

17 June 2019
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WARRINGTON LOCAL PLAN 2017-2037
The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)
(Regulation 19)
Representations Procedure

South Warrington Garden Village Draft Policy MD2 - Homes England response.

Dear Mr Bell

Savills are instructed by Homes England to submit formal representations in respect of the Warrington Proposed Submission Version Local Plan, dated March 2019 ('draft Warrington Local Plan'), specifically in relation to their land holding at South Warrington. Homes England also owns additional land elsewhere within the Borough and a separate letter has been submitted to Warrington Borough Council (WBC) in relation to their landholdings at Peel Hall.

Please take this letter as a formal response by Homes England to the consultation process for the draft Warrington Local Plan. We have agreed with you that the response can be made in writing rather than online.

This letter is further to informal representations dated 17th January 2019 submitted to WBC on behalf of Homes England and ongoing engagement with the Council in relation to the proposed Garden Suburb allocation. It is also to be read in conjunction with a separate representation, dated 17th June 2019, submitted on behalf of a Landowner Group comprising nine interested parties / landowners within the proposed Warrington Garden Suburb area (see Appendix A).

Draft Policy MD2 proposes that the Warrington Garden Suburb will deliver approximately 7,400 new homes and 116 hectares of employment land. It is anticipated by the Council that around 5,100 homes will come forward within the Garden Suburb area during the Plan period, along with a further 2,300 homes beyond that period. Homes England's land within the proposed Garden Suburb is capable of delivering approximately 3,500 new homes during the Plan Period, in addition to those already consented (950 homes across sites at Pewterspear, Appleton Cross and Grappenhall Heys).

Homes England supports the release of Green Belt land in this location and the advancement of the Garden Suburb as a mechanism for delivering large scale, housing-led development in Warrington. This is in accordance with paragraph 72 of the National Planning Policy Framework (NPPF) (2019) which states that:

"The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities."

And footnote 35 which confirms that:

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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“The delivery of large scale developments may need to extend beyond an individual plan period and the associated infrastructure requirements may not be capable of being identified fully at the outset.”

Homes England has prepared a Vision Document (Appendix B) which includes an illustrative masterplan, to support the release of their land from the Green Belt and for allocation within the Garden Suburb, through demonstrating the deliverability of the land (in accordance with the NPPF definition at Annex 2) by virtue of it being:

- **Available** – Homes England has a significant land holding (approximately 250 hectares) within the Garden Suburb and a desire to see development brought forward on it. This accords with their key remit of increasing the number of new homes built in England.
- **Suitable** - The Homes England land represents a suitable location for development, being located adjacent to the existing urban area. The Vision Document establishes that there are no known technical or physical barriers to achieving development on the Homes England land.
- **Achievable** - The indicative masterplan takes account of the relevant site constraints and formulates a vision as to how high quality development of the land can be achieved in accordance with the Policy objectives of WBC.

The Vision Document and illustrative masterplan establish that Homes England’s land offers the opportunity to secure both the quantum of development envisaged by draft Policy MD2, and matches WBC’s aspirations for creating a highly attractive, well-designed and distinctive place with strong landscapes and open spaces, whilst enhancing sustainable transport links.

Paragraph 16 of the NPPF requires (*inter alia*) Plans to be positively prepared, in a way that is aspirational but deliverable; contain policies that are clearly written and unambiguous; and, serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

In this context, Homes England’s view is that Draft Local Plan Policy MD2 therefore needs to:

- Define the strategic objectives of the policy;
- Retain flexibility on how the strategic objectives shall be met; including the phasing of development, disposition of uses, and mechanisms for delivery;
- Provide key definitions (including those relating to infrastructure);
- Remove duplication of other Local Plan policies within Policy MD2; and,
- Set out the documents necessary to support the achievement of the strategic objectives of the Policy, and the proposed format and scope of these.

Homes England has worked closely with WBC in order to progress and review the draft Warrington Local Plan, corresponding evidence base and in particular draft Local Plan Policy MD2. Whilst Homes England supports this policy in respect of the principle of the allocation and providing an overarching framework for development, Homes England considers that the policy should be amended to address the suggestions made above.

Homes England remains committed to working collaboratively with WBC and the landowner group to develop the underlying detail that will support the implementation of Policy MD2. Homes England therefore wishes to continue this positive dialogue throughout the Plan making process.

Yours sincerely



Jeremy Hinds
Savills Planning

17th June 2019
17.06.19 Joint Landowner Letter.doc

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**Warrington Proposed Submission Version Local Plan
South Warrington Garden Suburb Draft Allocation and Policy**

Dear Michael,

Thank you for providing us with the opportunity to comment on the Warrington Proposed Submission Version Local Plan through the Regulation 19 formal consultation process.

As you are aware, there are nine interested parties within the proposed South Warrington Garden Suburb (Draft Policy MD2) who have come together to form a landowner group.

These parties are:

- Hollins Strategic Land
- Homes England
- Langtree
- Lone Star Land Ltd
- Mulbury Homes (Grappenhall) Ltd
- Taylor Wimpey
- Wallace Land Investments
- Moseley family (Private Landowners)
- Garnett family (Private Landowners)

The key objective of the group is to work collaboratively to secure the allocation and delivery of the Garden Suburb and we are therefore writing to express our joint support to the principle of the draft South Warrington Garden Suburb allocation.

The group are committed to working with the Council to formulate an appropriate Supplementary Planning Document (SPD) which provides a framework upon which future planning applications can rely. We hope that you will facilitate key dialogue with us as the Local Plan progresses.

We trust that the above is satisfactory and we would welcome the opportunity to discuss this further with you.

Should you have any questions please do not hesitate to contact Savills on the details above.

Yours sincerely

[REDACTED]

Savills on behalf of the Warrington Garden Suburb Landowner Group

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Homes
England



Vision Document

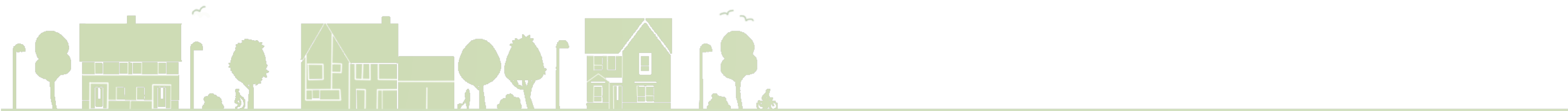
June 2019



Delivering Garden Villages

at **South Warrington** Garden Suburb

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Homes England's aim is that the proposed Garden Villages will be known for high quality development in a dominant landscape setting

1 Introduction

Homes England

Homes England's role is to ensure more people have access to better homes, improving local economic growth and helping to increase the supply of public land for development and the number and quality of affordable homes.

Vision Document

Thank you for providing us with the opportunity to comment on Warrington Borough Council's (WBC) Proposed Submission Version Local Plan (Draft Local Plan), to which Homes England has submitted a formal letter of representation and this Vision Document. Homes England has previously submitted a response to

WBC's Call for Sites in December 2016 and a Representation to the Preferred Development Option consultation in September 2017.

Homes England owns a large proportion of land within the South Warrington area, allowing them to play a key role in delivering the Garden Suburb proposal within Draft Policy MD2. The land covers approximately 250Ha and provides a unique opportunity for a highly attractive, well-designed and distinctive place with strong landscapes and open spaces whilst also enhancing sustainable transport links, to be developed. It is capable of delivering approximately 3,500 new homes during the Plan period up to 2037, in addition to that already consented (950 units) identified as Phase 1 of the proposed Garden

Suburb (at Grappenhall Heys, Pewterspear and Appleton Cross).

This document aims to assess the deliverability of Homes England's site and includes an Illustrative Masterplan which establishes that a high quality development can come forward. Where possible, the proposed development parcels accord with Draft Policy MD2 and Illustrative Development Framework Concept Diagram provided within the policy. A number of technical surveys have been commissioned by Homes England which advance the evidence base for the land and which has had a significant influence on the scale and distribution of various land uses across the site. This provides certainty that the proposals can be delivered.



2 Proposed Submission Version Local Plan

Draft Local Plan

The Warrington Proposed Submission Version Local Plan (2017-2037) was published in March 2019. Draft Strategic Policy DEV1 (Housing Delivery) establishes that over the Plan period, Warrington will deliver a minimum of 18,900 new homes, equating to an average of 945 per annum.

Whilst the majority of these new homes can be delivered within the existing urban areas of Warrington, Green Belt release for around 7,000 new homes is required to meet housing needs in full. Draft Policy MD2 (Warrington Garden Suburb) proposes that 5,100 homes will come forward within the Garden Suburb area during the Plan period, along with a further 2,300 beyond that period. Homes England support the release of Green Belt land and the advancement of the Garden Suburb as a mechanism for delivering large scale housing-led development in Warrington.

Given the extent of Homes England's land holding within the Garden Suburb, their land can deliver a significant quantum of the Garden Suburb development (in the region of 3,500 homes) over the Plan period and can therefore play a key role in WBC achieving their growth aspirations.

Draft Policy MD2 – Warrington Garden Suburb

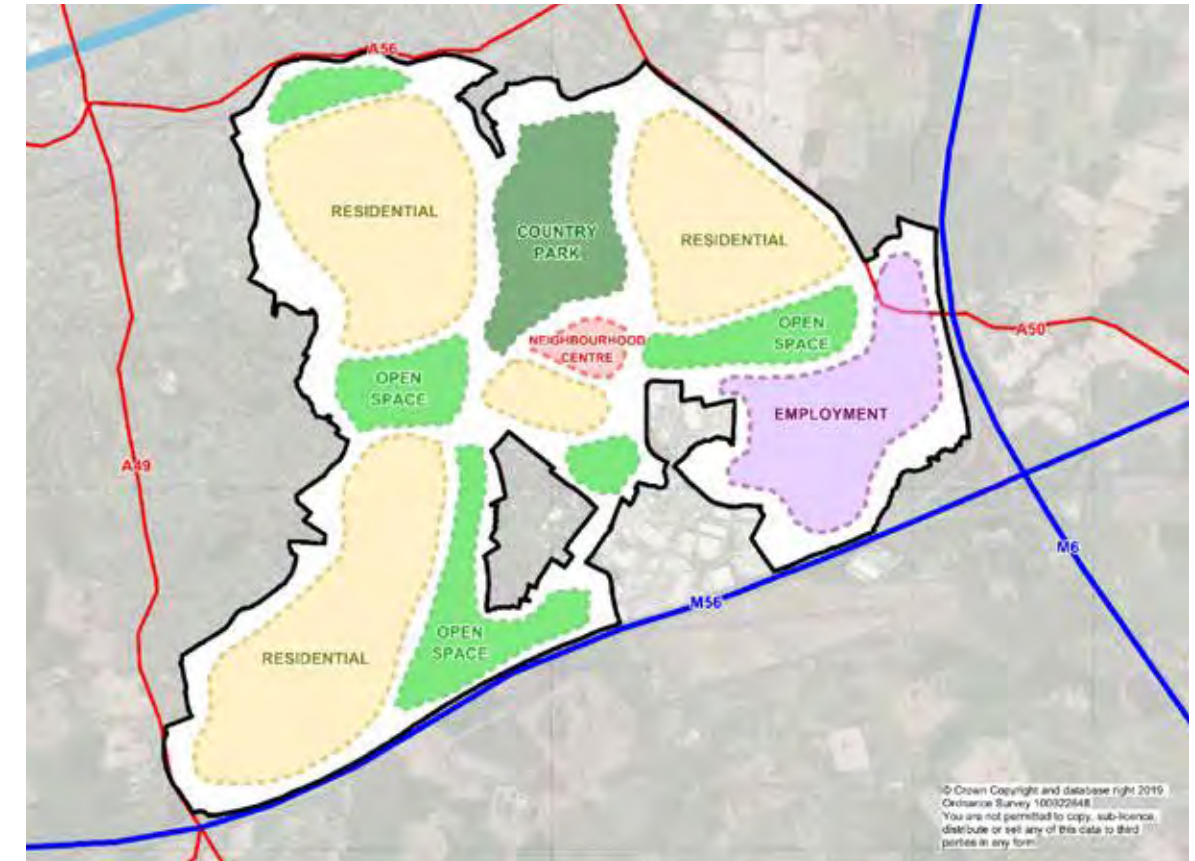
Draft Policy MD2 sets out the aims and overarching principles of the Garden Suburb and the pre-text to the policy, paragraph 10.2.1 states that, "The intention is to create an attractive, well-designed and distinctive place set within a strong landscape framework of open spaces and parkland. The place will be well served

by new community infrastructure and a network of sustainable transport links maximising travel by walking, cycling and public transport." Homes England is committed to working with WBC to deliver this vision.

The Proposed Submission Version Local Plan also identifies that the vision for the Garden Suburb comprises:

- Three new Garden Villages which provide a range of housing types, each served by a Local Centre to include primary schools, local shops and other community facilities;
- A District Centre (including provision of a secondary school, primary school, local shops, health facility, leisure and other community facilities);
- Employment development at the M6/M56 intersection over a 116ha area;
- Development which supports walking and cycling for local journeys and other local destinations;
- A new Country Park for both the Garden Suburb and existing communities across the wider south and central Warrington areas; and,
- Green Infrastructure Network including areas of open space and recreation provision.

The Garden Suburb will enable WBC to meet its wider policy objectives in respect of housing delivery. The remaining sections of this Vision Document and Illustrative Masterplan included within it, have been prepared to demonstrate how high quality development can come forward on Homes England's land within the Garden Suburb, in accordance with these elements and policy aspirations.



Warrington Borough Council - Illustrative Development Concept for Garden Suburb



Greenway Network



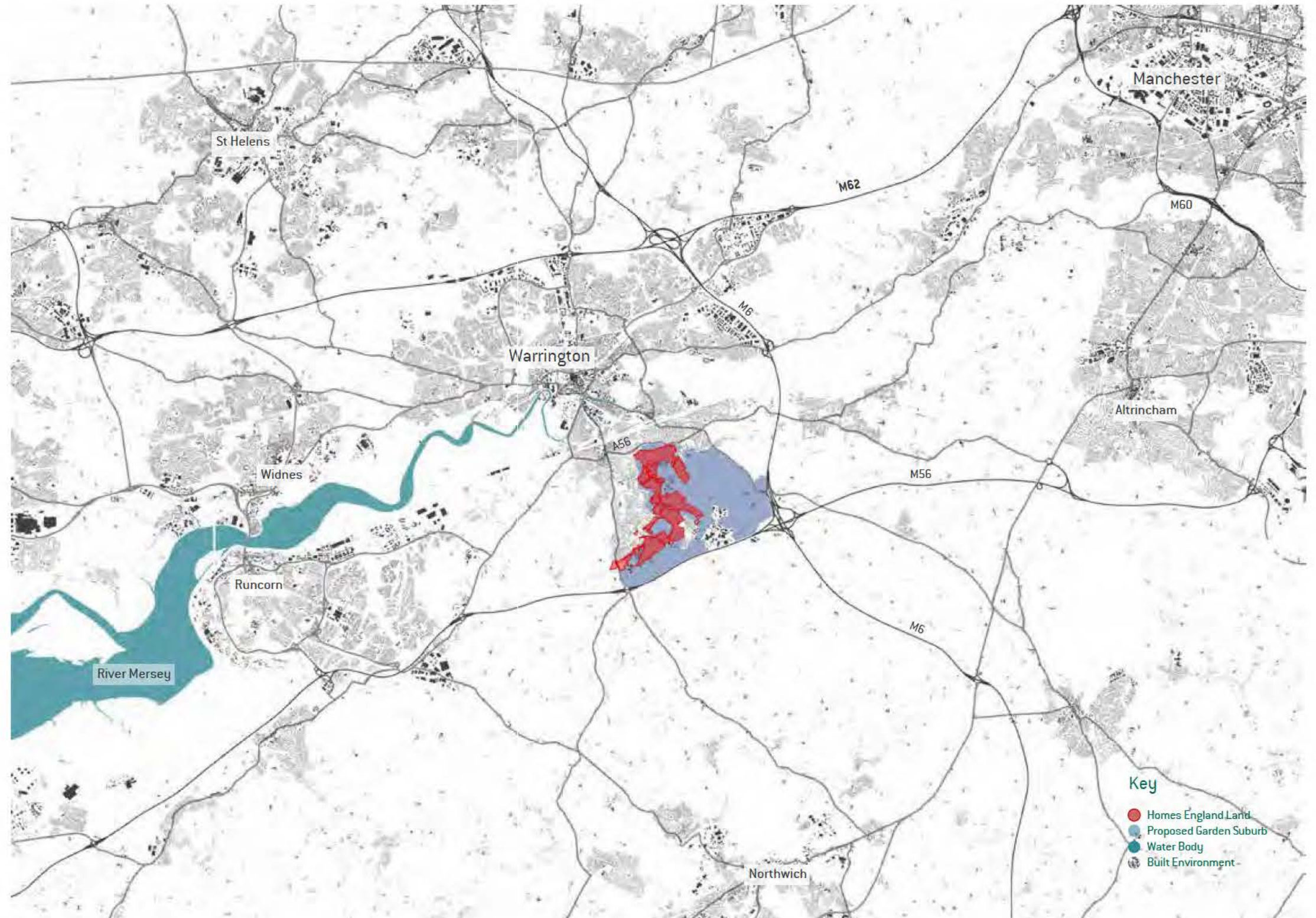
Local Centres link to Warrington



Public Transport Links



New Country Park



Site Location (NTS) ¹⁴

The red line shown as Homes England's ownership is subject to final completion of due diligence



St Cross Church, Appleton Thorn



Local parkland views



Cycle and footpaths



Recent development at Grappenhall Heys



Active open spaces



Traditional Cheshire estate fencing



Garden Village



Local built form character



Grappenhall Village



Recent Garden Village development

3 Vision

Homes England's aspiration for their land is to achieve a perfect blend of high quality living that is in harmony with its natural and historic surroundings, which meets the aims and objectives of WBC in delivering the proposed Garden Suburb. Homes England is committed to working with adjoining landowners to create appropriate linkages and connectivity, whilst facilitating comprehensive development across the Garden Suburb.

At the heart of the Garden community ideal is the development of holistically planned new settlements, which enhance the natural environment and provide high-quality affordable housing and locally accessible jobs in beautiful, healthy and sociable communities. Using the existing and natural features of the site and setting as the framework for the emerging masterplan, we believe the land within Homes England's ownership could feature the following placemaking elements:

- A high quality development which reflects traditional local building styles, as well as the Victorian heritage and 'Garden' community philosophy
- New homes laid out in coherent groupings of formal avenues, crescents and tree lined squares
- Two new neighbourhoods with local centres, primary schools and parks at their heart
- Easy access to a vibrant and accessible mixed use core embracing commercial, education and community uses
- A network of parkland which permeates through the scheme on the alignment of the streams, hedgerows, tree belts and woodland groups
- Public access to a wide network of new parkland, woodland, playing fields and trails in addition to links to the proposed new country park provision
- A sustainable and productive place where orchards, allotments and a series of interlinking and attractive swales characterise the environment
- A distinctive street scene which runs through the heart of the scheme, characterised by a succession of evolving vistas and glimpsed views out to the open countryside



4 Site and Context

4.1 Site Overview

The Homes England land covers approximately 250 ha and comprises a number of contiguous sites which mostly consist of fields separated by hedgerows. The site lies to the south east of Warrington and south of the Bridgewater Canal. The nearby villages of Dudlow's Green, Appleton and Grappenhall surround the site to the north and western sides, the M56 to the south and further fields to the east lead to the M6.

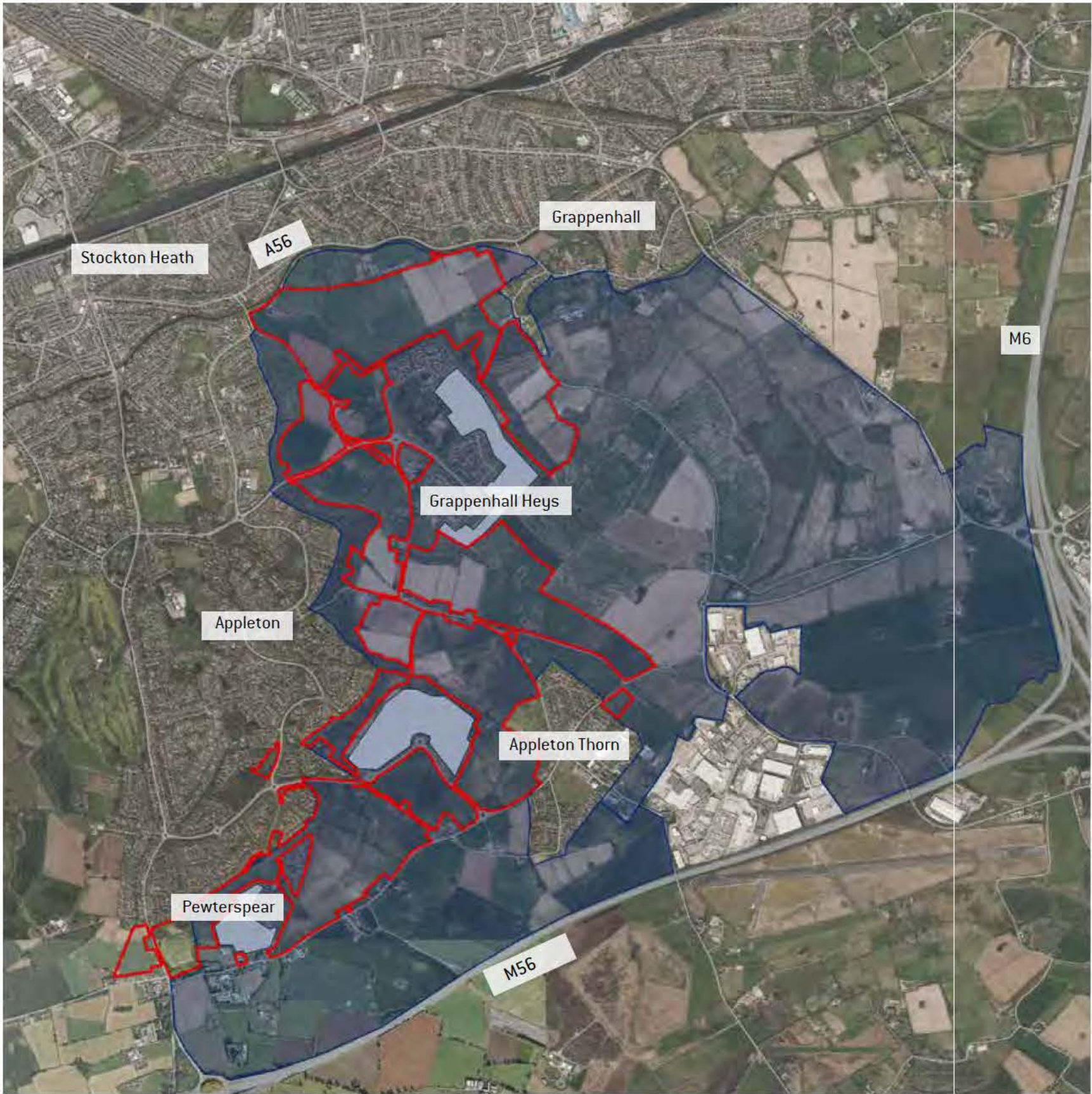
Grappenhall Heys, in the centre of the site, was formed around the parkland of an 18th Century Estate - the area contains a well-known walled garden. Since then, a small settlement has been built which contains housing and a local school. To the south east of the site lies Appleton Thorn Trading estate which provides employment opportunities across the local area.

The site's parkland legacy means it is framed by woodland blocks, linear routes and vistas, as well as an interface with the mature landscape of South Warrington. This setting provides the opportunity for creating a new suburb, which is embraced and permeated by woodland, greenways and parkland.

4.2 Access and Movement

The site has good road links to the M56, which leads to Chester and the M6 for connections across the whole country. The nearest rail stations are in Warrington, which connect the area to Manchester and Liverpool. Local buses run from Appleton, Grappenhall and Stockton Heath, however the development of this area may require further local public transport provision to be created.

Numerous Public Rights of Way (PROW) pass through the site. These will be retained (or suitably diverted) and incorporated within the development. In addition, the development could offer significant opportunities for new Public Rights of Way and pedestrian routes to be incorporated into the layout.



- Key
- Site
 - Proposed Garden Suburb
 - Consented Development

Location Plan



4.3 Historic Environment

Conservation Areas

The nearest Conservation Area is the Grappenhall Conservation Area, which consists of late 17th of 18th century buildings and borders the north east corner of the Homes England land ownership.

Listed Buildings

The Grappenhall Heys Conservation Area includes the listed buildings previously mentioned - 17th and 18th century cottages, the historic parkland home of the Parr family (who also built the walled garden) and St Wilfrid's Church.

In the centre of the site, to the east of Appleton on Lumb Brook Road there are 2 listed barns. Further south, the St Cross Church at Appleton Thorn is listed along with some further barns scattered in the area. The plan on the following page shows the exact locations of the listed buildings.

4.4 Community Uses

Schools

There are already a number of local schools within the South Warrington area and in addition the Garden Suburb proposal includes for further provision to serve the new community.

Sports and Leisure

A number of local sports and leisure facilities can be found in the local area. There are also large golf sites at Warrington Golf Club and Walton Hall. There is an adventure centre, 'Apple Jacks' to the southern edge of the site, north of the M56. The Garden Suburb proposal includes for further sports and leisure provision in addition.

4.5 Subject Land History

The subject land has been in the ownership of Homes England and its predecessors (The Commission for New Towns (CNT) and English Partnerships (EP)) since the early 1980s.

In 1995, the CNT produced a development strategy and masterplan for the development of new homes and community facilities in the Bridgewater East area. This masterplan covered all of the subject land being promoted through this submission, along with the three Greenfield sites that already have planning consent; Appleton Cross, Grappenhall Heys and Pewterspear Green.

The masterplan was progressed by the CNT through to partial implementation, and a number of sites within this wider area were released by CNT/EP for the development of new homes. New infrastructure, including roads, footpaths, cycleways and green infrastructure, was also constructed at that time, not only to support the emerging residential areas to the south east of Warrington, but also with a view to facilitating the future, phased development of the remainder of the land for housing within the ownership of CNT, now forming the basis of this document.

4.6 Homes England Consented Development

Homes England has obtained outline planning consent for the following sites, which are located adjacent to the land which is the subject of this document:

- Pewterspear (180 homes – ref: 2016/28807)
- Appleton Cross (370 homes – ref: 2017/29930)
- Grappenhall Heys (400 homes – ref: 2017/29929)

Whilst these extant consents establish the principle of residential development for these sites, the Garden Suburb also offers the opportunity to incorporate these sites into a comprehensive masterplan for the area.



Key

- Site
- ⓐ School
- 🏢 Employment
- + Health Centre
- ⚽ Leisure/Sports
- ⌂ Golf Course
- Woodland
- Surface Water
- ⊖ PROW
- Conservation Area
- Listed Building
- Ancient Woodland
- Local Wildlife Site (LWS)
- Consented Development



Local Context



Appleton Cross



Pewterspear



Stretton



Appleton Thorn



Grappenhall Heys



Lumb Brook Road Aqueduct



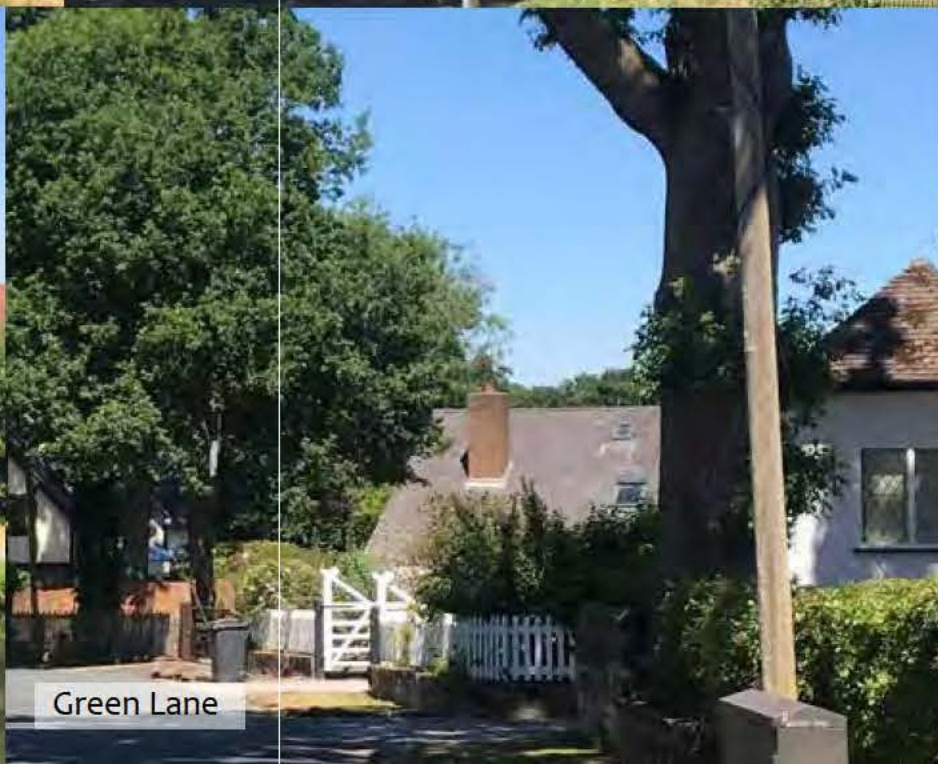
Grappenhall



View looking north



Bridgewater Canal



Green Lane



Dingle Lane

5 Deliverability

The National Planning Policy Framework (NPPF) at paragraph 35 requires Plans to be 'effective' including being deliverable over the Plan period, in order to meet the test of soundness. So as to demonstrate the deliverability of Homes England's land, the following technical matters have been considered in the formulation of the masterplan.

5.1 Topography and Flooding

5.1.1 Topography

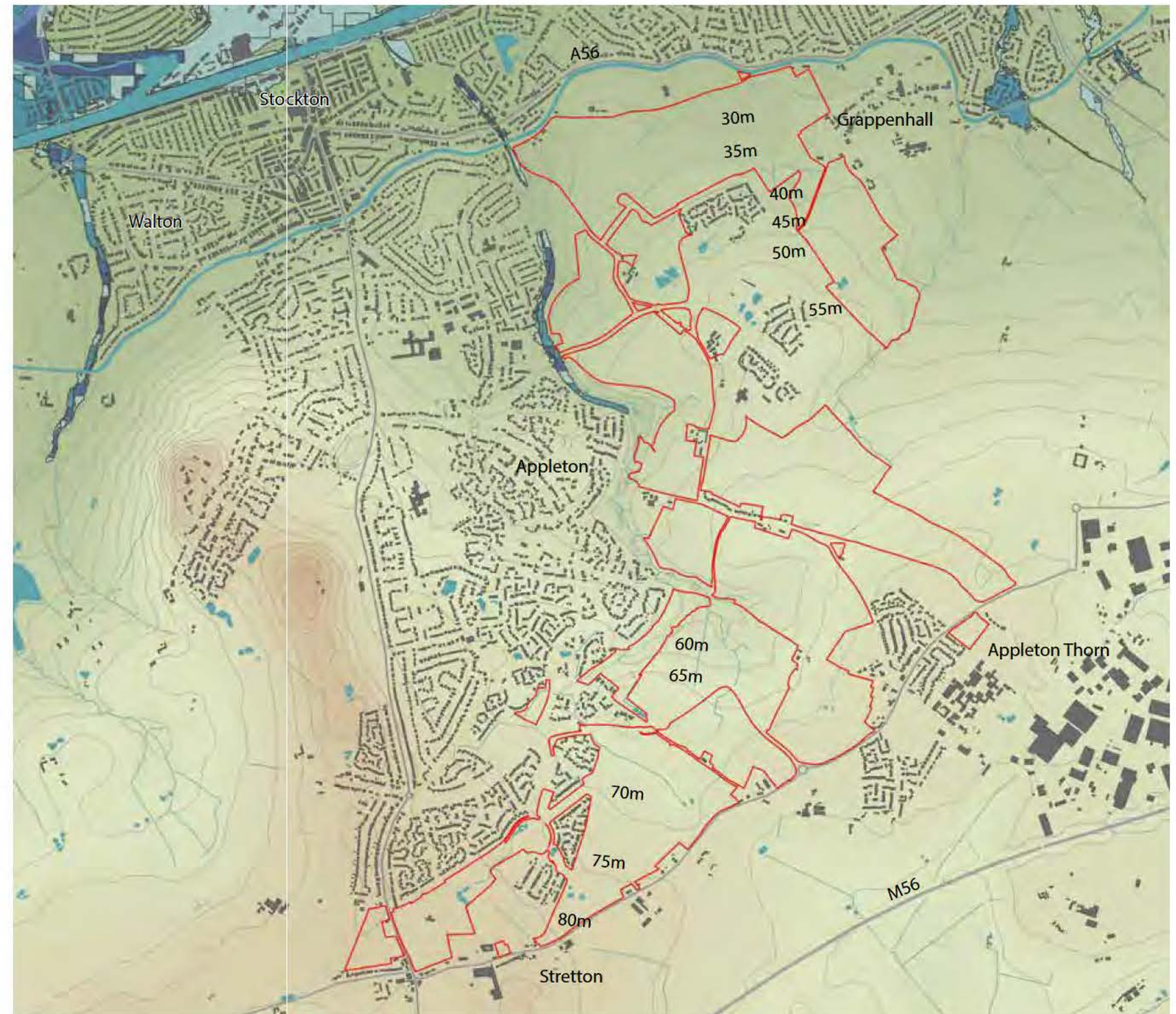
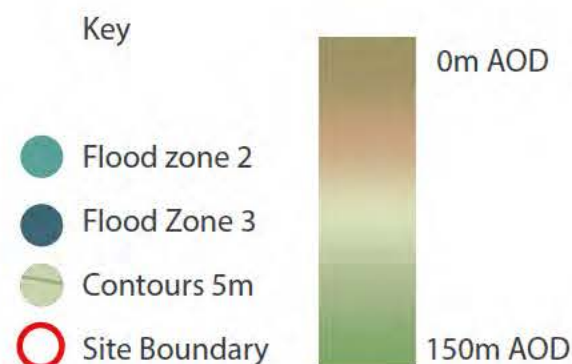
The land rises up towards the south of the site and is lower lying in the north near the canal and River Mersey. The land is gently sloping and so topography does not create a constraint on development.

5.1.2 Flooding and Drainage

Homes England's land falls entirely within Flood Zone 1, which is at the lowest risk of flooding. There are a number of small streams towards the south of the site and ponds in the north around Grappenhall.

To the north west of the site, outside of the boundary, is Dingle Brook which falls partly in Flood Zone 3. In accordance with paragraph 165 of the NPPF, it is envisaged that the development will offer significant opportunities for sustainable drainage systems (SUDS) to be incorporated.

There are no known constraints to SUDS being utilised within Homes England's land and surface water attenuation areas have been included within the Illustrative Masterplan included at page 25 of this document. This will ensure that flood risk is not increased elsewhere and detailed proposals would be formulated at the application stage through a site-specific flood risk assessment and drainage strategy.



Topography & Flooding

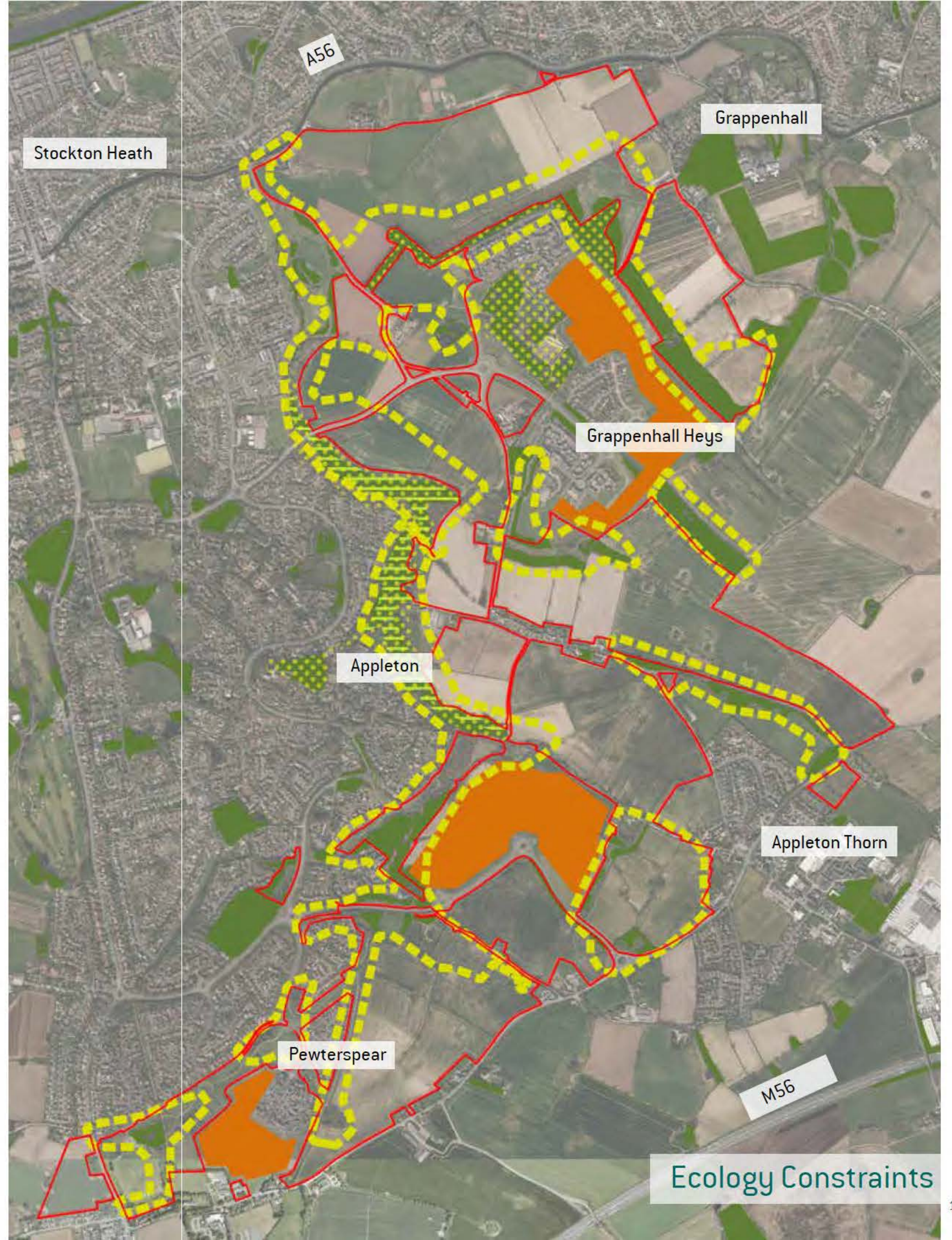
5.2 Ecology

A number of ecological surveys were undertaken in 2018 to enable Homes England to form a detailed understanding of the areas within their land which are most suitable for development.

These surveys identified ecological features within the Homes England land, including the Local Wildlife Site along the northern flank of Grappenhall Heys.

The evidence base has informed the Illustrative Masterplan layout for the Homes England land. As such, the Illustrative Masterplan identifies a number of potential wildlife mitigation areas across the Homes England land, which provide an opportunity for substantial ecological and bio-diversity enhancements.

The Illustrative Masterplan has taken into consideration all known ecological features and there are no identified ecological constraints which preclude the development of Homes England's land.



5.3 Highways

The Homes England Illustrative Masterplan includes the potential for enhanced linkages to the pedestrian, cycle and road networks across their land. These will complement the existing transport network and Public Rights of Way (PROW) which create a permeable movement network across the site. This approach accords with paragraph 110 of the NPPF which requires applications for development to give priority to pedestrian and cycle movements.

5.4 Archaeology and Heritage

The Homes England land is not subject to any statutory or non-statutory archaeological constraints. There are no Scheduled Ancient Monuments, Registered Parks and gardens or Battlefields on the subject land. A Scheduled Monument is located to the south of the land, in the form of two sections of Roman Road. There are no known archaeological barriers to the delivery of this land.

As set out at section 4.3 above, there are a number of listed buildings within and adjacent to the Homes England land. The Illustrative Masterplan has taken account of these and further consideration will be given to the significance of each asset, including their setting (in accordance with paragraph 190 of the NPPF), at detailed design stage.

5.5 Ground Conditions

Homes England's land does not have any known constraints in respect of contamination which would affect its deliverability. There are no landfill sites within 250 metres of the land, and the land does not lie within an area of historic mining.

A gas pipeline (Shell Ethylene) runs diagonally through the site and the Illustrative Masterplan takes account of this in respect of the developable areas identified, by including an easement (50 metres either side). As such this does not represent a barrier to delivery of development on the wider land.

This constraint is considered to be an opportunity to provide a significant linear park which is integrated into the proposed layout and a key feature of the Illustrative Masterplan.

5.6 Air Quality

There are two Air Quality Management Areas (AQMAs) in Warrington. The first of these is along key roads within the centre of Warrington (including the A5060, Wilderspool Causeway and Knutsford Road). The second AQMA is the motorway network (consisting of the M6, M62 and M56). Accordingly, the land does not fall within either of these AQMAs. Suitable mitigation measures, including the promotion of sustainable means of travel, will come forward as the proposals evolve. There are no known constraints in respect of Air Quality which would impact on the deliverability of the land.

5.7 Noise








Whilst potential noise sources include the highway network and existing employment uses, the extent of the land offers opportunities for suitable separation distances, buffer areas (if necessary) and design solutions to overcome any potential noise issues. Therefore, there are no known noise constraints to the development of the Homes England land.



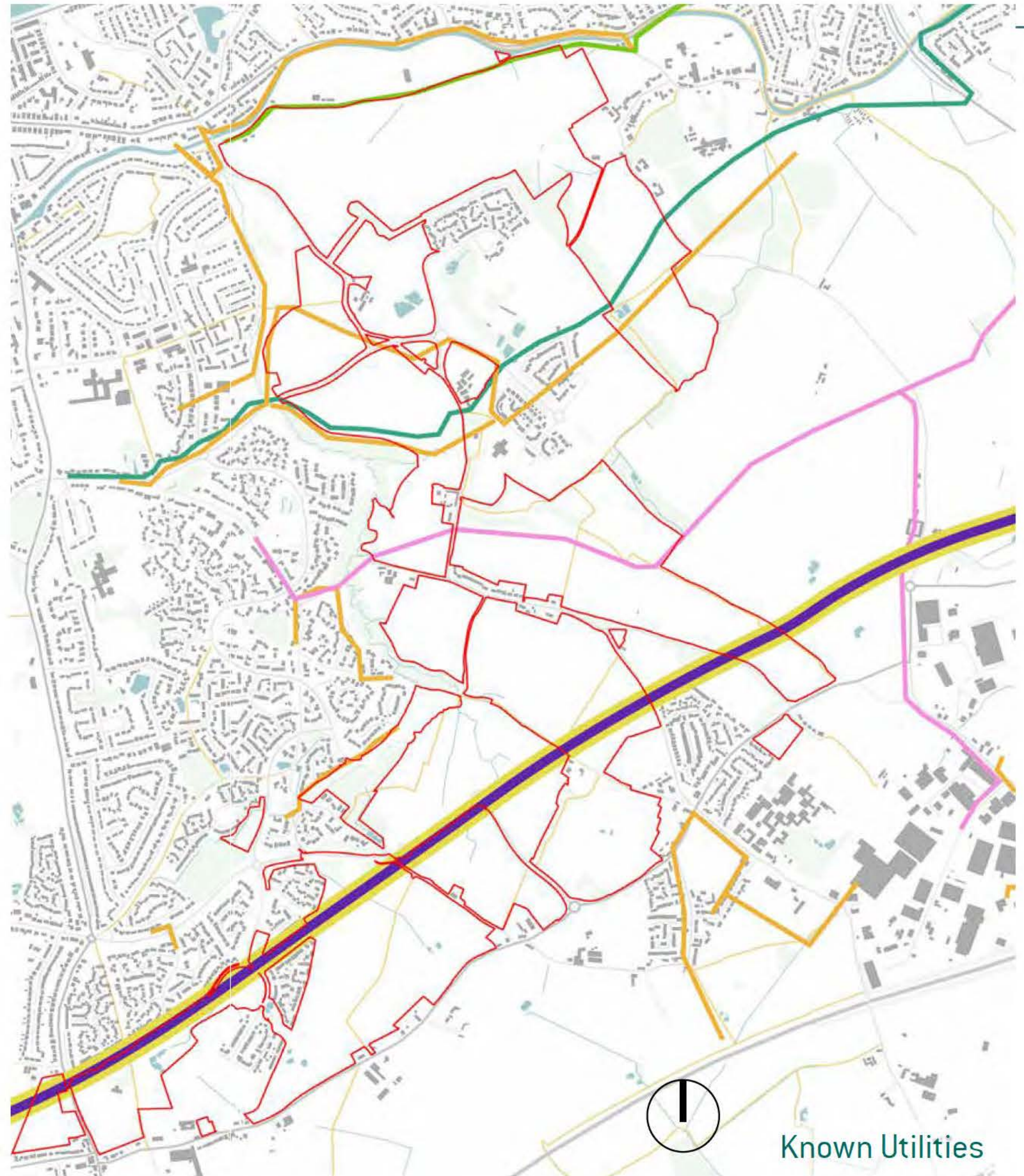
5.8 Known Utilities

The most prominent constraint as a result of utilities is the Shell Ethylene pipeline which runs across the southern part of the site from east to west. This requires an easement of 50 metres either side of the pipeline as detailed on the Illustrative Masterplan. The Cadent gas line and water trunk main which run across the northern and middle sections of the site are also relevant constraints which have been taken into account.

The extent of Homes England's land means that these constraints can be accommodated, without impacting on the deliverability of the site.

- Key
-  COMAH Inner Zone ← 100M Easement 50/50m either side
 -  COMAH Middle Zone
 -  Cadent Gas Ltd - IP Mains
 -  United Utilities - Surface Water Sewer Greater than 500Ø
 -  United Utilities - Potable Water Trunk Main Greater than 500Ø
 -  SP Energy Networks - 33Kv Cables
 -  Site

* Utilities are Indicative Alignments from AECOM 'Known Utilities Plan'



Known Utilities

5.9 Landscape Summary

Landscape and character considerations have informed the Illustrative Masterplan included within this document. The landscape considerations plan (opposite) summarises these.

Landscape Character and Sensitivity

It is not considered that development of the Homes England land will alter any of the key landscape characteristics or introduce a discordant element in the existing setting when viewed from the wider landscape. The presence of the red sandstone escarpment in the south, the farmland setting to the east and land forming the wider setting to conservation areas in the north have all been taken into account.

Visual amenity

Although topographical features such as the knoll accommodating Grappenhall Heys and the red sandstone escarpment to the south enhance the visual prominence of the Homes England land, the extent of green infrastructure and retention of existing woodland and hedgerows where possible would aid in the screening of views and integration of built form within the local landscape. This established framework of vegetation coupled with the low-lying landform would restrict the availability of long range views towards the site, contributing to a sense of visual containment and enclosure. This established framework of vegetation could be maintained and incorporated into development proposals, bringing a maturity to newly developed areas.

Design Principles

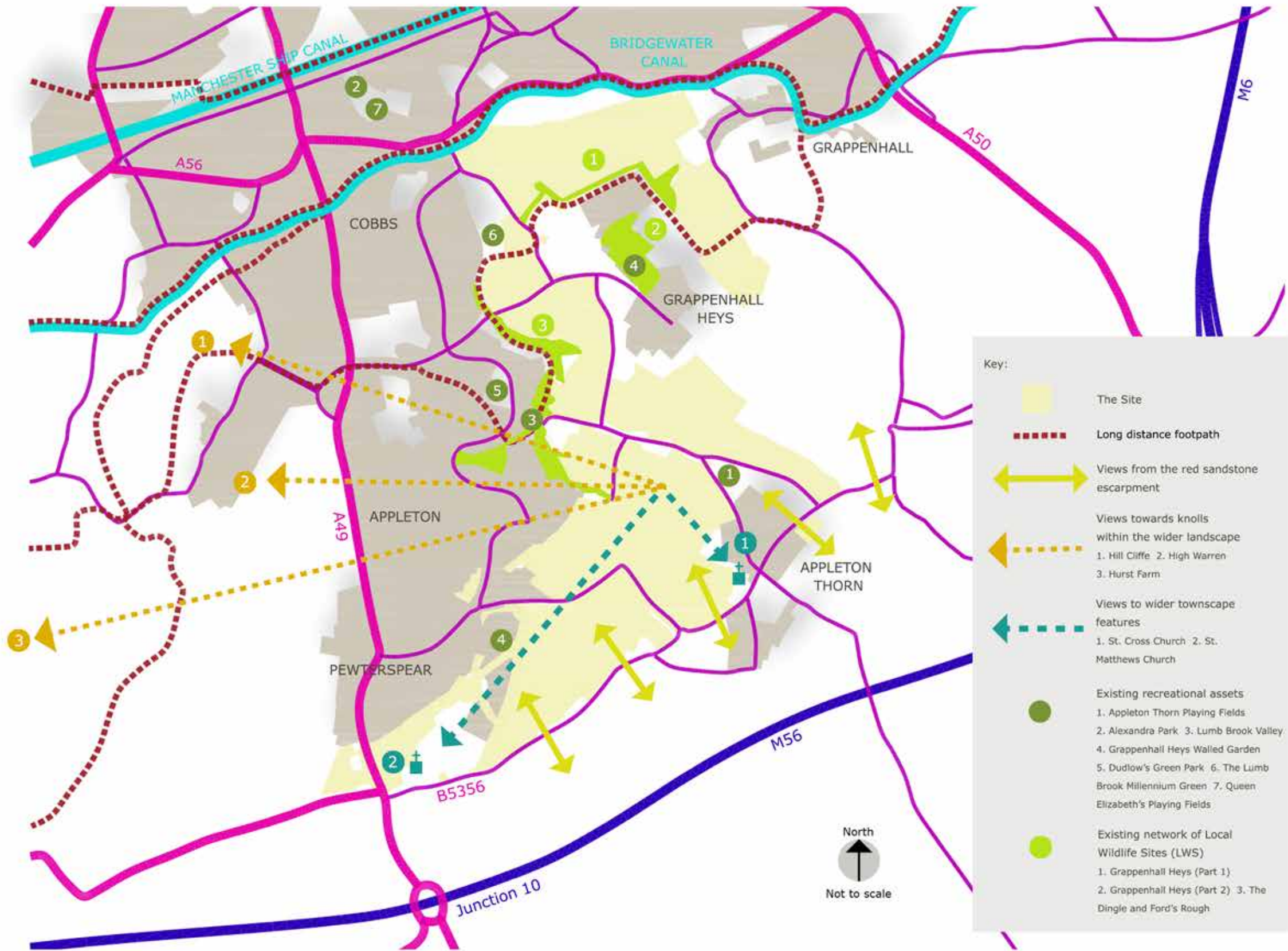
The Illustrative Masterplan included within this document works with the existing landscape setting and inherent natural features of the site. The following design principles derived from the landscape considerations could be incorporated into future detailed masterplanning wherever possible:

- Sympathetic design and screening to maximise the open skylines which are a key characteristic of views from the red sandstone escarpment at the southern extent of the site.
- Retention of views towards knolls within the wider landscape; including High Warren, Hill Cliffe and Hurst Farm.
- An appropriate scale of development which retains existing views towards locally elevated landscape features such as the topographical knolls as well as local townscape features such as the spires of Hatton, Stretton and Appleton Thorn Church.
- A scale and form of residential development which reflects the adjoining residential areas.
- Retention of valued landscape features within the new development, through their incorporation into areas of green space.
- Retention and enhancement of existing woodland as well as the network of hedgerows and hedgerow trees as part of the overall green infrastructure network.
- Encouragement of future linkages to existing landscape and recreational assets.
- Add to the strong framework of existing green infrastructure and provide linkages to the existing network of Local Wildlife Sites. Vegetated boundaries could assist in landscape and visual integration and avoid the introduction of abrupt urban fringe characteristics.
- Retention and enhancement of existing marl pit ponds.
- An architectural response that integrates well and takes visual cues from the local vernacular (red sandstone).

Summary

Subject to detailed design which is consistent in scale to avoid the protrusion of built form against the skyline; the residential development would not appear incongruous with the established settlement pattern. Development would provide opportunities to improve the character and quality of its interface with Warrington, including biodiversity gains, green linkages and the extension of recreational assets to benefit local residents. Following consideration of the opportunities and constraints, it is concluded that the Homes England land should be able to accommodate sensitively designed residential development of an appropriate scale and extent.





Landscape Considerations Plan

5.10 Opportunities and Constraints

Historic parkland character

The historic parkland of the area around Grappenhall and Appleton Hall is a key opportunity that should be used as a guiding theme for the character of the new neighbourhoods.

Landscape setting

The mature landscape, linear tree belts and woodland blocks that define the site and wider area provide an opportunity to create a verdant living environment embraced by parkland and open spaces.

Utilities

Constraining utilities are shown here in the plan opposite and a more detailed map of all known utilities can be found on page 17 of this document.

Consented development

Development at Appleton Cross, Grappenhall Heys and Pewterspear have already been granted outline consent. Construction has already commenced on Pewterspear and is due to begin on the other two sites later this year, subject to reserved matters applications (see section 4.6).

Public rights of way (PROW)

Multiple public rights of way which cross the site will be maintained or suitably diverted.

Woodland and tree belts

In order to deliver development sensitively near to woodland, it is anticipated that an appropriate buffer would be provided. Proposed ecological mitigation areas are shown within the Illustrative Masterplan which maintain the current tree belts and encourage no-build ecological corridors to thrive.

Ecology

Ecological features in the northern portion of the site around Grappenhall Heys will have an impact on the distribution of net developable areas and strategic open spaces throughout the site. These have been factored into the Illustrative Masterplan, which demonstrates that development of the scale proposed can be accommodated within the Homes England land.

Key vistas

There are multiple points on the site which provide countryside views or views towards the canal. These key vistas have been considered and factored into the Illustrative Masterplan. Further mitigation measures can come forward at detailed design stage to ensure that views are enhanced and upheld wherever possible.

Implications for an emerging Illustrative Masterplan

The results of the technical studies have been considered in the context of the Illustrative Development Framework Concept Diagram included within Draft Policy MD2. The key points are as follows:

- The cluster of ecological features north of Grappenhall Heys is likely to impact on the level of development in this particular area of Homes England's land.
- Due to the incorporation of larger areas of open space to the north, a narrower linear space between the two proposed new villages is anticipated.



- Key
- Grappenhall Conservation Area
 - Settlement setting
 - Public Right of Way
 - Cadent Gas - IP Mains
 - United Utilities - Water Trunk Main
 - Shell Ethylene pipeline 50m either side (no build) easement
 - Outline consented scheme
 - Woodland and tree belts
 - Ecology mitigation areas
 - Key vista
 - Water course
 - Homes England land
 - Key panorama
 - Local Wildlife Site (LWS)



6 Illustrative Masterplan

6.1 Features

The design strategy for the Homes England land, as part of the wider Garden Suburb, is underpinned by a responsive approach, which seeks to directly engage with the existing site features, for example:

- Ensuring that high quality homes are arranged in a manner which respects existing features such as tree belts and individual mature trees.
- By aligning streets to create vistas to existing mature trees or views to distant hills or other landscape elements.
- By placing parks and open spaces in locations next to existing mature trees or enclosing spaces next to woodland.
- The Illustrative Masterplan places particular emphasis on creating new places such as parks, pedestrian only 'walks' and high quality shared streets which could nestle next to mature woodland or hedgerows.
- The key objective is to combine the character of the mature landscape setting and domestic gardens, with the sense of community of a series of new neighbourhoods. The new neighbourhoods will be clearly reflective of their locality, and the distinctive natural and built elements of this part of Warrington will be woven into the fabric of the scheme. Major open spaces, front and rear gardens, green verges and pocket parks will be brought together to create tranquillity and beauty. The design of houses, gardens, open space and community facilities will encourage social interaction, at the village and neighbourhood level.

6.2 Housing

The scheme will provide a wide range of housing types and tenures. This is likely to range from 1 bedroom flats, through to larger 5 bedroom family housing. Homes England is committed to providing a wide range of housing in accordance with identified local need, including supported housing and extra care provision as required.

6.3 Open Space Features

It will be important to reinforce the landscape by creating a new neighbourhood which is 'wrapped' by substantial areas of new publicly accessible woodland. The Illustrative Masterplan has the potential to provide the following Open Space typologies and those shown on the plan opposite are in accordance with policy:

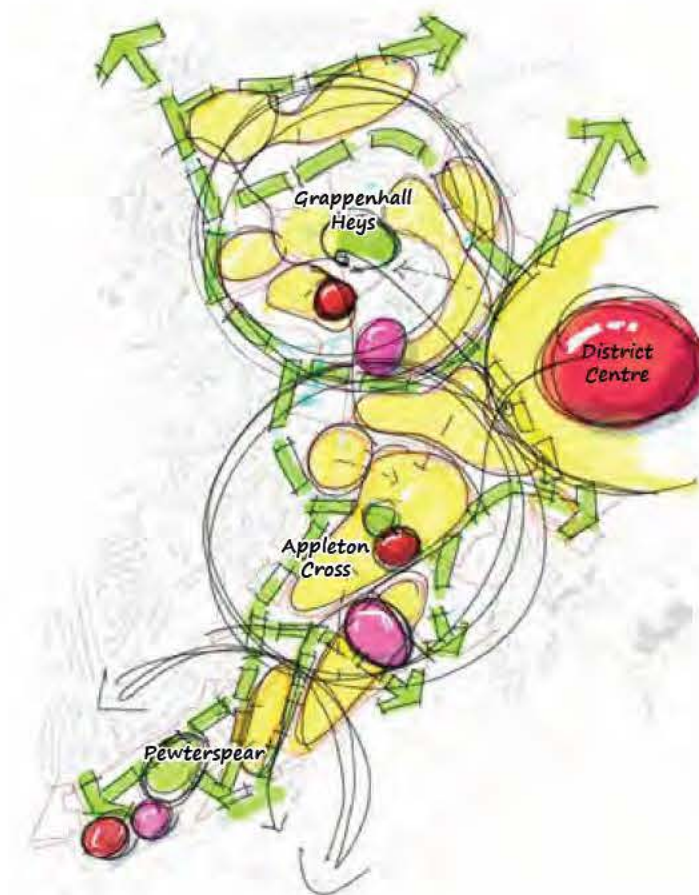
- 7.5ha of Sports Pitches
- Multiple NEAPs and LEAPs
- Publicly accessible woodland, informal open spaces, greenways and verges.

Further design work on the green infrastructure will determine the position of these elements. In the Illustrative Development Framework Concept Diagram within draft policy MD2 there is a proposed new country park, to the north east of the Homes England land, which will provide further opportunity for recreation for residents and the existing communities.

6.4 Proposed Character

The over-riding design principle will be to work with the existing landscape setting to ensure that the new neighbourhood has a character reflective of the area. The layout will directly respond to the inherent features of the site such as the hedgerows, tree belts, woodland groups and individual trees and drainage pattern/ topography. It is anticipated that certain areas will have specific characters as set out within Section 7 'Design Approach' of this document.

The interface with woodland edges and tree belts could be defined by an informal placement of detached and semi-detached dwellings, which could respond to the sinuous alignment of these edges.



Masterplan Sketch Concepts



Development overlooks adjacent linear parkland



New primary school provision



Primary tree lined street

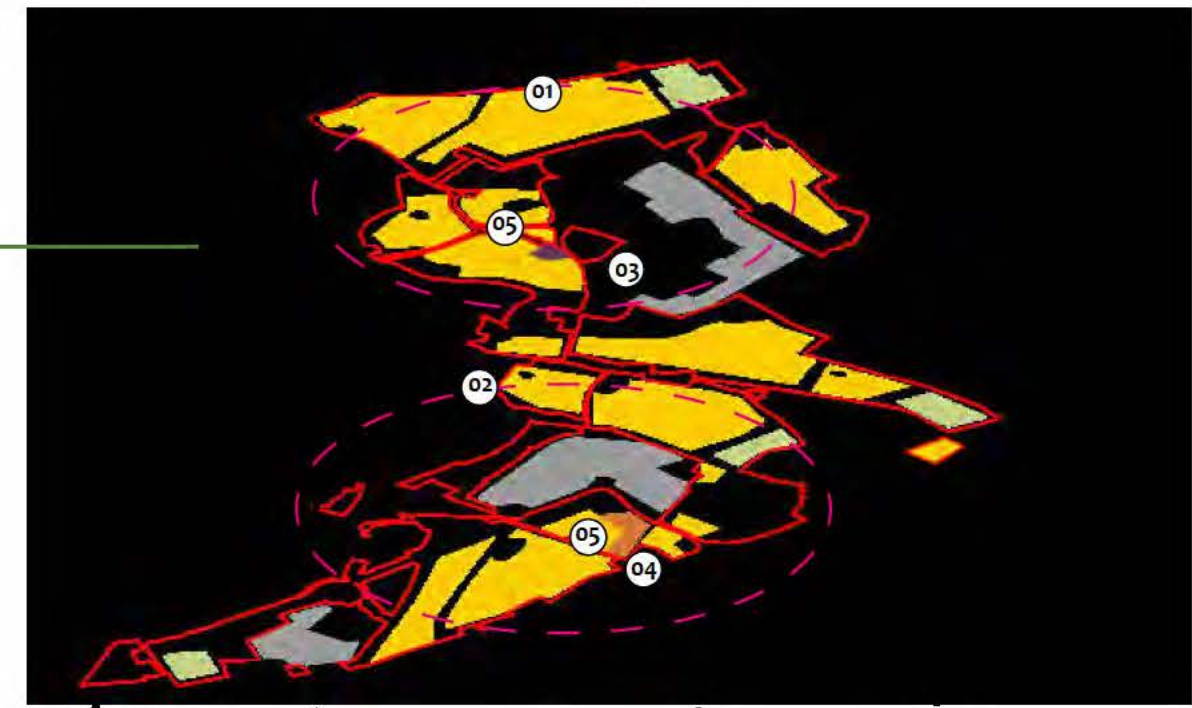


Allotments could be integrated into the proposals



Possible Community Infrastructure Features

- 01 Grappenhall Garden Village
- 02 Appleton Cross Garden Village
- 03 Potentially extended Primary School
- 04 Potential new Primary School
- 05 Potential new Local Centres



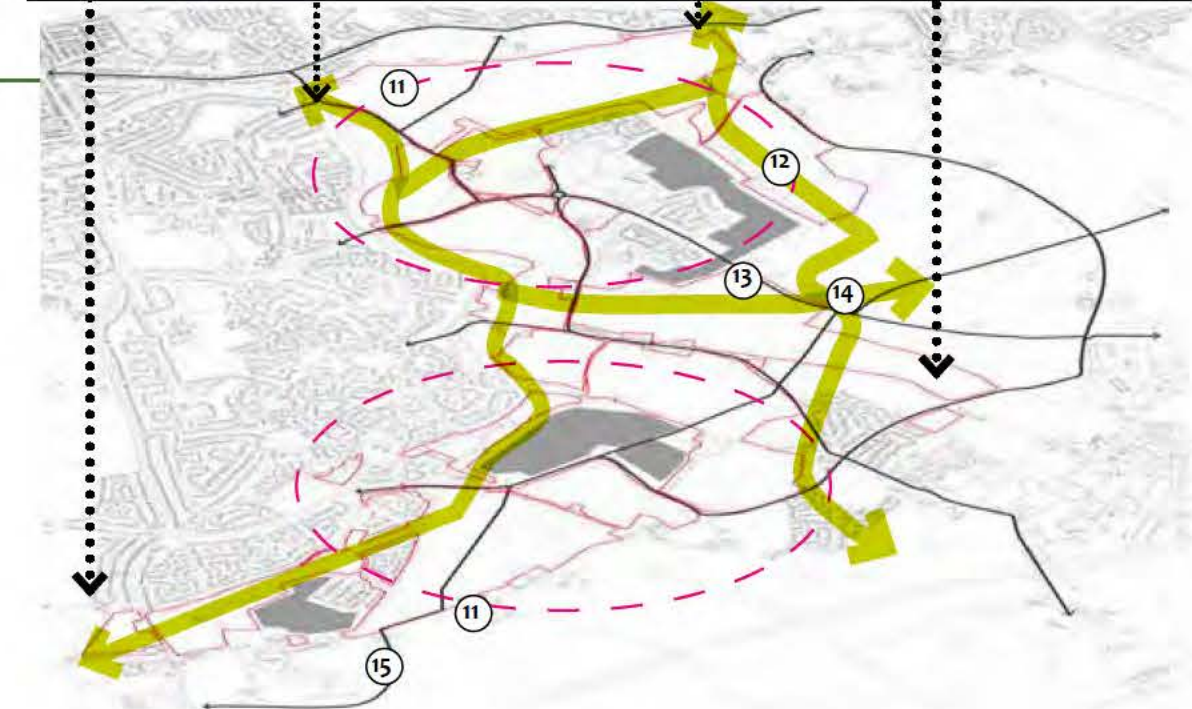
Possible Green Infrastructure Features

- 06 Lumb Brook Valley
- 07 Buffer next to Grappenhall Village
- 08 Potential sports pitches
- 09 Ecological mitigation area
- 10 Green corridor links Lumb Brook to Grappenhall



Possible Sustainable Movement Features

- 11 800m (10 min) walking catchment
- 12 Permeable network of green linear parkland
- 13 Primary movement corridors
- 14 Eastward green link to District Centre
- 15 Potential southern Link Road

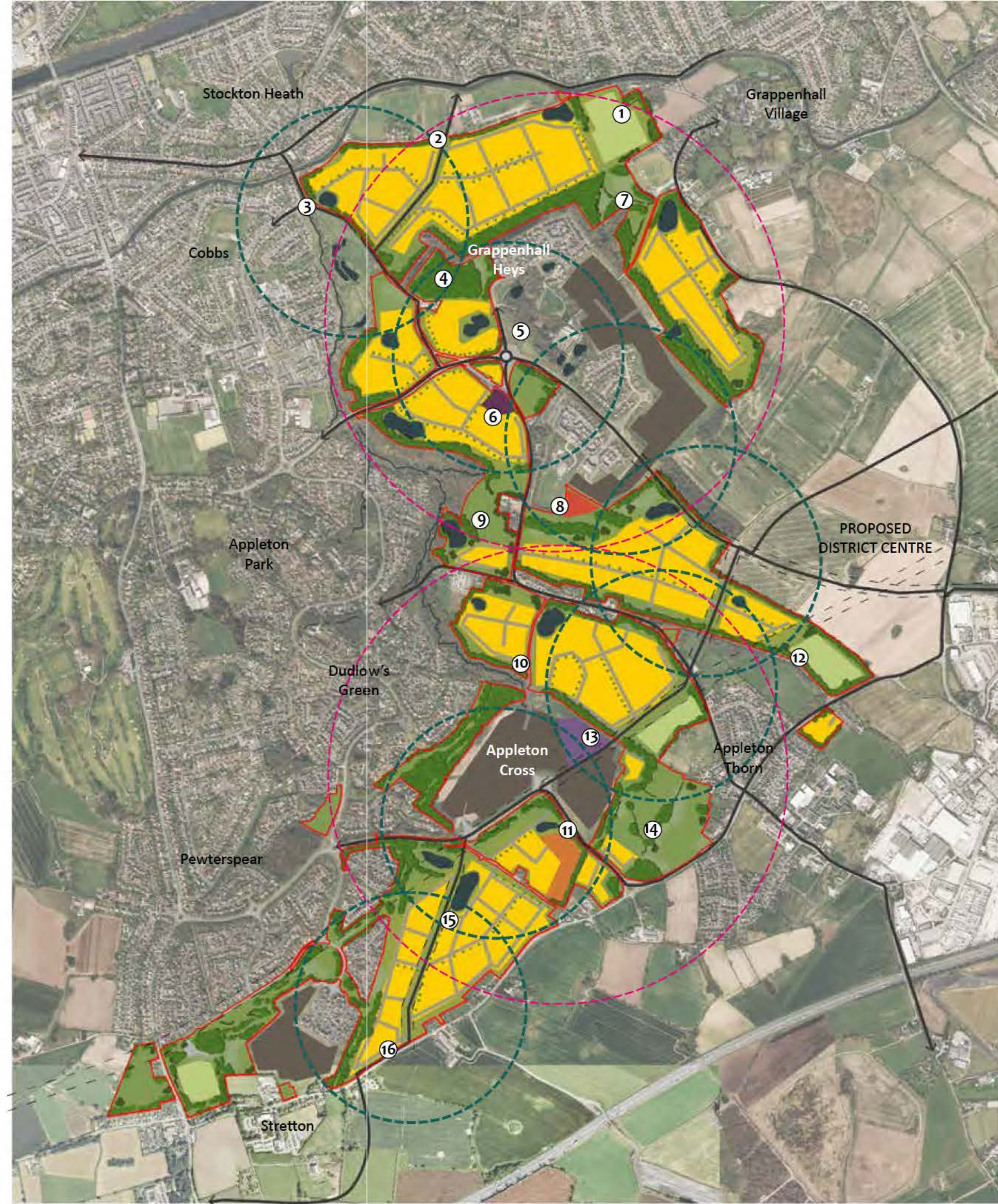


Structuring the Illustrative Masterplan

This is the Illustrative Masterplan with potential land uses identified as a response to the technical work undertaken to date

- Key
- Proposed Residential (117 ha)
 - Consented Residential
 - Proposed Main Road Network
 - SuDS/ Water Bodies
 - 400m (5min) catchment
 - 800m (10min) catchment
 - Proposed Local Centre (0.6 ha)
 - Proposed School (1.8 ha)
 - Proposed School Expansion (0.9 ha)
 - Playing Fields (7.5 ha)
 - Consented Local Centre

- ① Sports pitches (buffer village)
- ② Potential northern link and surface water attenuation
- ③ Connection to Bridge Lane
- ④ Wildlife mitigation area (natural park)
- ⑤ Walled Garden
- ⑥ New local centre
- ⑦ Wildlife mitigation area
- ⑧ Grappenhall Heys Community School expansion zone
- ⑨ Surface water attenuation
- ⑩ Appleton Cross 'village green'
- ⑪ New primary school
- ⑫ New sports pitches
- ⑬ Consented local centre
- ⑭ Wildlife mitigation area
- ⑮ Pewterspear East
- ⑯ Southern link road



Illustrative Masterplan (1:15,000@A3)

The red line shown as Homes England's ownership is subject to final completion of due diligence

7 Design Approach



The proposed development will respect existing landscape features

7.1 Approach

The approach on Homes England's land will be to work in harmony with the gently undulating landscape, by respecting the pattern of vegetation and the views into and out of the site. At the same time, Homes England would want to celebrate the history of the area by reflecting the many natural and man-made elements that define the character of this landscape. This includes:

- A careful analysis of the landscape and topography, not only to minimise the wider visual impact of the scheme, but to use the landscape in a positive manner which will allow us to create a series of distinctive neighbourhoods.
- A robust landscape structure which would allow a vibrant new community to flourish through its immediate access to a network of parks, open spaces, tree belts and woodland and onwards to the wider open countryside.
- Each neighbourhood could reflect the changing nature of the landscape and be defined by its openness, its enclosure by woodland, or its dramatic vistas to the wider open countryside.

7.2 New neighbourhoods

As a major development, and in response to some of the variations across the site (in terms of the vegetation, existing road layouts, physical features and water courses), a number of character areas could be distinguished which would allow a sense of place to be created in different parts of the scheme, each defined by a set of specific design features and elements.



Each Garden Village will have local open spaces

7.2.1 Grappenhall Heys Neighbourhood

South of Stockton Lane

The area south of Stockton Lane could be laid out in a manner which retains the existing hedgerows and mature field boundary trees. Although pedestrian links could be made into the Grappenhall Heys village centre, this area will also have a relationship with the Stockton Heath district to the north via the Lumb Brook Road / Canal tunnel. Sports pitches could also be accommodated to act as a buffer to Grappenhall village.

Local centre, school and core area

A new village centre complemented by an expanded Grappenhall Heys Community School, enlarged to meet the demand for places from the new housing areas could be accommodated. The existing lake could become a locally distinctive new feature onto which houses could be arranged in a horseshoe shape to front the space.

7.2.2 Appleton Cross Neighbourhood

Local centre, school and core area

The area to the south of Wrights Green and north of the consented Appleton Cross Scheme, will support the consented local centre at Appleton Cross. The existing arrangement of the local centre overlooking an open space could be mirrored on the northern side of Green Lane, with a new Primary School anchoring the new village.

Pewterspear

The existing public right of way which runs on a north/south axis through this part of the site, could be used to define a linear park which separates a small extension to the east of Pewterspear and the southern side of the proposed new development.

- ① Walled Garden
- ② Grappenhall Heys
- ③ Dairy site
- ④ New Local Centre
- ⑤ Lake
- ⑥ New housing around lake
- ⑦ Dingle Brook
- ⑧ New avenue
- ⑨ New medium density housing
- ⑩ Existing parkland



Illustrative view looking west over Witherwin Avenue to a new local centre



- 01 Tree lined street softens the urban form
- 02 Local materials used in the built form
- 03 Front gardens reinforce the garden suburb character
- 04 Existing woodland creates a setting
- 05 Streets designed to limit speeds

Typical illustrative view along a Neighbourhood Street



- 01 Bus routes will permeate the garden suburb
- 02 Higher density areas around local centres
- 03 Sustainable drainage features
- 04 Shared surface junction
- 05 Provision for pedestrians and cyclists

Typical illustrative view along Public Transport Primary

7.3 Locally Distinctive

The locally distinctive features of this part of Warrington could be reflected and woven into the fabric of the new village, for example:

- Designing a locally distinctive street scene will depend on a thorough understanding of the local features such as the placement and grouping of buildings.
- The development could be inspired by local materials.
- The public realm could reflect locally used soft and hard landscaping materials, as well as the species of trees and climbing plants.
- Building details such as common building styles, roof and chimney design, wall and coping details, and window details.
- Suitable palette of street furniture and signage.
- Commonly used colour palette for painted timber elements, painted brickwork and render.

Homes England would seek to create a strong sense of place that directly responds to the features and context of the site. The Illustrative Masterplan included in this document embraces the principles of walkable neighbourhoods, a permeable and legible movement framework that easily facilitates sustainable transport modes, to encourage sustainable choices and healthier lifestyles. Building heights and densities could respond to this structure and be greatest at the heart of the scheme and in turn be supported by retail and community uses. The supporting uses could include primary schools, a secondary school, village centres and a district centre.

7.4 Sustainable Movement

The movement strategy could support the creation of a sustainable community that connects with existing and planned employment, leisure, educational and shopping amenities. In this way, the Illustrative Masterplan in this document has been developed to create a walkable environment, supported by high quality public transport infrastructure and opportunities to travel by bicycle. In this way, the site affords opportunities to access local facilities within Warrington.



Illustrative view of proposed new primary school in the new Appleton Cross neighbourhood

- ① Primary School
- ② Dipping Brook Avenue
- ③ Lower density housing
- ④ Link to Local Centre
- ⑤ Medium density housing
- ⑥ Blackcap Road

8 Design Principles

A number of Design Principles underpin Homes England's approach to the Illustrative Masterplan included in this document. They are as follows:



Typical illustrative view of street next to a pocket park

1. QUALITY DESIGN

The existing hedge, tree and woodlands within the site will be retained where possible. The emphasis will be on spacious and efficient layouts and designs of homes which meet the Building for Life 12 principles.



2. LOCALLY DISTINCTIVE

The new villages could have a strong coherent architectural theme, which will be derived from the local traditional building styles and estate character. Streets could be designed to complement quality design and to create a sense of place.



3. WELL CONNECTED TO NATURE

Included within the Illustrative Masterplan is a network of easily accessible green spaces, which connect residential, leisure, employment and community uses. Immediate access to the nearby proposed country park could provide an additional strategic open space.



4. INFRASTRUCTURE

The new villages could deliver a new primary school, extensive open space, cricket greens and playing fields. A major new local centre will be within walking/ cycling distance of all new homes. The appropriate level of affordable housing will also be a key part of the proposed scheme.



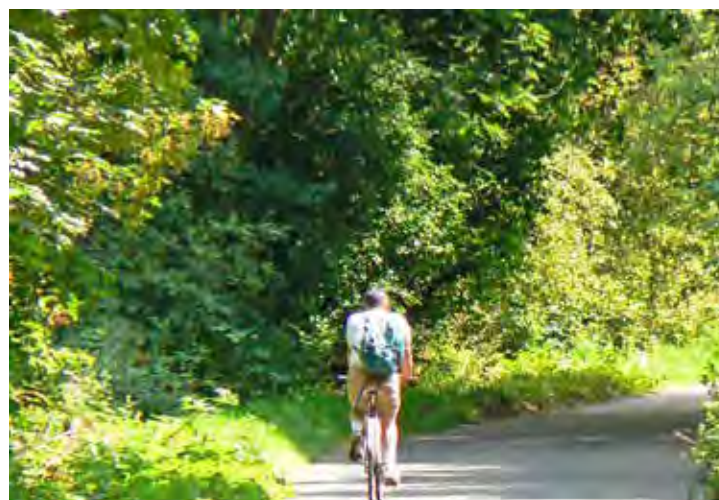
5. HEALTHY LIVING

Allotments, community orchards and private gardens could provide spaces and opportunities for residents and school children to grow local produce. The development could provide a comprehensive network of linked green spaces with cycleways, sports pitches and play spaces.



6. TRAVEL CHOICES

There could be a well-connected network of footpaths and cycle routes linking with the surrounding area and towards Stockton Heath via the existing roads and footpaths.



7. CIVIC PRIDE

Homes England aim to achieve support from partners and communities, with a commitment to continuous engagement with the community throughout the life of the project.



8. TECHNOLOGY

The use of technology for promoting awareness of community events and lifestyle choices, could be at the heart of the information available to residents.



9. LONG TERM MANAGEMENT

Long term management of high quality green spaces and public realm for the community will be important. Developer contributions could be secured through any outline planning consent.



9 Conclusion

The NPPF sets out the definition of deliverable (Annex 2) in respect of housing sites. The Homes England land meets the definition as follows:

- **Available** – Homes England have a significant land holding (around 250 ha) within the Garden Suburb and a desire to see development brought forward on it. This accords with their key remit of increasing the number of new homes built in England.
- **Suitable** - The Homes England land represents a suitable location for development, being located adjacent to the existing urban area. This Vision Document establishes that there are no technical or physical barriers to achieving development on the Homes England land.
- **Achievable** - The Illustrative Masterplan takes account of the relevant site constraints and formulates a vision as to how high quality development of the land can be achieved in accordance with the Policy objectives of WBC.

The Homes England land has the ability to deliver approximately 3,500 new homes over the Plan period, and therefore makes a major contribution to WBC achieving 7,400 new homes (including 2,300 beyond the Plan period) in the Garden Suburb, as set out in draft Policy MD2.

The Homes England Illustrative Masterplan demonstrates that in addition to achieving this quantum of development, their land has the ability to match WBC's aspirations for creating a highly attractive, well-designed and distinctive place with strong landscapes and open spaces, whilst enhancing sustainable transport links.

The development will also contribute to WBC's meeting its growth aspirations for the Borough, as set out at Objective W1, Policies DEV1 and DEV4 of the draft Plan.

Homes England are committed to continuing to work collaboratively with WBC and other landowners within the Garden Suburb to meet the policy objectives for housing delivery in Warrington.



