

# Glebe Farm - Middlewich

## Warmingham Lane & Booth Lane

As you may be aware the site known as Glebe Farm secured outline planning permission in 2018 to build up to 450 homes on land located between Warmingham Lane and Booth Lane (ref: 13/3449C).



The approved development will also deliver a new retail store, public open spaces, new pedestrian and cycle routes and play facilities. Two new vehicular accesses will be created in order to serve the development, one is located off Booth Lane and another off Warmingham Lane.

Taylor Wimpey have agreed to purchase the site and bring forward and build the development. The site will deliver new homes in a sustainable location and will create new routes and accessibility to open spaces within the site for new and existing residents. The development will also bring economic benefits to the local area as detailed in this leaflet.

## What are the next steps?

The approved planning permission established the principle for residential development. Taylor Wimpey is now preparing to submit an application called the 'Reserved Matters' which will seek approval of the detailed matters and design proposals such as the layout, scale, appearance of our homes and landscaping proposals.

- **The Reserved Matters Application:** will be submitted in December 2020.
- **Planning Committee:** we anticipate the application will be heard by Council's planning committee in Summer 2021.
- **Start on site:** we will be looking to commence some initial site clearance and regrade work on the site and anticipate the first homes starting construction in Autumn 2021, subject to the Reserved Matters application being granted.
- **Sales:** we will start selling homes from 2022, with the first residents moving into their new family homes in the same year.





### Place Making:

The principles and design aspirations for the new residential development have been established under the approved Cheshire East Design Guide. We are proposing the development of approximately 400 new homes within a scheme which has been designed in accordance with the principles established under the outline permission:

- The creation of a neighbourhood which integrates with the existing community. We are proposing a mix of detached, semi-detached and mews homes ranging in size between two and four bedrooms;
- The incorporation of significant areas of Public Open Space (POS) which will include a linear park, nature area and wetland areas which enhances the existing ponds on site;
- Attractive landscaped areas with publicly accessible open green spaces and tree lined street;

- Retention of existing trees and ponds where possible and this will be enhanced with new hedgerow and additional buffer planting;
- New pedestrian links across the scheme which will be accessible to new residents and existing.

### New Play Facilities:

Our proposal also includes the provision of two areas of equipped play:

- LEAP**  
(Locally Equipped Area of Play); and
- NEAP**  
(Neighbourhood Equipped Area of Play)

### Building Homes:

- Through the construction works 138 direct construction jobs and supply chain jobs will be created per annum. Please contact us if you are interested in hearing more about this, employment and apprenticeships on the development and with Taylor Wimpey.
- It is estimated that 174 indirect and induced jobs could be supported per year of build.
- An expected £22.3 million additional Gross Value Added (GVA) will be generated per year from direct and indirect jobs.







## ***Once People move:***

- An anticipated £2.2 million is estimated to be spent in the local area on goods and services as they move in to the new houses to make them feel like a home.
- The total amount anticipated to be spent by residents of the new development is £6.1 million per year.

## ***Additional Local Authority Income:***

- It is estimated additional Council Tax receipts on the new homes will equate to (approx.) £707,000 per year.

## ***Economic Benefits:***

We will be making financial contributions towards the provision of the new Middlewich Eastern Bypass and towards the improvement and enhancement of sport pitches and sports facilities at Sutton Lane.



## ***About Taylor Wimpey***

Taylor Wimpey is one of the largest homebuilders in the UK. We are a responsible residential developer, committed to working with local people, businesses, community groups and local authorities to build aspirational high-quality homes with sustainable development.

Taylor Wimpey prides itself for being a successful developer that does more than just build homes. As a considerate, responsible developer, we have an ongoing commitment to working in partnership with local communities. We want to make a positive contribution to the wider communities in which we build.

## ***Register Your Interest:***

**Taylor Wimpey Manchester, 1 Lumsdale Road, Stretford, Manchester, M32 0UT**

**Phone:**

0161 864 8900 (Monday to Friday 9am – 5pm)

**Email:**

[twmconsultation@taylorwimpey.com](mailto:twmconsultation@taylorwimpey.com)

**Website:**

[www.taylorwimpey.co.uk/Glebefarm](http://www.taylorwimpey.co.uk/Glebefarm)