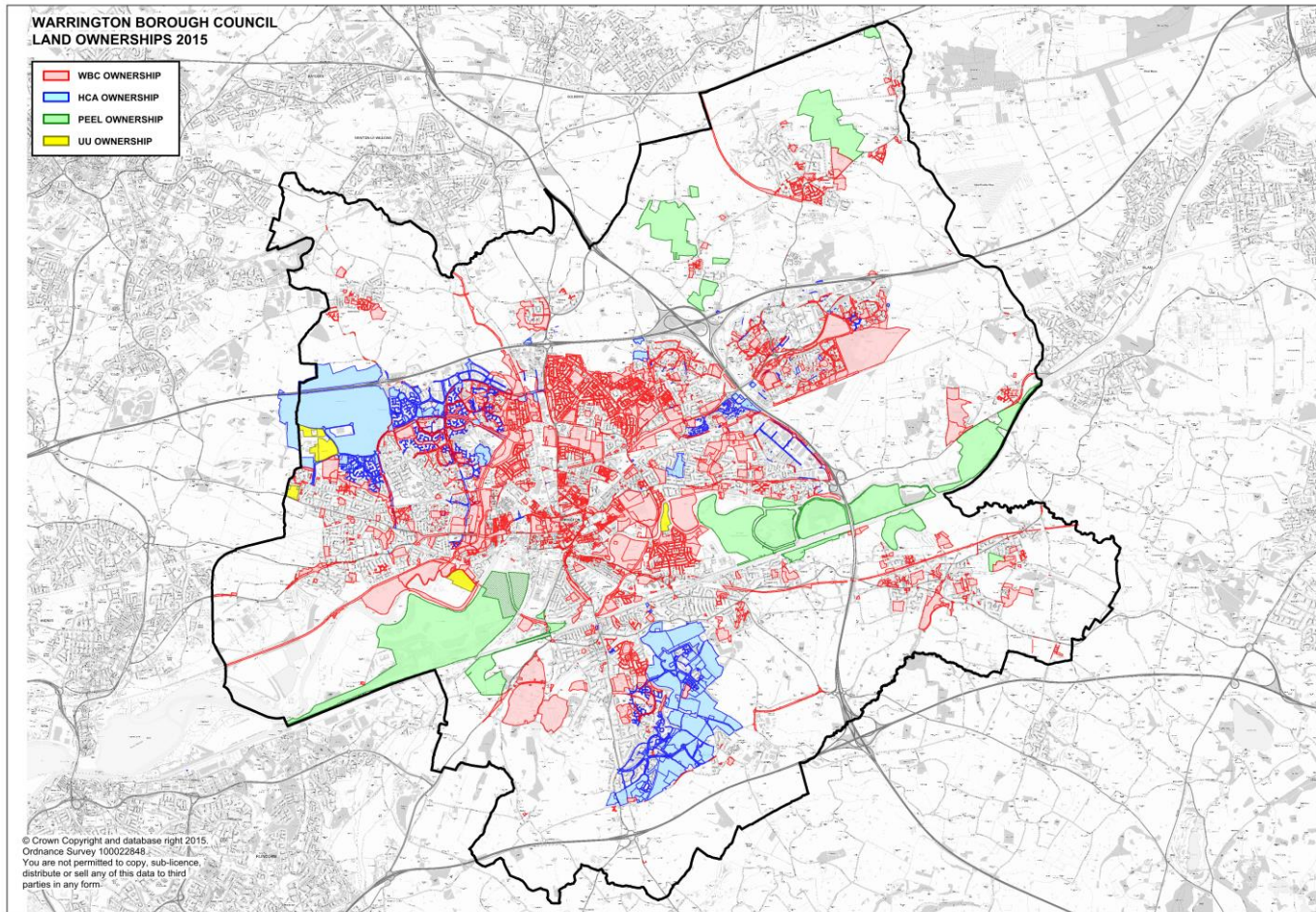
• Council Tax	£378m
• New Homes Bonus	£243m
• Retained Business Rates	£464m
• CIL / S106	£109m
• TOTAL	£1.194bn

New City Growth Estimated Costs

• New City Investment Programme Expenditure	£1bn
• Additional Revenue Expenditure	£375m
• TOTAL	£1.375bn

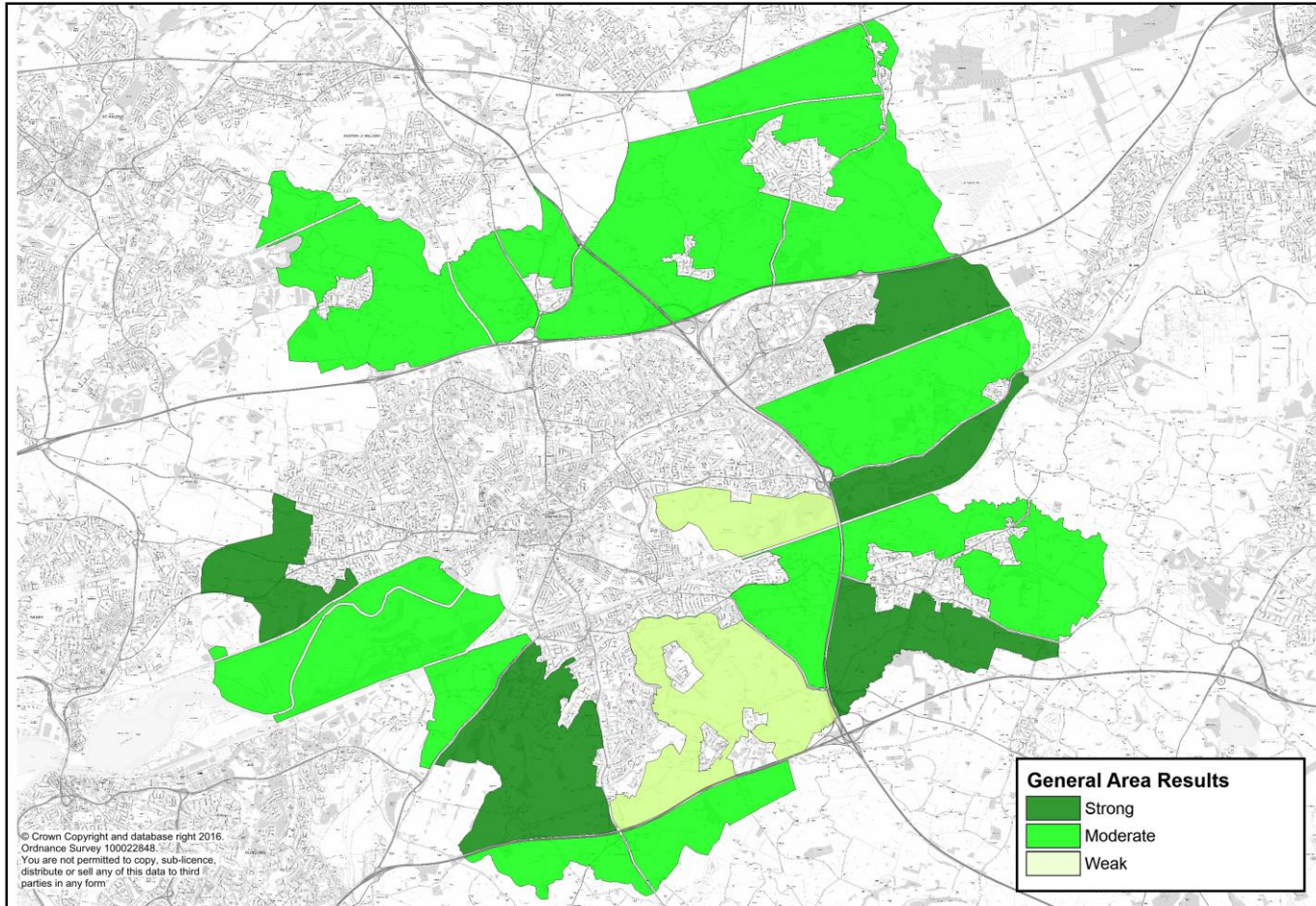


Land Ownership - a unique pattern

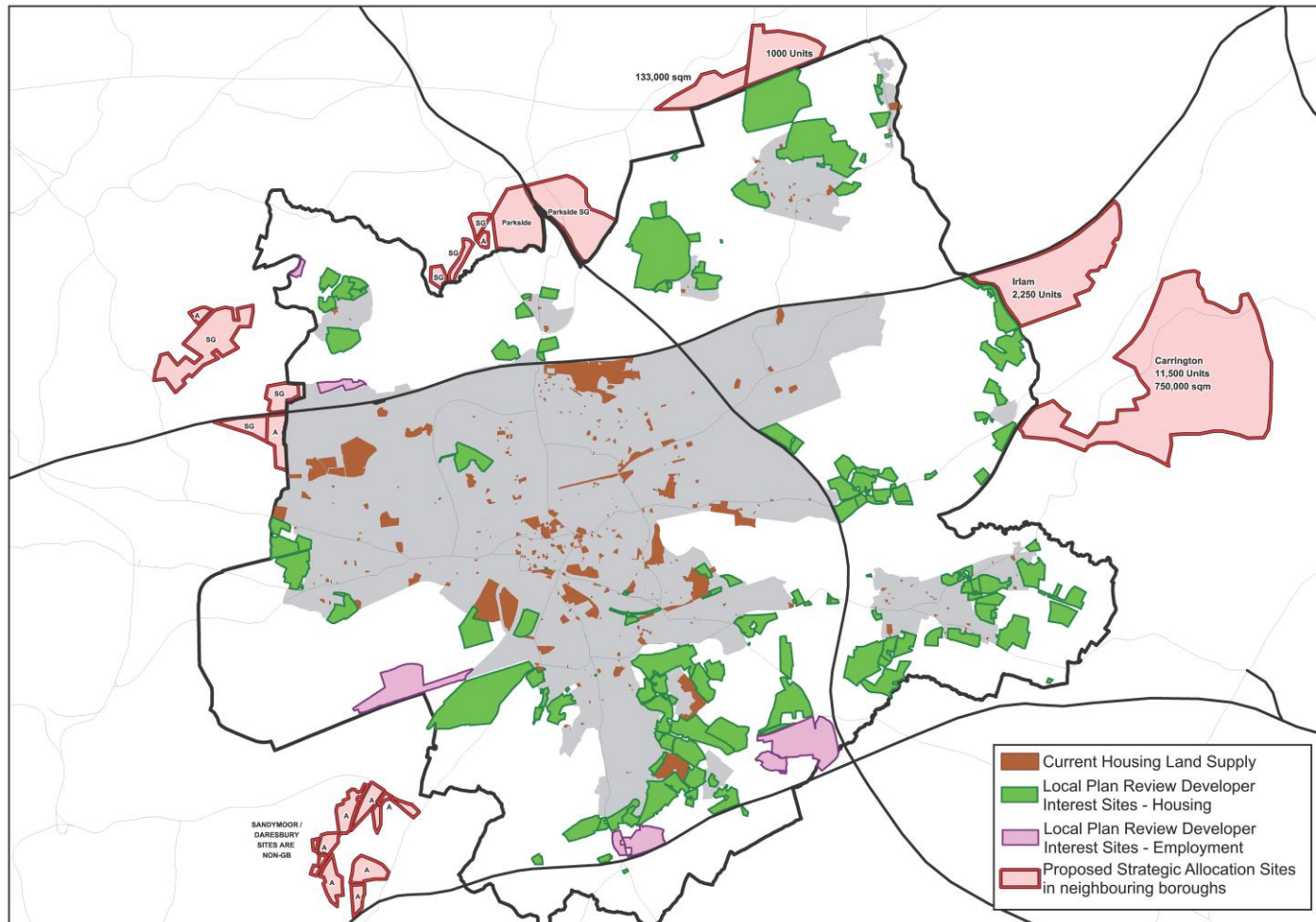


Public Sector owns much of the land to deliver the New City
The New Town legacy – enables the New City

Green Belt Assessment



Developer Interest & Hinterland Sites



Establishing the Tools for the Job

Working arrangements:

- HCA, WBC, LEP and Govt working together – New City Commission
- Warrington & Co – programme managers
- Establishing capacity and support
- Neighbourhood Renewal Board

Mechanics and Tools:

- Operational a delivery and investment programme
- Established New City Growth derived income and reinvestment business model
- Master-planning key growth areas – forming delivery partnerships
- Committing our capital programme and public sector land assets
- Operational Land acquisition fund and programme (£50m)
- Direct investment (Time Square, Waterfront & Cabinet Works)
- Development Loans (e.g. Omega infrastructure)
- Special Purpose Vehicles –Wire Regeneration Ltd and Warrington Waterfront
- Loans to Housing Associations (£274m facility - £56m drawn down)
- Setting up the Warrington Housing Co (400 new units)
- Established the Warrington Business Bank
- Working with Modular Homes providers
- Working with TfN re Warrington Rail Interchange
- Already delivering – major infrastructure investments and development projects
- Moody's Credit Rated Aa2

Policy background:

- Part of Warrington Means Business – growth & regeneration programme
- Reviewing the Warrington Local Plan to reflect the New City
- New SEP – New City priority



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Advanced Discussions with Government

- Work with us to deliver the Warrington New City (Govt/HCA/WBC)
- Explore conduits for this Locally-Led whole place transformation – Garden City, New Town etc
- Establish a Warrington **‘Single Place-based growth Conversation’** – an integrated and long-term place-based collaboration
- Explore shared Warrington (government / council) public sector land asset value uplift capture and reinvestment - enables the New City investment programme
- Initial up-front capacity funding & expert support – complete the Warrington New City business model & collaboration approach



**Warrington New City –
a single place-based growth conversation PLUS**