

Welcome to the Adlington New Town engagement event. Thank you for attending today's session.

We're here to share the early thinking around a potential new town in Adlington, which has been recommended by the New Towns Taskforce (NTT) for the Government's New Towns Programme.

Today's consultation is about:

- 1 Explaining the national and local context
- 2 Sharing the emerging vision for Adlington New Town
- 3 Listening to your questions and ideas

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A National Ambition for New Towns

The Government's New Towns Programme aims to deliver a new generation of sustainable, planned communities.

Each new town will:



Provide a mix of homes, jobs, schools and services

Be designed around sustainable transport and green spaces

Use modern construction and technology

Be locally led, with strong community engagement

Adlington is one of 12 locations identified by the New Towns Taskforce as having potential to contribute to this national effort. The Government is currently reviewing the Taskforce's report and a decision is expected in spring 2026.

The UK's Housing Crisis

The biggest challenge facing people in Britain today is access to quality, affordable housing. This crisis is impacting every part of people's lives – and it is caused in large part by under supply of new homes.

1.3 million people

on a waiting list for social housing in the UK. (Shelter, 2024)

The Number of children homeless in England is the **highest it has ever been**

8% increase in homeless children

in just one year. (Shelter, 2025)

1 in 3 adults

are impacted by the housing emergency. (Shelter, 2021)

This crisis is not just national, it's local to Cheshire East:

For every eight rural homes sold under the 'right to buy' scheme, only one replacement home is being built, contributing to the loss of 165,000 social homes between 2013 and 2019. (CPRE data, 2021)

In 2024, Cheshire East had the third highest average house price in the North West (Cheshire East Housing Strategy 2025 – 2028) – pushing younger people and those on lower incomes, including key workers, out of the area.

Many people in Cheshire East are paying up to eight times their income to purchase a home – when established guidance says it is only affordable to buy at 3.5 times your income.

According to Council data, there are over 12,000 people registered for social housing on Cheshire Homechoice, of which just under 3,000 are high priority cases.

In Cheshire East, 21 households are currently living in Temporary Accommodation - inadequate, short term, chaotic homes. Stockport has 119, High Peak has 13, Warrington has 69, Trafford has 154 and Manchester has 2,091.

Why Adlington?

Adlington offers the opportunity to create a new parkland town that enhances the existing village, protects heritage, and provides the homes and community spaces the region needs. It is also a rare opportunity to deliver homes at scale. There are few sites in the UK that can achieve this.

That's because:

The landownership is simple – most land available for housebuilding is in consolidated ownership.

The area is viable, meaning the new town can become self-financing.

There is infrastructure here already (especially the railway station) which can be upgraded rather than built from scratch.

It's also a strategic location for the North West – and a chance to invest in the region because Adlington:

Is a gateway between Greater Manchester and Cheshire East.

Is close to major employment hubs in Life Sciences, Defence and Creative Industries.

Has excellent rail and road connections (mainline station, A523, M56, Manchester Airport) – which we can upgrade.

Has capacity to deliver growth with limited Government funding support.

Woven from heritage, tailored for tomorrow

Our ambition is to create a self-contained, sustainable town rooted in nature and heritage.

1

Build a town around Adlington Hall's historic landscape – with no development on ancient woodland or demolition of listed Buildings.



2

Deliver homes, jobs, and community facilities together – with infrastructure invested in early to sustain the new homes as they are delivered.



3

Ensure green space and biodiversity are integral, not afterthoughts – with a net increase in biodiversity so that nature thrives here.



4

Bring Adlington Hall back into public use – ensuring generations to come can enjoy its historic architecture and wonderful grounds.



A Diverse and Inclusive Place to Live

Adlington new town aims to provide homes for every stage of life, supporting local families, first-time buyers and key workers.

At least 14,000 new homes, designed across walkable neighbourhoods.

Up to 40% affordable housing, including:

- Social Rent
- Key worker and priority group housing
- Discounted Market Rent
- Shared Ownership

Family homes, townhouses and low-to-medium-rise apartments.

Tech-enabled design to support energy efficiency and smart living.

Local centres with shops, cafes, health and community space within walking distance.

Creating Opportunity

Adlington new town will include a broad mix of employment and enterprise spaces to strengthen the region’s economic base:

Modern office and lab space to support Life Sciences and Clean Tech

Flexible workshops and maker spaces for small businesses

Local retail, hospitality and leisure spaces

A skills and training campus linking residents to regional employers

Thousands of jobs will be created on-site and through construction and local supply chains.

Connecting People and Places

Infrastructure planning is central to ensuring Adlington functions as a complete, connected town. We are pushing for Government commitments to ensure rail, road, and social infrastructure funding is prioritised as early as possible, so existing residents can benefit from better connections sooner.

We will ensure that infrastructure is delivered in step with growth, ensuring homes and services arrive together. Key priorities include:

Strategic road upgrades including the A523 and local junctions

New bus routes and mobility hubs to reduce car reliance

Safe walking and cycling routes connecting neighbourhoods, schools and the town centre

New schools, healthcare centres and local facilities built alongside new homes

Upgraded Adlington rail station with improved access to Manchester and across the North West – and beyond

A Green and Climate-Ready Place

We know how important nature and open spaces are to this community. We also know that local people are passionate about protecting nature and ensuring a sustainable future.

That’s why we want to work with local people and groups to develop a ‘Green Plan’. Here are some of our initial thoughts on what ambitions this Plan could include:

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| Around 40% of the area retained as open space (green spaces and waterways) | A network of parks, woodlands and riverside walks |
| Green corridors to support biodiversity and active travel | Energy-efficient homes and low-carbon construction methods |
| Renewable energy integration across neighbourhoods | Rewilded waterways and habitat creation along the River Dean |

Question: What else would you like to see included in a green plan?





Scan to answer online

Long-Term Management and Quality

Our Team:

- Belport – UK-based investment and asset management company
- Revcap – capital and delivery partner
- Supported by leading masterplanners, designers and infrastructure specialists

Local decision-making:

If Adlington new town goes ahead, it will still be subject to scrutiny and a planning process to ensure high-quality design and proper infrastructure delivery.

To build the New Town quickly and effectively, the Taskforce has recommended that a dedicated new planning body be put in charge of planning – known as a Development Corporation.

The benefits of this approach include:

- **Single Focus:** This organisation is set up specifically to manage the New Town project for many years.
- **Quality at pace:** It will set a clear Masterplan and Design Code (rules for building quality). It can then use special tools to give upfront consent for projects that meet these rules, avoiding long delays.
- **Infrastructure First:** The Corporation is responsible for ensuring essential infrastructure (roads, utilities, schools, health centres) is delivered alongside the homes, as agreed in the plan.
- **Local Voice:** Your local council and elected leaders will be involved, often by sitting on the Corporation's board, to ensure local interests are represented and help shape the plan.

What Happens Next

Indicative Timeline

Subject to Government decision making

Stage	Estimated Timeline
Government decision on New Town sites	Early–Mid 2026
Community engagement and design development	2026
First planning applications submitted (masterplan and phase 1)	Late 2026
Planning decision and start on site	2027
First homes delivered	2029
Ongoing phased delivery	2028 - 2040

We’re Listening – Have Your Say

Your views today will help shape the principles and priorities for Adlington’s future. You can:

Speak with a member of the team today

Leave written feedback at the session (use a feedback card provided)

Visit our website from 17th November to review the materials and complete the online feedback form

Scan QR code to leave feedback

