



# Case Study

## Middlewich Retail Park, Cheshire

### Project overview

Acting on behalf of John Radcliffe and Sons, MAZE Planning Solutions was engaged in November 2007 to explore the potential for transforming an established garden centres business into a contemporary retail park.

Following the conclusion of successful pre-application negotiations a formal planning application was submitted in January 2008 for a development of 4,490sqm, designed to accommodate a mixture of food and non-food tenants.

The application was supported by a technical assessment of retail issues required to demonstrate the development's compatibility with the key retail policy tests relating to need, the sequential approach and town centre impact. The presence of protected trees on the site boundary, immediate residential neighbours on three sides of the development, and the Council's commitment to securing a very high quality scheme raised further technical issues that were resolved by negotiation during an 8 month application process.

### Client

John Radcliffe & Sons, Huddersfield

### Development team

Ratcliffe Groves Partnership , Bury: [rgp.uk.com](http://rgp.uk.com)  
Savell Bird & Axon, Manchester (WYG Group): [wyg.com](http://wyg.com)  
AMEC Earth & Environmental, Warrington: [amec.com](http://amec.com)  
Hepworth Acoustics, Warrington: [hepworth-acoustics.co.uk](http://hepworth-acoustics.co.uk)

To view other case studies please visit [mazeplanning.co.uk](http://mazeplanning.co.uk)

[Published: March 2009]

