



LEDHAM GARDEN VILLAGE

CASE STUDY



LEDSHAM GARDEN VILLAGE IN SUMMARY

Redrow's West Cheshire development of up to 2,000 new homes, green spaces and community facilities was inspired by one of the UK's original garden villages, Port Sunlight, which can be found only a few miles away. We've looked to emulate that winning combination of characterful homes surrounded by easily accessible green spaces, strong connectivity and a true sense of community, all of which are key elements of our Redrow 8 placemaking principles.

UP TO
2,000
NEW HOMES

INCLUDING UP TO
500 AFFORDABLE
HOMES.



ALMOST
150 ACRES
OF GREEN INFRASTRUCTURE

IN THE FORM OF ENHANCED HABITATS,
WILDLIFE ZONES, SPORTS PITCHES,
ALLOTMENTS AND MORE FORMAL
LANDSCAPING.



NEW
COMMUNITY
FACILITIES

INCLUDING A SHOP, COMMUNITY HALL
AND SERVICED SITE FOR A NEW
PRIMARY SCHOOL



£12.5 MILLION
COMMUNITY
INVESTMENT

FUNDING MADE OR PLANNED
THROUGHOUT THE DURATION OF THE
DEVELOPMENT WILL PROVIDE
IMPROVEMENTS TO TRANSPORT
VIA CONTRIBUTIONS AND SCHEMES
FOR TRAFFIC CALMING AND HIGHWAYS,
RAILWAYS, CYCLEWAYS AND
FOOTPATHS. THIS IS ALONGSIDE OTHER
CONTRIBUTIONS FOR HEALTH FACILITIES,
PLAYING FIELDS, THE LOCAL HIGH
STREET AND EDUCATION.





DEVELOPMENT PROGRESS

Around 260 acres of former farmland have been set aside for up to 2,000 new homes at Ledsham Garden Village. This development is an example of Redrow's experience and expertise in bringing large sites through the planning system over many years.

Homebuilding began in 2016 following a lengthy and complex planning process that saw outline consent granted a year earlier.

Redrow had held its first public consultation event locally in September 2011, at which point part of the site had previously been allocated for housing within the Local Plan and the remainder had been earmarked for future development.

Land optioned by Redrow is being acquired in stages as detailed planning consents are achieved. By September 2022 five phases had reached the point of being able to be delivered and these currently account for 1,011 of the total homes. Future phases will be brought forward over the next five to 10 years.

The first two phases (170 and 272 homes respectively) were nearing completion by September 2022, and around 430 families and individuals had already made Ledsham Garden Village their home. The third phase of 256 homes was imminent.

Phases 4 and 5 will add a further 313 homes, with phase 4 requiring a new roundabout (known as the Western access) that will provide a boulevard link road through the site. Construction of the roundabout is due to start autumn/winter 2022.

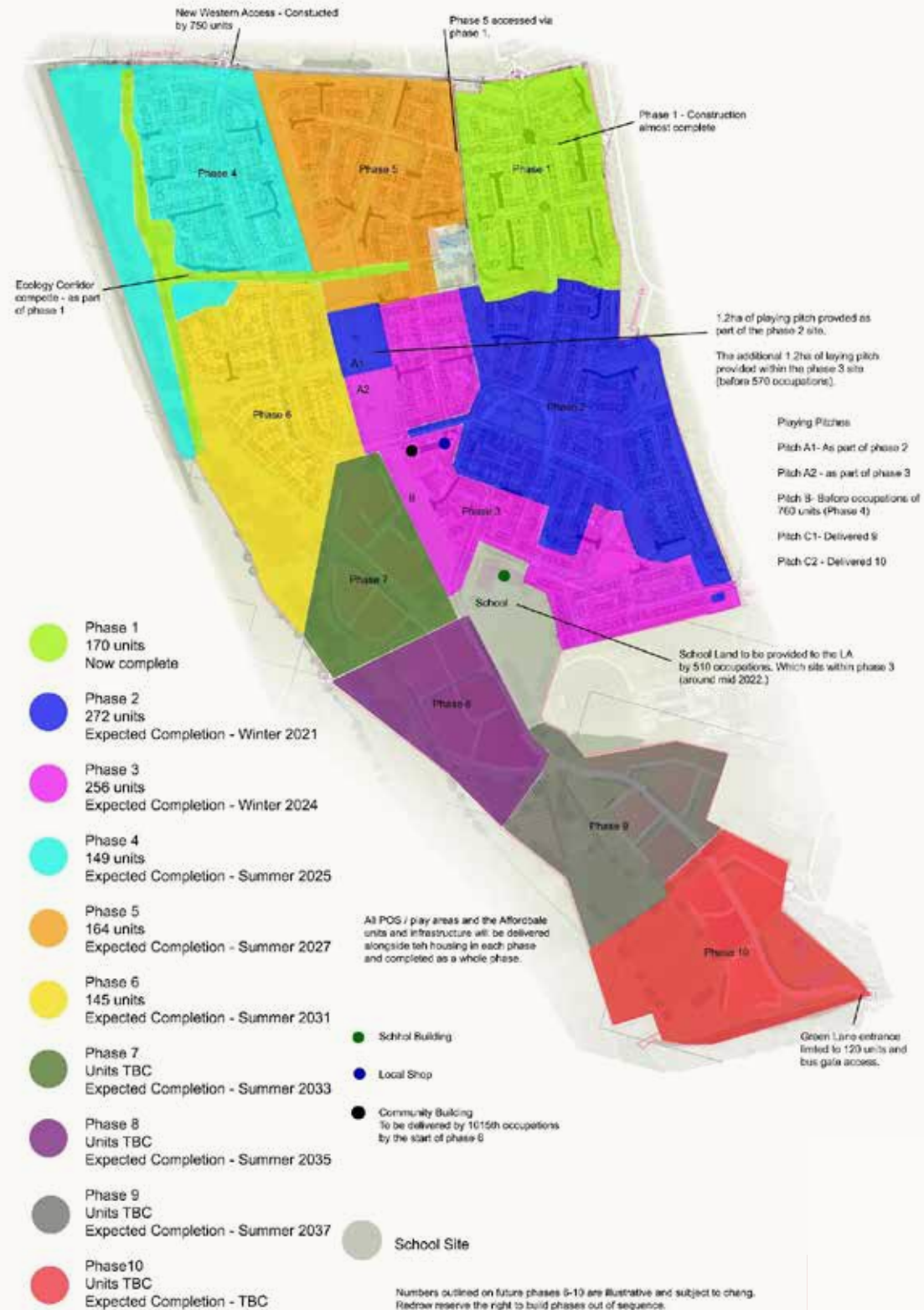


DEVELOPMENT PLAN

SITE PHASING

LEDSHAM GARDEN VILLAGE

Earlier phasing of the site has been revisited: As such the formerly approved phase 2 application is now replaced by a smaller phase 2 site as approved, with the addition of a new application for phase 3 (re-planned) as seen below.



A BETTER WAY TO LIVE

Ledsham Garden Village offers an exceptional choice of high-quality new homes providing one, two, three and four-bedroom accommodation to meet a wide range of housing needs. Our Arts & Crafts inspired Heritage Collection new homes are set amidst a wide expanse of natural and formal open space and there is provision for a new primary school, a community hall and a shop.

Mixed tenure affordable homes, including some bungalows, are dispersed throughout the site and ensure that this is a fully inclusive and diverse community.

The garden village is well connected with great transport links, superb shopping and entertainment on its doorstep, including the nearby Cheshire Oaks designer outlet village.

Add in highly rated schools and superb leisure facilities all close by, and it's the perfect recipe for family living.

Situated in West Cheshire at the southern tip of the Wirral peninsular, there are local amenities in nearby Little Sutton, while train stations at Little Sutton and Hooton offer frequent journeys to Liverpool and Chester.





COMMUNITY PLACES & GREEN SPACES

Alongside the homes at Ledsham Garden Village, Redrow is investing more than £12.5 million to support the growth of the neighbourhood. Channelled via the local authority, this funding is earmarked for improvements to transport via contributions and schemes for traffic calming and highways, railway, cycleway and footpaths alongside other contributions for health facilities, playing fields, local high street and education. Approximately half of that money has already been paid. There will also be a total of 500 affordable homes built.

A trademark feature of Redrow's garden village concept is the large amount of open space being provided. At around 150 acres this includes linear parks and pocket parks, which have been created over areas of existing underground utilities. Play areas offer a mix of informal natural play and equipped facilities, while a large meadow parkland is planned for the most westerly boundary. Accessed via a footbridge, this area will provide valuable ecological habitat and recreational public space for all. Allotments and an orchard are planned towards the southern phases of the site, creating amenity space with wide-ranging uses.

A separate planning application is being prepared for a new community building which will include hall space, a stage, changing facilities and parking for 60 vehicles. Its position and that of the planned shop has been carefully considered to be within/adjacent to the corridors of open space on site that will also link the school site and all playing pitches. The community

centre must be built by the time of the 1,015th occupation on site.

Separate to the community commitments agreed as part of the planning process, Redrow has also donated £35,000 to local groups, organisations and charities around Ledsham Garden Village. This has been done via a series of voluntary funds, with support given to a variety of schools, charities, youth groups, care homes, sports teams and individuals at the very heart of the community.



TIMELINE

September 2011

Public consultation event and exhibition held in Little Sutton.

March 2012

Updated masterplan goes on display at Little Sutton Library prior to submission of planning application.

June 2013

Initial plans for Ledsham Garden Village rejected by Cheshire West and Chester Council planning committee, despite a recommendation by officers to approve.

August 2015

Outline consent finally agreed for overall development.

October 2015

Detailed consent for 170 homes in first phase.

July 2016

Sales launched for first marketing outlets known as Oaklands and Sycamore Green.

July 2019

Sales launched at Hawthorn Court, a new outlet comprising one, two, three & four-bedroom homes.

May 2017

Planning approved for phase 2, which includes 272 homes.

December 2020

Planning permission granted for phase 3, which will feature 256 new homes including one-bedroom apartments, some bungalows and two to four-bedroom houses.

December 2020

Detailed planning consent granted for phases four and five which will deliver a further 313 homes.

September 2023

Serviced school site due to be handed over to local authority.

December 2027

Community hall and shop expected to be open.

December 2034

Anticipated final completion of Ledsham Garden Village.





WHAT IT'S LIKE TO LIVE AT LEDSHAM GARDEN VILLAGE

“We wanted space and openness and we didn't think we'd find that in a brand-new home and development, but the moment we drove into Ledsham Garden Village we just fell in love with it. It has all the space we wanted, even the roads are wider, and there are lovely play areas and greens.” – Jacqueline Wolahan, who moved here with her husband Adrian and their two grown up sons. Find out what else she had to say [here](#).

Meanwhile, Mike and Emily Percival found their 'forever home' at Ledsham Garden Village, attracted by the character of the homes and the location. Now Emily's parents have followed suit. Read more [here](#).

See the full range of homes on offer at Ledsham Garden Village.

Ledsham Garden Village truly has something for everyone, from first time buyers and growing families to people looking to downsize to a more manageable, energy efficient new home. Two marketing outlets are currently open, between them offering a wide choice of two, three and four-bedroom homes in detached, semi-detached, mews and townhouse designs.



