



WARRINGTON
Borough Council

Warrington Borough Council Local Plan

Site Proformas - Central

Site Proformas for Call for Sites Responses and SHLAA Green Belt Sites
July 2017



Site Reference: **R18/121**

Site Name: **Arpley Meadows**

Settlement Profile: **Central Warrington**

Date of site visit: 07/03/17

Ward: **Bewsey & Whitecross**

Owner / Developer / Promoter: **Peel Holdings (Management) Ltd**

Agent: **Turley**

Site submitted by: **A Bickerdike (Agent)**

Submitted Site Area (Hectares): **30.1**

Council measured Site Area (Hectares): **30.3**

Greenfield or Brownfield: **GF/PDL**

Preferred Use for Site: **Multi**

Preferred Use Comments

The site submitted at the Regulation 18 Call for Sites stage proposes a mixed use development comprising 500 dwellings at 35dph and a mix of B1/B2/B8 employment development.

Residential

Dwelling Total Submitted: **500**

Council assumed 30dph Total: **0**

Employment

Employment Site Area: **0**

Employment Floor space (sqm): **0**

Council assumed 35% Plot Ration (sqm): **0**

Local Plan Review Call for Sites Proforma

Constraints

Floodzone 2: **Yes**

Floodzone 3: **Yes**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **LWS adjacent to south boundary**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Forrest Way**

Access comments: **Access from Forrest Way into north of site**

Neighbouring Uses: **Industrial**

Air Quality Management Areas: **No**

Agricultural Land Classification: **NA**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **Yes**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **15**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **WR68**

Green Belt Parcel Result: **Strong**

Local Plan Review Call for Sites Proforma

Site Comments

The site could be potentially accessed by a new road taken off the roundabout at the end of Forrest Way, or from Eastford Road, as a service track runs across the northern boundary connecting Forrest Way to Eastford Road.

The site appears relatively flat with some sporadic mature/semi mature tree and hedge covering and parts of it are within Flood Zones 2 and 3 and the site is designated as Green Belt. There are also some ponds and areas of hard standing and internal service roads within the site. It is also close to Arpley Meadows Landfill Site that is currently being restored. There is also a Pylon within the site boundary.

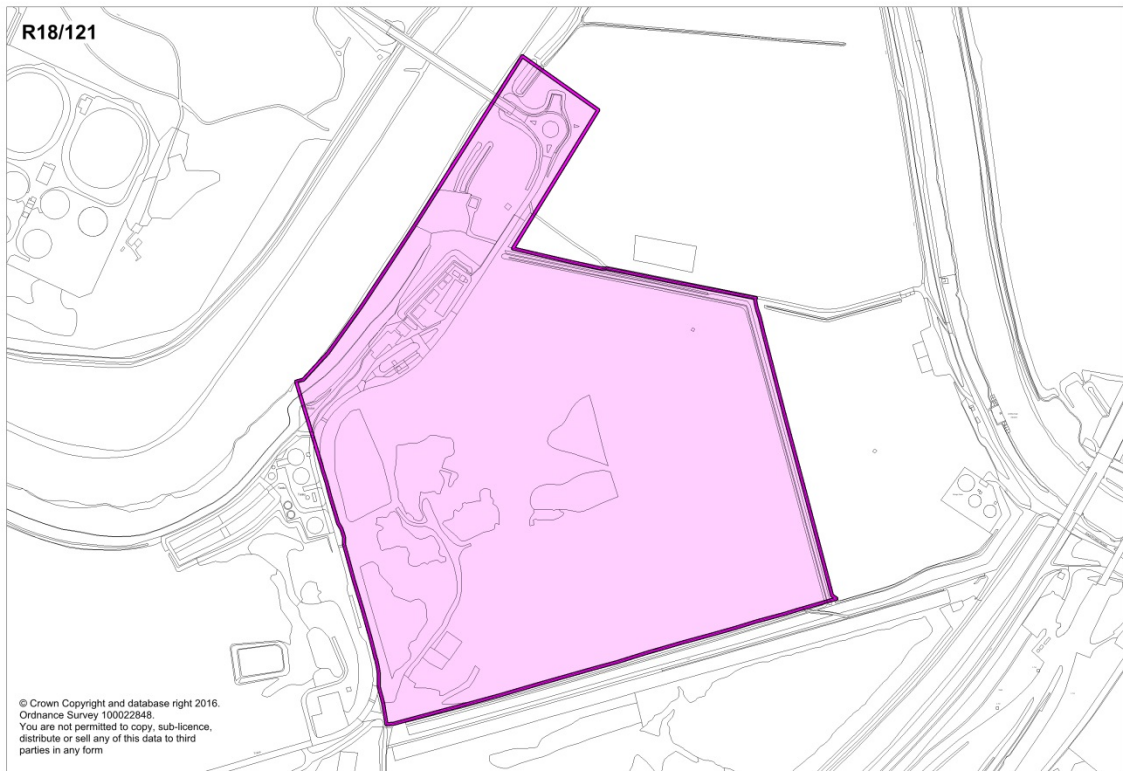
To the northern boundary is a service track connecting Forrest Way to Eastford Road with agricultural land beyond, the eastern boundary is open agricultural land with Eastford Road and the River Mersey beyond, the southern boundary is with a designated Local Wildlife Site, with the western boundary being with Forrest Way and an existing employment site.

Part of the site is within the Transpennine Inner Pipeline Health and Safety consultation Zone, and part of it is within the Health and Safety Hazardous Installation consultation zone.

The assessment of the site in Green Belt terms concluded that the parcel of land makes a strong contribution. The land is also identified as being potentially contaminated land and this would therefore require further investigation.

Local Plan Review Call for Sites Proforma

Figure 1: Site Boundary R18/121



Site Reference: **R18/125**

Site Name: **Land at Higher Walton**

Settlement Profile: **Central Warrington**

Date of site visit: 07/03/2017

Ward: **Appleton**

Owner / Developer / Promoter: **Peel Holdings (Management) Ltd**

Agent: **Turley**

Site submitted by: **A Bickerdike (Agent)**

Submitted Site Area (Hectares): **125**

Council measured Site Area (Hectares): **124.5**

Greenfield or Brownfield: **GF/PDL**

Preferred Use for Site: **Housing**

Preferred Use Comments

Through the Regulation 18 Call for Sites exercise, it was proposed that approximately a 1,600-1,800 dwellings development and associated infrastructure could be delivered. Masterplan and supporting statement/assessments provide to show how the identified site's constraints would be addressed submitted through the Call for Sites.

Residential

Dwelling Total Submitted: **1800**

Council assumed 30dph Total: **0**

Employment

Employment Site Area: **0**

Employment Floor space (sqm): **0**

Council assumed 35% Plot Ration (sqm): **0**

Local Plan Review Call for Sites Proforma

Constraints

Floodzone 2: **Yes**

Floodzone 3: **Yes**

Green Belt: **Yes**

TPO Issues: **Several TPOs in southern part of site**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **Several LLBs within centre of site**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **A56 Chester Road**

Local Highway Access: **Chester Road / Mill Lane / Runcorn Road**

Access comments: **Multiple access points from all local highways**

Neighbouring Uses: **Residential / Farm**

Air Quality Management Areas: **No**

Agricultural Land Classification: **2 & 3**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **Yes**

Public Rights of Way: **Yes**

Green Belt Assessment

General Area Assessment Parcel Reference: **14**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **WR65**

Green Belt Parcel Result: **Moderate**

Local Plan Review Call for Sites Proforma

Site Comments

The site is a large undulating one consisting of a large number of combined agricultural fields, mature tree and hedge cover, ponds and several small existing businesses and residential properties, some of which are Locally Listed Buildings. There are also some Grade II Listed Buildings and Structures adjacent to the site's boundaries.

Parts of the site are in Flood Zones 2 and 3, there are a number of trees the subject of a TPO at the southern boundary end of the site and it is bisected by Mill Lane, Runcorn Road, Bellhouse Lane and Holly Hedge Lane.

The northern boundary of the site is formed by the River Mersey, along with the Solvay Interlox Chemical Plant, a top tier COMA (Control of Major Accident Hazards Regulations 2006) site. To the eastern boundary is the A56 Chester Road Dual Carriageway, the southern boundary consists of agricultural fields and the Bridgewater Canal, with the western boundary being an active railway line.

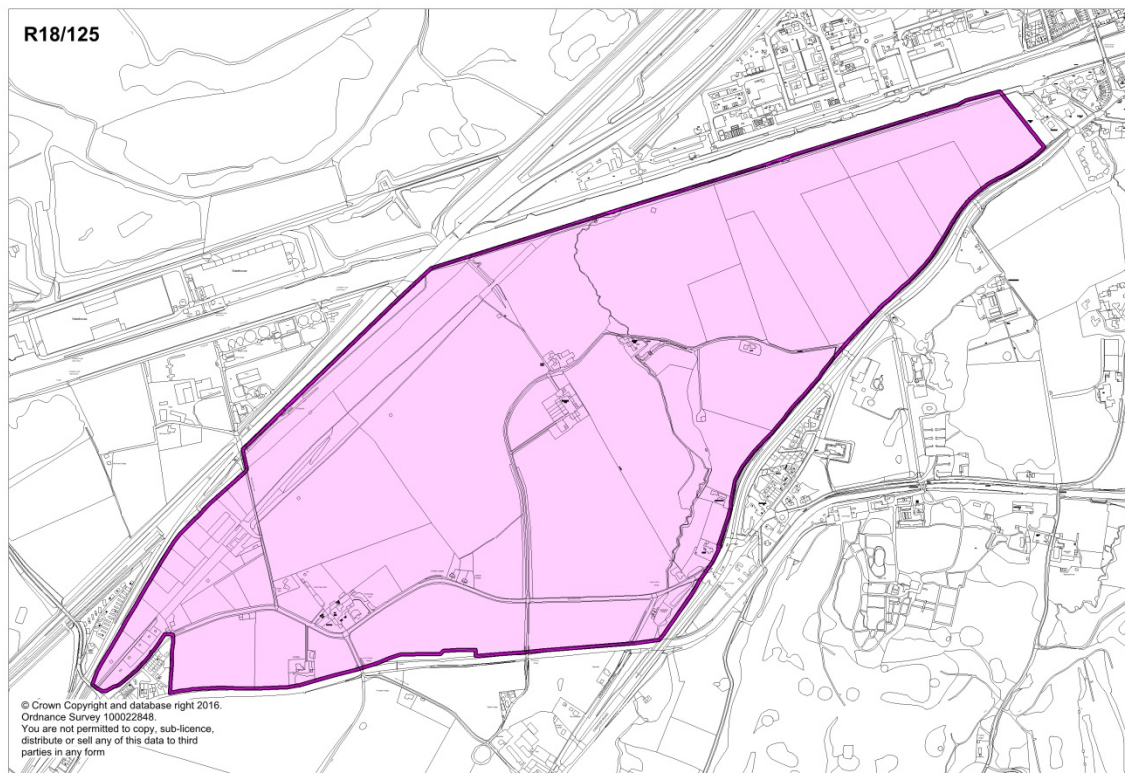
Given the sites proximity to the COMA site, parts of the site are in the inner and middle HSE Hazardous Installation Buffer Zone. Various pipelines also cross the site underground and parts of the site are therefore also in the inner and middle HSE pipeline installation Buffer Zone.

There is existing field gate access into the site from the east bound A56, Mill Lane Runcorn Road and Bell House Lane, and these might provide a suitable access. There are also areas of the site that are contaminated land and a Public Right of Way runs into the site from the A56 Chester Road, and along its southern boundary.

The assessment of the site in Green Belt terms concluded that the parcel of land makes a moderate contribution. The land is also identified as being potentially contaminated land and this would therefore require further investigation.

Local Plan Review Call for Sites Proforma

Figure 2: Site Boundary R18/125



Site Reference: **R18/133**

Site Name: **Port Warrington**

Settlement Profile: **Central Warrington**

Date of site visit: 07/03/2017

Ward: **Penketh & Cuerdley**

Owner / Developer / Promoter: **Peel Holdings (Management) Ltd**

Agent: **Turley**

Site submitted by: **A Bickerdike (Agent)**

Submitted Site Area (Hectares): **74.2**

Council measured Site Area (Hectares): **74.5**

Greenfield or Brownfield: **GF/PDL**

Preferred Use for Site: **Employment**

Preferred Use Comments

The site is currently identified as CS11-Strategic Opportunity (Port Warrington) in the adopted Warrington Local Plan Core Strategy. It is identified as a multi modal Port facility utilising the Ship Canal with an opportunity for rail freight. The Port forms part of the Atlantic Gateway and is proposed to be extended in size through the Call for Sites submission.

Residential

Dwelling Total Submitted: **0**

Council assumed 30dph Total: **0**

Employment

Employment Site Area: **74.5**

Employment Floor space (sqm): **0**

Council assumed 35% Plot Ratio (sqm): **259665**

Local Plan Review Call for Sites Proforma

Constraints

Floodzone 2: **Yes**

Floodzone 3: **Yes**

Green Belt: **Yes**

TPO Issues: **No**

Nature Designations: **LWS across whole west half of site**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Lapwing Lane**

Access comments: **Existing site access from Lapwing Lane**

Neighbouring Uses: **Industrial / Nature Reserve/Ship Canal**

Air Quality Management Areas: **No**

Agricultural Land Classification: **NA**

Potentially Contaminated Land: **Yes**

Hazardous Installation Zone: **Yes**

Public Rights of Way: **Yes**

Green Belt Assessment

General Area Assessment Parcel Reference: **15**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **WR65**

Green Belt Parcel Result: **Moderate**

Local Plan Review Call for Sites Proforma

Site Comments

The site has existing access off Birchwood Lane in to the existing Warehousing and areas of hard standing and is currently allocated in the Core Strategy Local Plan as a Strategic Development Opportunity, known as Port Warrington.

The site submitted as part of the Regulation 18 Call for Sites exercise is larger in size than that allocated in the Core Strategy Local Plan and the western area includes part of Moore Nature Reserve within it, a Local Wildlife Site. There is existing field gate access in to the wider site that includes Moore Nature Reserve off Lapwing Lane.

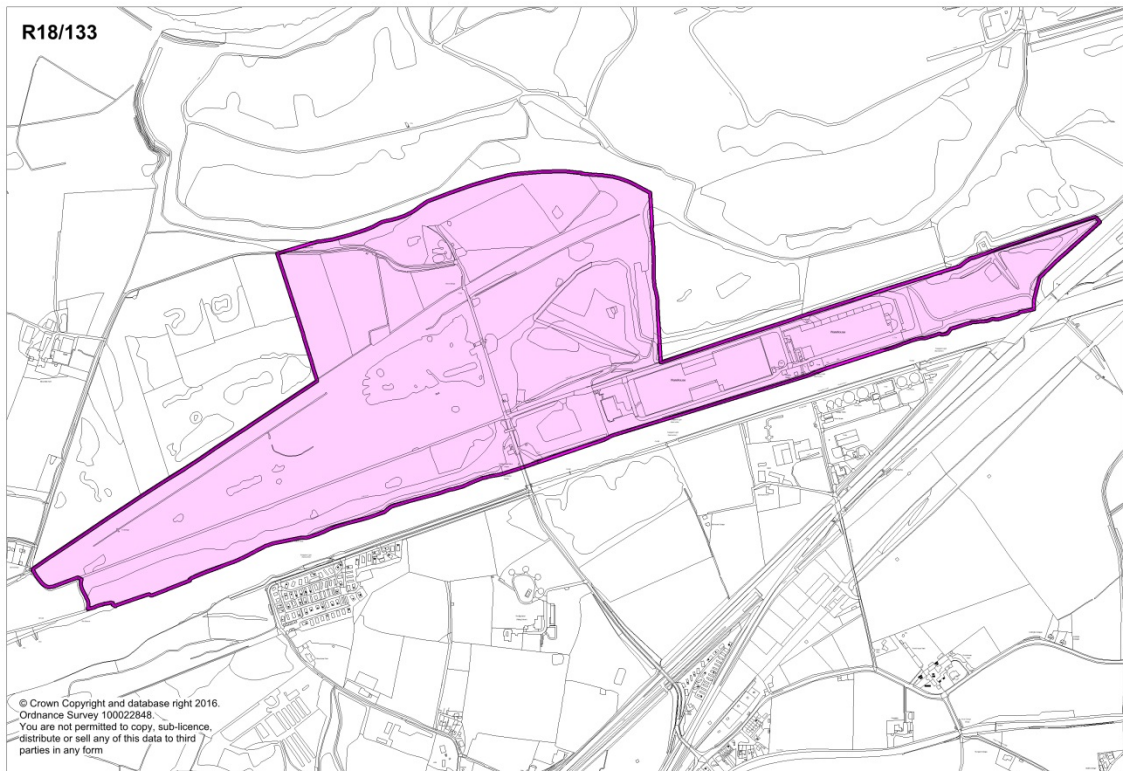
Mature tree coverage is present across a large area of the site, as are mature hedges and there are also some established ponds within the site boundary, with Lapwing Lane crossing the site from north to south. A large part of the site is also within Flood zones 2 & 3.

The northern boundary of the site is some wooded cover with open green space and the River Mersey beyond, the eastern boundary is formed by an active railway line, the southern boundary is the Manchester Ship Canal and the western boundary is Lapwing Lane with farm land beyond.

The assessment of the site in Green Belt terms concluded that the parcel of land makes a moderate contribution. The land is also identified as being potentially contaminated land and this would therefore require further investigation.

Local Plan Review Call for Sites Proforma

Figure 3: Site Boundary R18/133



Site Reference: **R18/167**

(SHLAA Reference: **1563**)

Site Name: Arpley Meadows (southern former landing stage)

Settlement Profile: Central Warrington

Date of site visit: 07/03/2017

Ward: Bewsey & Whitecross

Owner / Developer / Promoter:

Agent: N/A

Site submitted by: N/A

Submitted Site Area (Hectares): 8.7

Council measured Site Area (Hectares):

Greenfield or Brownfield: **GF**

Preferred Use for Site: Housing

Preferred Use Comments

The site was submitted as a SHLAA site in 2009.

Residential

Dwelling Total Submitted: 0

Council assumed 30dph Total: 261

Employment

Employment Site Area: 0

Employment Floor space (sqm):

Assumed 35% Plot Ratio (sqm):

Local Plan Review Call for Sites Proforma

Constraints

Floodzone 2: Yes

Floodzone 3: Yes

Green Belt: Yes

TPO Issues: No

Nature Designations: None

Conservation Areas: No

Statutory Listed Buildings: No

Locally Listed Buildings: No

Area of Archaeological Assessment: No

Scheduled Ancient Monuments: No

Strategic Road Network Access: **No**

Local Highway Access: Eastford Road

Access comments: Existing access onto Eastford Road at SE corner

Neighbouring Uses: None

Air Quality Management Areas: No

Agricultural Land Classification: NA

Potentially Contaminated Land: No

Hazardous Installation Zone: Yes

Public Rights of Way: Yes

Green Belt Assessment

General Area Assessment Parcel Reference: **15**

General Area Assessment Parcel Result: **Moderate**

Green Belt Parcel Reference: **1563**

Green Belt Parcel Result: **Moderate**

Local Plan Review Call for Sites Proforma

Site Comments

The site is adjacent to site R18/121 and could potentially be accessed by a new road taken off the roundabout at the end of Forrest Way (if developed with site R18/121), or from Eastford Road, as a service track runs across the northern boundary connecting Forrest Way to Eastford Road.

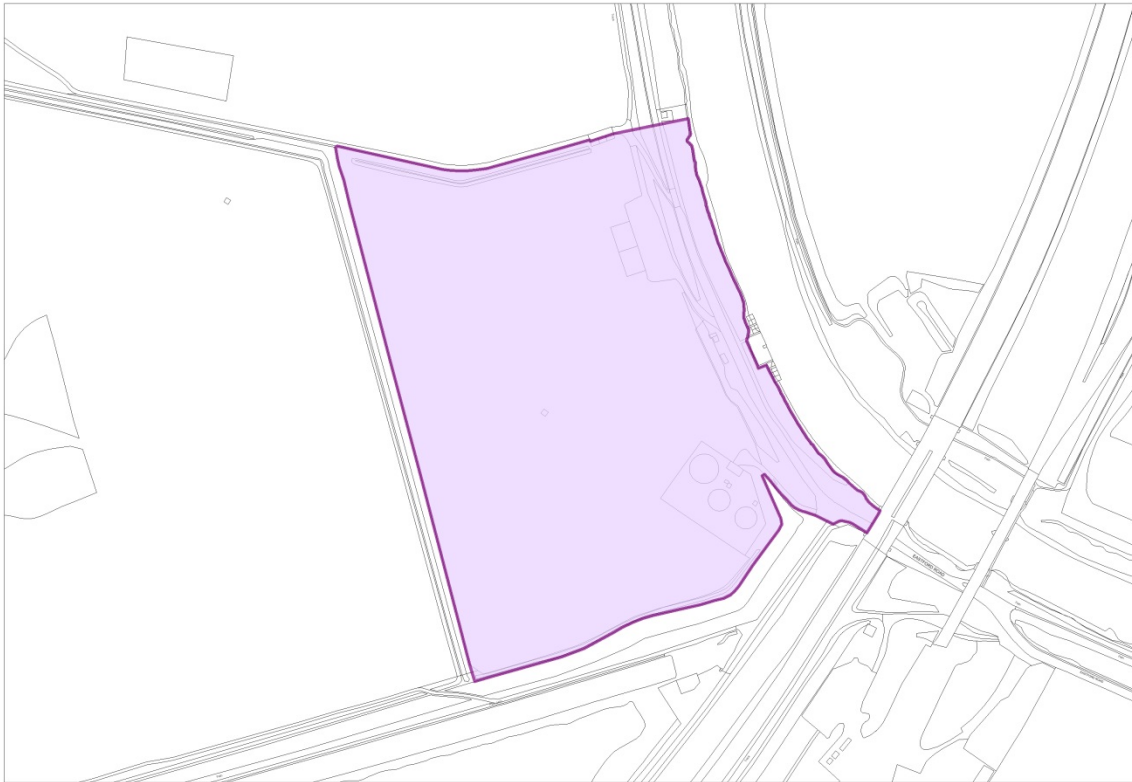
The site appears relatively flat with some sporadic mature/semi mature tree and hedge covering and parts of it are within Flood Zones 2 and 3 and the site is designated as Green Belt. It is also close to Arpley Meadows Landfill Site that is currently being restored. There is also a single Pylon in the centre of the site.

To the northern boundary is a service track connecting Forrest Way to Eastford Road with agricultural land beyond, the eastern boundary is with Eastford Road and the River Mersey beyond, the southern boundary is with a designated Local Wildlife Site, with the western boundary being with site R18/121.

The assessment of the site in Green Belt terms concluded that the parcel of land makes a moderate contribution.

Local Plan Review Call for Sites Proforma

Figure 1: Site Boundary R18/167





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