

BRINGING JOBS AND INVESTMENT TO WARRINGTON

Six 56 Warrington is a proposed new strategic employment site located at Junction 20 of the M6 and Junction 9 of the M56 motorways. The plans are being brought forward by Langtree and Panattoni and could deliver around 288,000 sq. m. of logistics space, providing jobs and opportunities for people across Warrington.



Following our first stage of consultation in October 2018 we have taken on board feedback from the community and stakeholders in the development of our proposals. Today's event will provide you with an update on the plans and an opportunity to speak to the project team.

ABOUT LANGTREE

Langtree is a commercial property company based in Warrington, active in property development, investment, management and public/private property partnerships across the UK. The company has a first-class reputation in regeneration and joint venture partnership working. It leads some significant regeneration projects in the UK.

ABOUT PANATTONI

Panattoni is the UK arm of logistics developer Panattoni Europe. They are the largest developer of logistics facilities in Europe with projects ranging from 7,000 sq. m. to over 160,000 sq. m. across the UK.

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THE SITE

The name Six 56 Warrington comes from the site's location adjacent to the M6 and M56 motorways. It is located at Bradley Hall Farm between Grappenhall Lane (B5356) and Cliff Lane (A50). It is next to Junction 9 of the M56 and Junction 20 of the M6, meaning vehicles will have direct access to the motorway network, minimising local and residential road usage.

Warrington is one of the best connected places in the UK today by all transport modes. The site is in a strategic location at the heart of the North West's transport network, with access to motorways, international airports, rail and ports.



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WHY DO WE NEED NEW EMPLOYMENT SITES IN WARRINGTON?

Warrington is one of the UK's top destinations for business and is home to a host of successful companies and well-known brands. Investing in growth sectors, such as logistics, will enable Warrington to continue to attract new businesses and deliver high quality jobs for future generations.



The logistics landscape is rapidly changing with the increase in online shopping and manufacturing supply chains driving demand. It is predicted that employment in logistics will grow by 25% from 2013 to 2035.

Businesses are increasingly looking to locate in Warrington due to its strategic location with easy access to the region's major transport networks. There has been significant take up of land and buildings for industrial and logistics occupiers over the past 3 years meaning that occupiers are struggling to find high quality sites in the area.

THE LOCAL PLAN

Warrington Borough Council has prepared robust evidence to inform their emerging Draft Local Plan, which identifies the need for 381 hectares of employment space, including 252 hectares of land currently in the Green Belt.

The Six 56 Warrington site has been identified for employment use and Green Belt release in the Local Plan given its strategic location in the borough and proximity to the motorway network. We are developing our proposals in parallel with the emerging Local Plan so that this outline planning application can be considered in parallel with the Local Plan so that once the application has been determined and the Plan is adopted we can proceed quickly with detailed reserved matters proposals to ensure that this meets the borough's employment need and ensure that Warrington doesn't miss out on the job opportunities available.

DID YOU KNOW?

The logistics sector employs around 8% of the UK workforce and contributes £100 billion to the UK economy every year

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THE DRAFT MASTERPLAN

Following feedback from the local community we have developed an illustrative masterplan which includes:

- 288,000 sq. m of employment space
- Retaining Bradley Hall Farmhouse for office space
- A green corridor around the Bradley Hall moat
- Extensive green space and public rights of way
- Wooded area to the south east of the site
- Points of access including footpaths, cycleways and highways improvements
- 47% of the land remaining undeveloped



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HOW THE DEVELOPMENT COULD LOOK

A Landscape and Visual Impact Assessment is being undertaken as part of the planning application. This illustrates how the development could look from key points around the site and what mitigation might be appropriate.

Bunds and fencing will be used to screen the development. We are also proposing to introduce new landscape areas to soften the views of the development. Building heights will be limited in some areas to further reduce visual impact.



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ANCIENT MONUMENT AND GREEN SPACE

The development will be set within a green landscape with an established woodland to the south east of the site. An ecological area will help to increase wildlife and biodiversity.



The Bradley Hall Moat occupies a central location within the site and the plans have been developed to make this scheduled ancient monument more accessible to the public. Views of the monument have been protected and enhanced with a green corridor running through the site. Existing vegetation surrounding the monument will be retained. Public rights of way and cycle routes will be provided through the site.

WHAT IS BRADLEY HALL MOAT?

Bradley Hall Moat is an important local heritage asset. It is located to the eastern part of the site, adjacent to the farm buildings. It comprises the buried and earthwork remains of a medieval moated site for a medieval manor house. This will be retained as part of the development. Bradley Hall Farmhouse and associated barn are locally listed and will be converted into offices. A Heritage Impact Assessment is being undertaken in support of the planning application to ensure that the monument is protected.

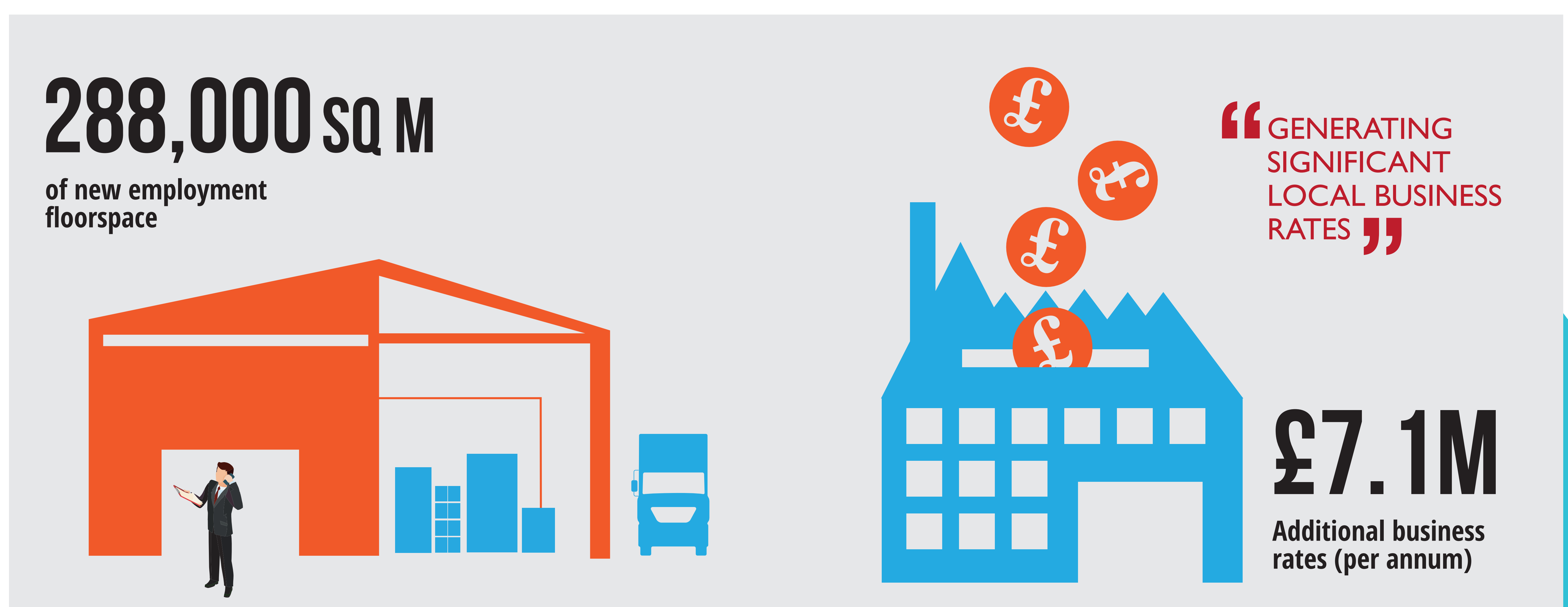
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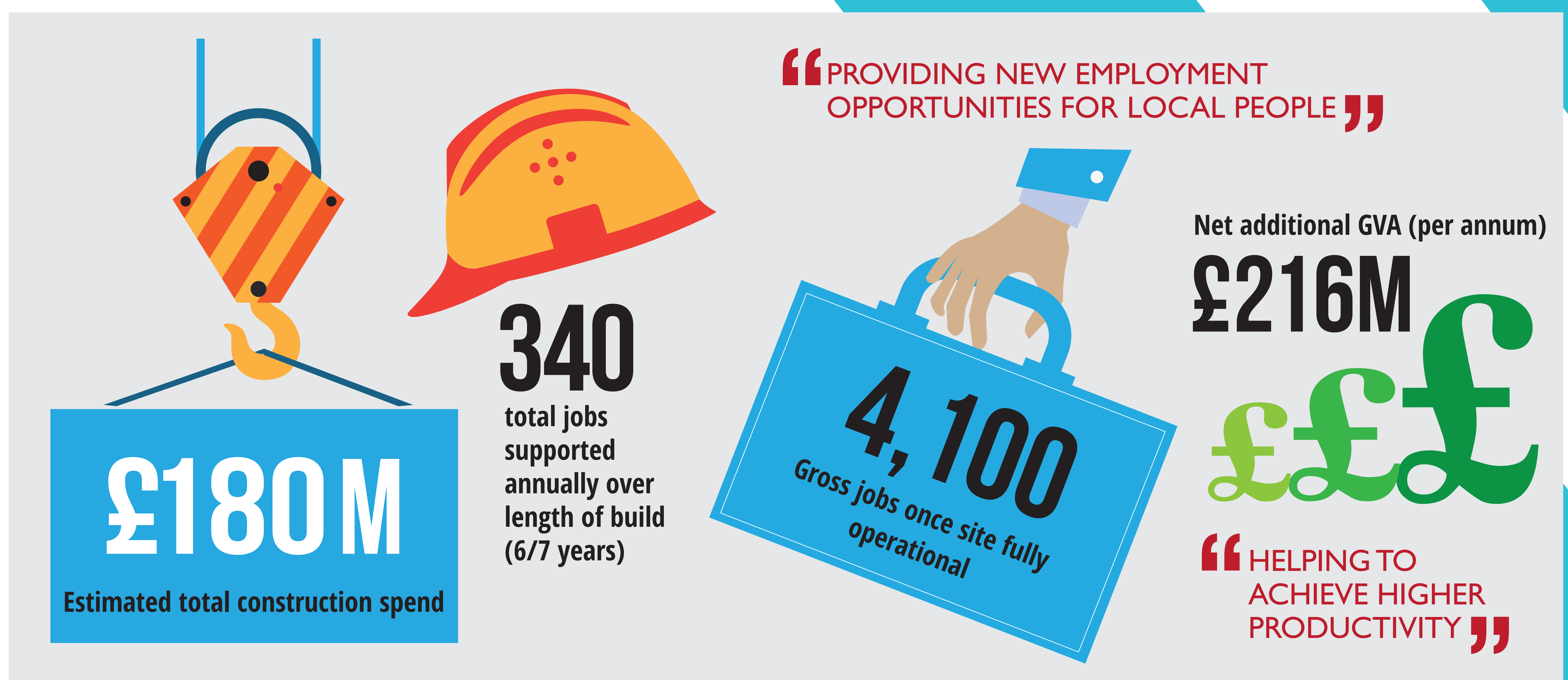
LOCAL ECONOMIC BENEFITS

Since our original consultation we have amended the mix to focus upon the growing logistics sector. The development could provide around 4,100 jobs when operational and 340 jobs each year during construction. These numbers are calculated based on recognised standard industry densities for the proposed amount of floorspace.

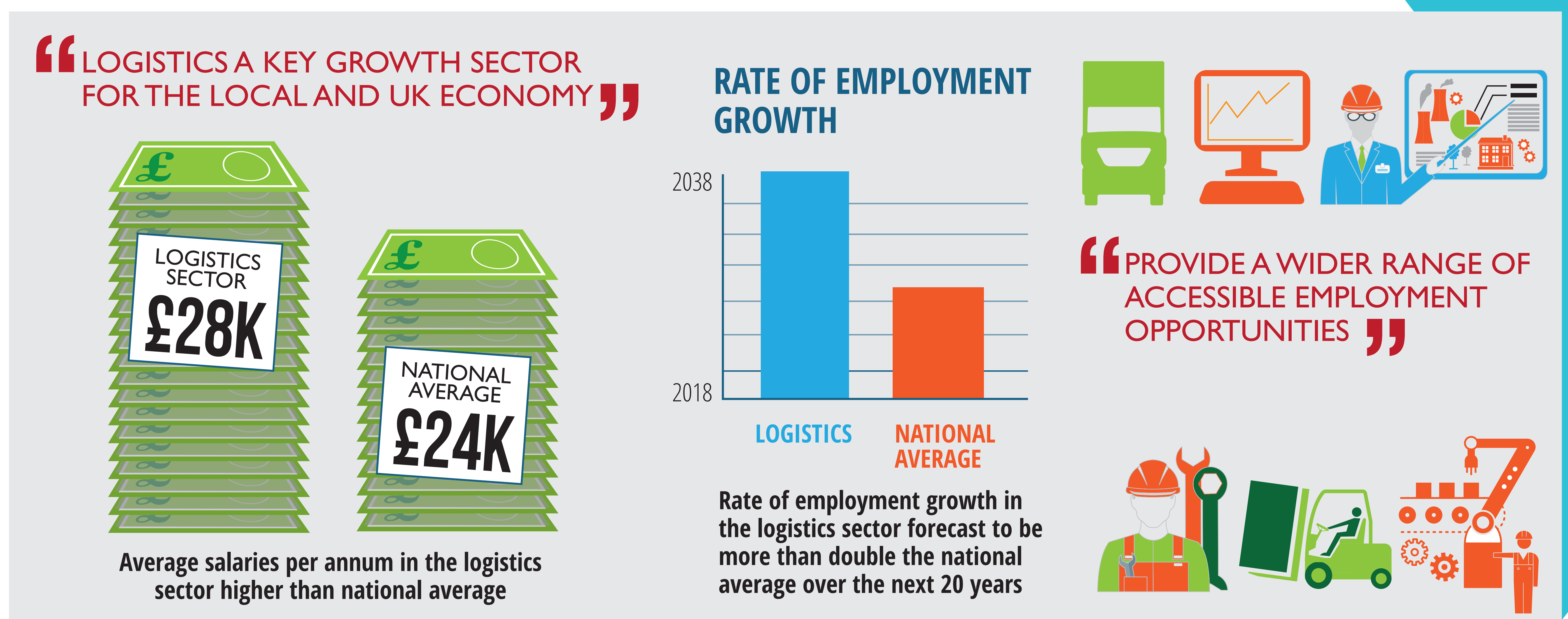
PROPOSED DEVELOPMENT



SUPPORTING LOCAL ECONOMIC GROWTH



KEY SECTORS LOCALLY AND NATIONALLY



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DELIVERING LOCAL JOBS

The logistics sector has long faced misconceptions about the quality and quantity of jobs it creates. The sector is modernising and pushing technological boundaries which is creating demand for higher skilled occupations in electrical and mechanical engineering, IT and analytics.



In 2018, average salaries within the logistics sector were above the national average at nearly £28,000, according to the ONS Annual Survey of Hours and Earnings.

A wide range of jobs are supported by the sector, both in warehouse and office environments. These could include:

- Purchasing managers
- Directors and managers
- Importers and exporters
- Warehouse managers and operatives
- IT professionals and trainers
- Facilities managers
- Logistics and supply chain coordinators
- Transport managers and planners
- Distribution managers
- Drivers
- Postal workers and couriers
- Storage occupations
- Mechanical and electrical engineers

TRAINING AND APPRENTICESHIPS

Local people could benefit from career progression opportunities, training and apprenticeships. Six 56 Warrington could support 180 new trainees over the construction period. We are already in discussions with local employment organisations to ensure that local people benefit from the job opportunities and training created by the project.

INTERESTED IN A CAREER IN LOGISTICS?

Register your interest at www.Six56Warrington.co.uk

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TRANSPORT AND ACCESS

A detailed Transport Assessment and Travel Plan is being prepared as part of the planning application which looks at the potential impact of traffic from Six 56 Warrington and other developments proposed in the area, including the recently refused Eddie Stobart planning application. We have been working with Warrington Borough Council officers and other consultees to ensure that the solutions developed for the site work for the whole of Warrington and the surrounding area.

We are proposing significant investment in transport improvements which will provide a long-term solution to traffic issues in the area:

- Two new roundabouts onto Grappenhall Lane;
- The relocation and signalisation of Cliff Lane roundabout;
- The widening of part of the carriageways to the two M6 J20 dumbbell roundabouts, including partial signalisation;
- A new shared pedestrian/cycle route linking the two roundabouts and connecting to the site; and
- Funding for public transport services, including a potential new bus link.



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THE ENVIRONMENT

AIR QUALITY

The site is within an Air Quality Management Area (AQMA). We have assessed the potential impacts of traffic from the development on air quality. This has shown that the impact will not be significant given the level of traffic already using these roads and proximity of the site to the motorway.

NOISE

A Construction Environmental Management Plan will set out measures to control noise during construction. The potential impact of noise during operation has also been assessed and will be managed through the careful positioning of loading bays, bunds and fences around the site to provide acoustic shielding.

ECOLOGY

An Ecological Assessment has been undertaken to assess the impacts of the proposed development on protected sites, habitats and protected and priority species, informed by site survey work.

Any habitat loss on site will be mitigated through the provision of an ecological mitigation area approximately 9 ha in area to the south of the application site, adjacent to Bradley Gorse woodland. This will make provision for new habitats, including six new ponds to replace those lost within the site. A development buffer of 15m is also provided along Bradley Brook. This buffer will also form an important wildlife corridor.

The above mitigation will be detailed in a Construction Ecological Mitigation Plan (CEMP) to be secured via a planning condition on any subsequent planning approval, together with a European Protected Species licence for activities affecting protected species.

SUSTAINABILITY

Specific detail on building fabric and renewable technologies will be established at the detailed design stage once specific end users and operators are known. Measures will mitigate the energy use and subsequent carbon emissions to meet Warrington BC Core Strategy Policies and improve on the Part L2A of the Building Regulations.

Electric charging points will be provided as part of a package of measures to encourage sustainable access to the site for future employees.

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NEXT STEPS

Thank you for taking the time to visit today. You can let us know your views by filling in a feedback form here today or posting it back to us via the freepost address. The consultation closes on 20th March 2019.

Following this we will review all the comments received, and where possible, take them into account as we develop the planning application. We expect to submit the planning application in Spring 2019 with a decision from Warrington Borough Council likely before the end of the year.

CONTACT US

You can get in touch with the team using the following contact details:

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