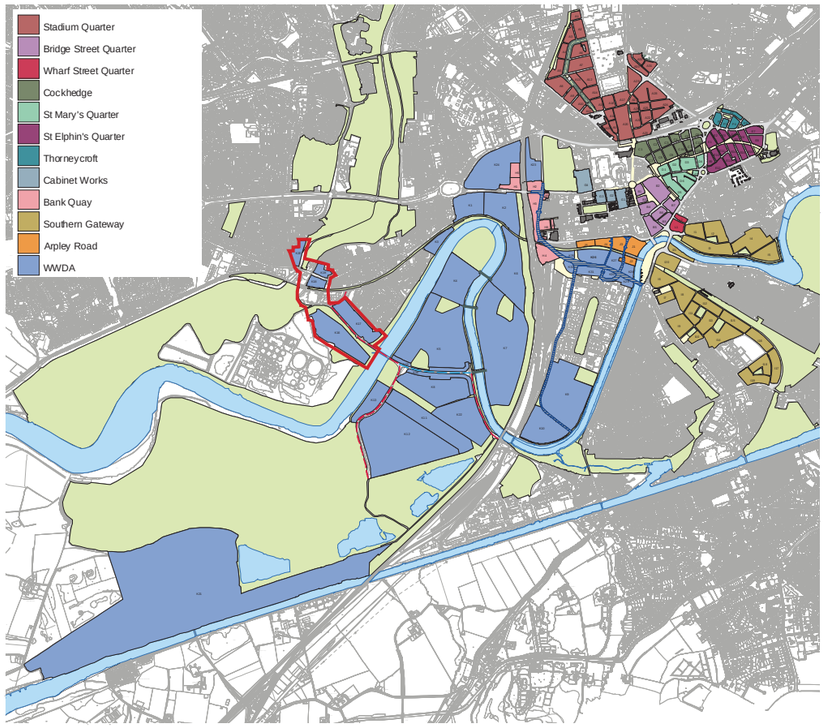
Masterplan Character Areas:

WWDA- Forrest Way

Character Area Key Plan:



Situated adjacent to Sankey Valley Park and the Sankey Canal, Warrington Waterfront Development Area - WWDA Forrest Way has the opportunity to provide a vibrant mixture of new residential and commercial uses which respond sensitively to the existing landscape features and create attractive frontages onto both the canal and Old Liverpool Road.

Key Drivers & Aspirations:

- Support the existing community by providing mixed-use and commercial development in West Warrington;
- Strengthen green links between Sankey Valley Park and Warrington Waterfront Development Area, integrating new residential areas and existing communities;
- New development should face onto the waterfront, providing overlooking and promoting recreational uses;
- Sankey Valley Park should be enhanced and reconfigured following the development of the new highway infrastructure;
- Infill development provides opportunity for urban mending and rebuilding of the existing community associated with the canalside environment; and
- Existing uses such as United Utilities have been screened with complementary new development.

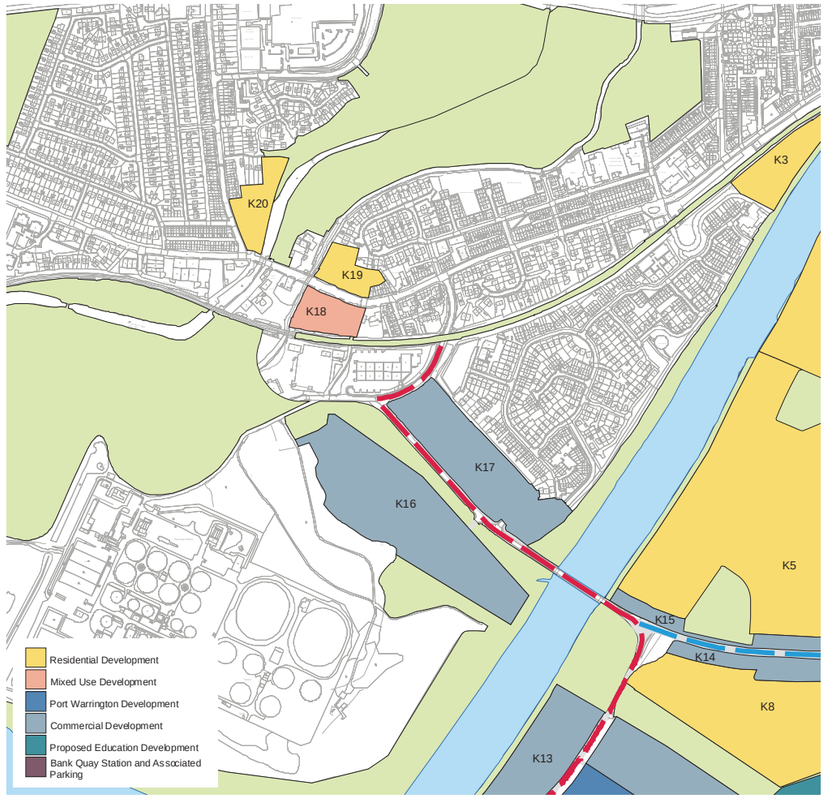
Total Residential Area (Ha)

Gross Area:	2.04
Net Area:	1.83

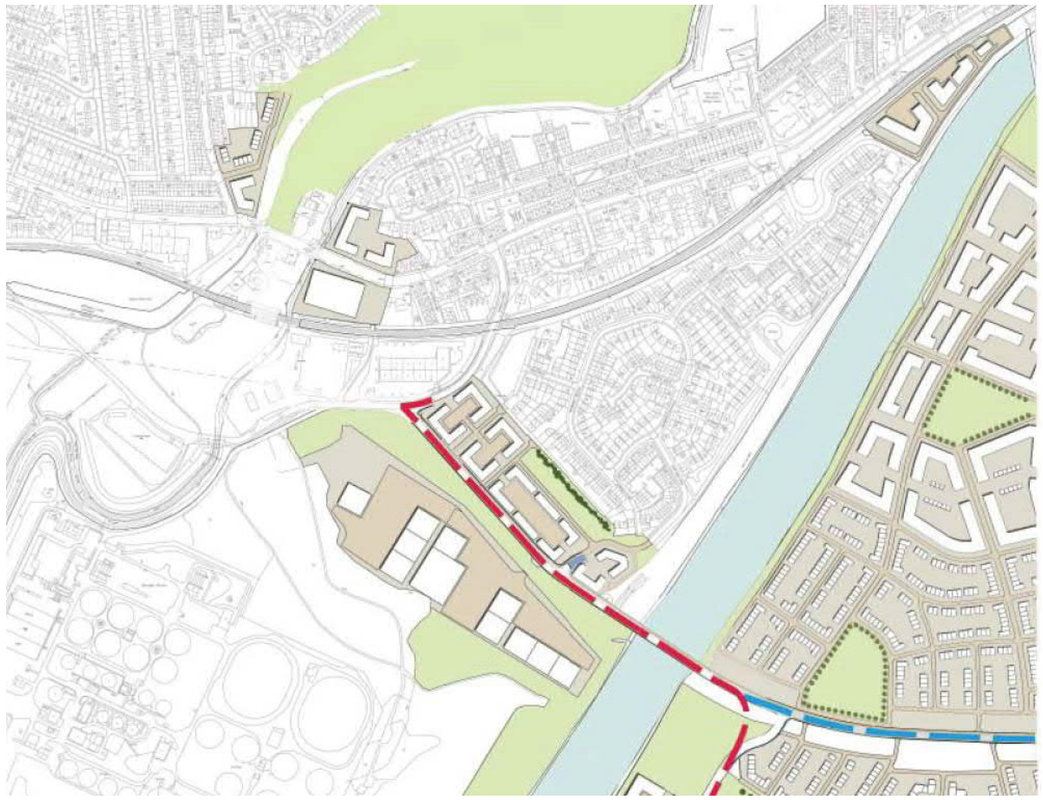
Total Number of Residential Units Based on Average Density:

Low Density (35dph):	0
Medium Density (50dph):	92
High Density (140dph):	0
Total Indicative Dwellings:	**92**

Indicative Masterplan Proposals:



Illustrative Masterplan:



Envisaged Character: