

# SATNAM PLANNING SERVICES

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Our Ref: 160516WARRletMDCG

By Hand

11 July 2016

Mr M Davies  
Principal Planning Officer  
Development Management  
Economic Regeneration, Growth and Environment Directorate  
Warrington Borough Council  
New Town House, Buttermarket Street  
Warrington  
WA1 2NH

Dear Sirs,

**Outline application for a new residential neighbourhood including C2 and C3 uses; local employment (B1 use); local centre including food store up to 2000m<sup>2</sup>, A1-A5 (inclusive) and D1 use class units of up to 600m<sup>2</sup> total (with no single unit of more than 200m<sup>2</sup>) and family restaurant/ pub of up to 800m<sup>2</sup> (A3/A4 use); site for primary school; open space including sports pitches with ancillary facilities; means of access and supporting infrastructure at Peel Hall, Warrington.**

On behalf of Satnam Millennium Ltd please find enclosed their outline planning application in respect of the above. The application comprises the following documentation,

- This letter
- Application forms
- Certificate B, with requisite notice served on interested parties
  
- Site location plan (ref 140367-D-002 Rev A) (for approval at this outline stage)
- Site access plans (for approval at this outline stage)
  - HTp/1107/08/N Birch Avenue Access
  - HTp/1107/09/K Poplars Avenue West Access
  - HTp/1107/10/K Blackbrook Avenue Access
  - HTp/1107/11/J Mill Lane Access
  - HTp/1107/12/O Poplars Avenue Central Access
  - HTp/1107/30/E Grasmere Avenue Access

- Environmental Statement (3 volumes, including non-technical summary)
- Planning Context Assessment Report
- Transport Assessment
- Landscape and Visual Assessment Report
- Ecology Reports
- Retail Assessment
- Phase One Desk Study Report
- Technical Paper on Housing Issues
- Flood Risk Assessment
- Utilities Report
- Air Quality Assessment
- Noise Assessment
- Archaeological Assessment
- Pre-Application advice letter 26/2/16
- S106 HOTs
- Statement of Community Involvement
- Parameters Plan (to be the subject of a condition on the approval, see later) ref: 1820-24
- Landscape master plan (illustrative only) ref: 1820-25
- Site master plan (illustrative only) ref: 140367-D-001-REV A
- Layout for local centre, family pub and school (illustrative only) ref: 140367-D-003-A
- Sports and Recreation Plan (illustrative only) ref: 1820-28

These documents are supplied in 3 hard copy sets and on disc.

We enclose the requisite planning fee for the application, payable to Warrington Borough Council, in the sum of £86,002 (based on site area of 69 ha)

The application is, as set out above, a comprehensive proposal for a new residential neighbourhood, with ancillary uses, at Peel Hall, Warrington. The permission requested is sought in the following terms,

- Approval to be related to the site edged red on the site location plan (ref: 140367-D-002 RevA)
- Access to be approved as shown on the 6 access plans, ref
  - HTP/1107/08/N Birch Avenue Access
  - HTP/1107/09/K Poplars Avenue West Access
  - HTP/1107/10/K Blackbrook Avenue Access
  - HTP/1107/11/J Mill Lane Access
  - HTP/1107/12/O Poplars Avenue Central Access
  - HTP/1107/30/E Grasmere Avenue Access
- Conditions are requested to control the main terms of the permission as follows,
  - An upper limit on dwellings to be developed on the site of 1,200 homes (including market, affordable apartments and retirement homes, but excluding care home),
  - An upper limit of 100 bedrooms for the care home,

- An upper limit on employment floor space to be developed on the site to 7,500m<sup>2</sup> served from Poplars Avenue, with no individual unit larger than 500m<sup>2</sup>,
- That the Reserved Matters applications be submitted broadly in accordance with the Parameters Plan (ref 1820-24) submitted with this outline application
- That a phasing plan be submitted and approved prior to the start of construction of the first phase of the development
- That an Open Space strategy plan be submitted and approved prior to the approval of the first phase of the development at Reserved Matters
- That foul drainage and surface water attenuation strategies for the relevant parts of the site be submitted and approved prior to the start of construction of any phase of the development.

A S106 agreement is proposed for the development and this will be discussed and negotiated with the Council through the determination of the application. The S106 agreement will deal with affordable housing, which is proposed at 30%, compliant with relevant local development plan policies. This provision will include starter homes, as well as shared ownership and rented accommodation.

A HOTs for the S106 Agreement is submitted with this application which outlines the other matters to be included.

### **The Application Site**

The development site extends to some 65 ha and lies to the north of Warrington, south of the M62. It is bounded by the existing urban area of Warrington to the west, south and east, and the motorway to the north. A council recreation open space is also included within the application site boundary (4 ha), giving a total application site area of 69 ha.

The site is unused open land, shown as unallocated land within the suburban area of Warrington in the local plan.

The surrounding area is predominantly residential to the west, south and east, with open land to the north of the motorway. The site has strong visual and physical links to the urban area which surrounds it and the motorway, with its bridge and signage, to the north. The site is urban fringe in character.

The site is confirmed to be suitable, available and viable for residential development within the 2016 SHLAA for Warrington.

### **The Application Proposals**

The Application seeks permission for a comprehensive neighbourhood to be planned and developed at Peel Hall. Up to 1,200 homes will be provided, including apartments, bungalows and houses in a variety of sizes and tenures. Affordable housing at 30% will be provided, with at least 50% of that being Starter Homes, the remainder being shared ownership and/or rented housing. The proportion of each tenure to be assessed and agreed on a phase by phase basis at the reserved matters stage.



The community focus of the development is the local centre, with its anchor food store of up to 2,000m<sup>2</sup> supported by up to 600m<sup>2</sup> of additional units to comprise additional retail, services, fast food, restaurant and healthcare uses. This is to be serviced from Poplars Avenue (goods vehicles) with customer access for pedestrians and vehicles to the car park from both this road and within the development. A family pub/restaurant will provide a further facility at the local centre.

The location of the local centre in the southern portion of the site results in easy access for existing residents of north Warrington, as well as future residents of the development. This location enables the facilities to be provided at an early stage of the scheme.

Next to the local centre is the site for the proposed primary school. The exact primary school requirements are still to be finalised and will be set out, once agreed, in the S106 Agreement. A care home is also proposed in this area, again adjacent to the local centre.

In the north western corner of the site an area for local employment is located, to be developed for up to 7,500m<sup>2</sup> of B1 use type buildings. These will be for a range of activities including research and assembly and light manufacturing (not office buildings). These uses will be controlled via planning condition to ensure uses are suitable for this location next to existing and proposed housing. No individual unit is to be larger than 500 m<sup>2</sup>.

The main access points into the site are two from Poplars Avenue in the south, one to serve employment and one to serve the local centre and housing, and from Blackbrook Avenue in the east. Self contained residential developments will take place from Mill Lane and Birch Avenue.

We are aware of the desire on the part of the council to investigate a through route from Blackbrook Avenue in the east to A49 in the west. The route proposed through the site will not be a through route for general cars and traffic and will be accessible only for public transport and emergency vehicles via a bus gate. The proposals however, do not curtail a through route being further investigated by the council over coming years.

The scheme on the illustrative masterplan is based on the features set out in the Parameters Plan, which represents those elements that are essential to be incorporated into the final design of the area by virtue of technical standards, ecology or other requirements. The master plan is however, illustrative and the final detailed layout will emerge through the reserved matters applications for the various phases of the development. We request a condition to require future applications to be broadly in accordance with the submitted parameters plan.

An important element of the scheme is the open space within and surrounding the site, which is essentially the creation of a spine or network of open space extending northwards from Peel Hall Park, through the centre of the site and then east/west along the motorway feeding into the surrounding areas. This open space provides a focus for the new neighbourhood, and provides a valuable network of areas for a whole range of passive and active recreational pursuits.

The existing playing fields at Mill House are to be reprovided on a like for like basis in terms of number of pitches and site area in the southern portion of the site. This relocation will be provided to a higher

standard than the current provision, and will be linked to the improved provision on the council's owned Radley Common recreation area at Winderemere Avenue. These two facilities combined will create an exceptional facility for outdoor sports in north Warrington, see the indicative proposals set out on the Sports and Recreation plan.

### **The Application Context**

The application responds to the urgent need for additional housing within Warrington now and for the remainder of the plan period to 2032 (and beyond). This need is set out in the councils SHMAA 2016, which upon re-assessment of the housing needs of the Borough (the OAN) following the quashing of the housing requirements of the Core Strategy, suggests an OAN of 840 new additional dwellings pa over the plan period.

The Nathaniel Litchfield Report on demographic and housing requirement/ supply matters submitted with this application concludes in section 3 that the true OAN for Warrington should be higher than the councils suggested 840, in the range 950- 1,150 dpa, *"with greater weight towards the higher end of the range in order to align with the Borough's stated job growth objectives and the approach taken in the 2016 Mid-Mersey SHMA"*.

The NLP report also sets out the 5 year land supply position in section 4. In short, the supply of potential sites indicated by the council as suitable for housing (which includes Peel Hall) is unable to meet the OAN need, either on the basis of the councils suggested 840 or NLP's range of 950-1,150. Thus the need for additional sites to be released is urgent and the application site should be released without delay.

At present there is no housing requirement within the development plan for Warrington (as it has been quashed). If the current identified supply is set against the suggested SHMA OAN the council are unable to demonstrate a 5 year supply of housing land, the figure being in the order of 3.6 years. If the NLP range is used for measuring the supply, then this falls to between 2.2 and 2.7 years supply (dependent upon which position within the range is measured). The scale of these shortfalls against the 5 year supply (plus buffer) requirement demonstrates that additional sites are urgently needed and the Peel Hall site should be released without delay.

North Warrington is one of the most deprived areas of Warrington, with indicators showing lack of opportunity in health, employment, housing, community facilities and services, education and recreational matters. The application responds to these failings, and will provide real opportunity to [improve the following areas](#),

- Market housing choice
- Affordable housing choice
- Local employment
- Local retail and other services
- Education improvements (in the form of contributions to secondary schools in the area and new primary school accommodation)
- Recreational, informal and formal sports, provision and community facilities



- Bus service improvements
- Health care improvements

At a Government level there is significant pressure and focus to provide more housing in sustainable locations, in order to combat the chronic shortage of homes being built nationally. This is demonstrated in the language of NPPF and the various announcements and white papers released since its' publication in 2012.

New housing should be provided in sustainable locations, close to existing communities and the facilities required to carry out everyday life. Peel Hall is a sustainable location, being adjacent to the built up area of Warrington, with various services and facilities, including employment, education, shopping and social opportunities close by. The scheme proposed in this application has sustainability at its heart, maximising the opportunities people have to walk, cycle and use public transport within and away from the site and providing employment, shopping and social uses which will provide opportunities for existing and future residents to satisfy their day to day needs within sustainable distances from their homes and work places.

The proposals will increase the ecological value and biodiversity of the site. There are significant economic benefits arising from the proposals.

The application is sustainable development.

### **The Planning Policy Context**

As set out in the Satnam Planning Services report the application is compliant with the development plan. There are no policies against the proposals and the objectives of many of its policies will be supported by the scheme.

As noted above, the council is not able to demonstrate an adequate 5 year supply of housing in their area and the site is noted as "suitable, available and viable" in the 2016 SHLAA. It is agreed with the council that the scheme comprises sustainable development.

Consequently, paras 14 (first bullet of decision making), 17 (core planning principles), 19, 47, 49, 70, 72 and 74 of NPPF are all relevant and engaged. Many of these set out strong support for the development proposed, in terms of housing, affordable housing, education, sports and community facilities and services.

Most importantly however, para 14 requires that the "***presumption in favour of sustainable development***" in the decision making process means "***approving development that accords with the development plan without delay***".

Further, para 47 requires councils to "***boost significantly the supply of housing***" to meet "***the full, objectively assessed needs for market and affordable housing in the housing market area***".

Para 49 confirms ***“housing applications should be considered in the context of the presumption in favour of sustainable development”***. Further para 49 advises that ***“relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites”***.

As such this application for a sustainable housing scheme which is compliant with the development plan should be approved ***“without delay”***.

We look forward to working with you and your colleagues in assessing and considering the technical aspects of the application in due course,

Yours faithfully

A handwritten signature in black ink, appearing to read 'Colin Griffiths', with a stylized flourish at the end.

Colin Griffiths BA(Hons) MRTPI.

**Managing Director**

Encs.