

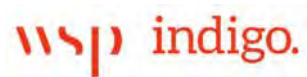


# Local Plan Representations

Proposed Submission Version

**Local Plan Representations**  
Proposed Submission Version  
June 2019

**WSP | Indigo**



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# Local Plan Representations

## Proposed Submission Version

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# 1. Executive Summary

- 1.1. WSP | Indigo has prepared these representations on behalf of Bellway Homes.
- 1.2. Bellway Homes has a legal agreement with the owner of land to the north of Winwick (Ref OS9); Bellway Homes is committed to applying for planning permission to develop the site as soon as practicably possible, with the intention of new homes being delivered in the first few years post-adoption of the Local Plan.
- 1.3. The Proposed Submission Version of the Local Plan is generally **sound**, having regard to the tests set out in NPPF.
- 1.4. The plan has been prepared positively, because it sets out a mechanism to meet Warrington's objectively assessed needs. Nonetheless, the plan's treatment of housing numbers as a minimum number to be delivered in the plan period is an appropriate method of boosting housing supply and delivery.
- 1.5. The plan is justified, because it is an appropriate strategy, with some land being released from the Green Belt on the edge of the most sustainable and accessible settlements. Failure to release land from the Green Belt would likely result in a plan that is not positively prepared.
- 1.6. The plan will be effective: land to the north of Winwick is a developable and deliverable site that will provide new homes within the first few years following the plan's adoption.
- 1.7. The plan is broadly consistent with national policy and will result in sustainable development.
- 1.8. However, there are some policies that could and should be made more flexible and less prescriptive, so that future planning applications are grounded in up-to-date evidence at the time of their submission.
- 1.9. Some policies should also be revised to be more closely aligned to the wording of NPPF, for the purpose of consistency.
- 1.10. Overall, Bellway Homes supports the Proposed Submission Version of the Local Plan and look forward to working with the Council in the future to ensure a sound local plan is adopted and thereafter delivered, to the benefit of the local environment, economy and communities.

## 2. Introduction

- 2.1. These representations have been prepared by WSP | Indigo on behalf of Bellway Homes. The representations are in respect of the Proposed Submission Version of the Local Plan.
- 2.2. Bellway Homes has grown from a small, family owned firm to the fourth largest housebuilder in the country, having completed over 10,000 units in the 2017/18 year. Bellway Homes has an excellent track record of delivering high quality housing and has worked positively with Local Authorities across the north-west in securing planning to deliver 565 new homes in the year 2017-18. Bellway Homes has entered into a legal agreement with the landowners to promote and ultimately deliver housing on the site referred to as Land to the north of Winwick (Ref OS9) which is bounded by Golborne Road and Waterworks Lane. Bellway Homes is keen to work with Warrington Borough Council to ensure the development is delivered in line with local and national policy requirements, and at the earliest opportunity.
- 2.3. A Delivery Statement accompanies these representations, demonstrating Bellway Homes' intentions and commitments to the site.

### 3. Representations

#### Plan Objective: W1

- 3.1. Bellway Homes **supports** the broad plan objective of enabling sustainable growth of Warrington. Strategic objective W1 seeks to strengthen existing neighbourhoods and create new sustainable neighbourhoods which is an appropriate strategy.

#### Policy DEV1: Housing Delivery

- 3.2. Part 1 of Policy DEV1 sets a minimum of 18,900 homes to be delivered over the plan period. It is important to acknowledge that the housing requirements up to 2037 are minimum figures, providing the flexibility to deliver sufficient housing in accordance with recognised need throughout the plan period. Bellway Homes is committed to delivering homes in the short term.
- 3.3. The 2018 Government Housing Delivery Test identified that Warrington have delivered 55% of homes required over a three-year period. Providing flexibility to deliver more than the minimum number of homes will ensure the Local Plan is robust to withstand any changes to housing need over the plan period.
- 3.4. Part 2 of the policy sets out the borough's approach to housing distribution. To provide sufficient flexibility to deliver housing over the plan period – and for the avoidance of doubt - the wording should be amended to confirm that homes can come forward on allocated sites on the edge of the existing inset settlements such as Winwick. The wording of Policy DEV1 could be updated to “homes will be delivered within the existing main urban area of Warrington, within and on allocated sites on the edge of existing inset settlements”.
- 3.5. Bellway Homes **supports** part four, which allocates a minimum of 1,085 new homes on allocated sites to be removed from the Green Belt. Releasing edge of settlement land from the Green Belt in the instance of Winwick is both **sound** and **justified**, having regard to national policy and the supporting evidence base. Specifying a minimum requirement of 130 homes is a pragmatic approach which will allow the plan to adapt to meet housing need over the plan period.
- 3.6. The housing trajectory set out in part five proposes a stepped approach. This allows for large strategic Green Belt sites such as the South-West Urban Extension and Garden Suburb to come forward in the later part of the plan. For the local plan to be sound, it is imperative that smaller, unconstrained sites come forward to boost supply in the short term, in particular Land at Highfield Farm, Winwick (Policy OS9). Bellway Homes is committed to delivering much needed housing in the early part of the plan period. At the earliest

opportunity and with prior agreement with Warrington Council, Bellway Homes will apply for planning permission with the intention of commencing works at Land at Highfield Farm in 2021.

## **Policy DEV2: Meeting Housing Needs**

- 3.7. Housing need within the borough is likely to change throughout the plan period and will vary at a local level. The changing requirements for affordable housing, type and tenure, optional standards, homes for older people, self and custom build and other needs should be reflected in policy wording which is flexible and not too prescriptive.
- 3.8. By setting specific requirements at the time of writing, the policy wording proposed at parts 2 and 3 (Affordable Housing) is currently too restrictive. To ensure the Local Plan can accommodate changes in housing requirements up until 2037, policy wording should instead allow for development to address future need, identified at the time of an application.
- 3.9. Bellway Homes **support** the policy directing a mix of different housing sizes, types and tenure, to meet identified need. Housing mix should be informed by local requirements, and so the reference to site specific considerations is welcomed. This is a **positive** approach, providing some degree of flexibility required to adapt to changing needs over the plan period. To ensure development brings forward the right kind of homes in the right places, policy wording should however require development to deliver a mix of housing which satisfies the most up to date housing need assessment, rather than restricting development to the composition table set out in table 3.
- 3.10. As such, policy wording should read:
- Residential development should provide a mix of different housing sizes and types, informed by the most up to date needs assessment or other robust evidence, as well as the Borough wide housing mix monitoring target in the table below, any local target set by a Neighbourhood Plan, taking into account site specific considerations.*
- 3.11. A similar approach should be applied to 'optional standards' and 'housing for older people'. Whilst the development plan should prepare for an ageing population, a set requirement for 20% of homes to accommodate the needs to older people is too restrictive and inflexible to change.
- 3.12. At the same time, it is unclear what kind of provision would be needed from the existing policy wording (part 11). For a robust Local Plan, which can adapt to changes in need, parts 9 and 11 should be removed, replaced with a broader policy which requires development to address specific housing need such as mix, optional standards and housing for older people according identified need at the time of an application.

### **Policy DEV4: Economic Growth and Development**

- 3.13. Bellway Homes support Policy DEV4 which identifies a minimum of 362 hectares of employment land to come forward over the plan period, including employment areas such as Winwick Quay, St Helens Omega extension and Gemini. It is important to plan positively for employment and housing growth, to deliver social and economic benefits.
- 3.14. With good connections to neighbouring authorities, Warrington residents will also benefit from strategic employment sites outside of the borough such as Parkside East and West in St Helens (located close to Junction 22 of the M6, to the north east of Winwick). Policy DEV4 should be updated to reference these strategic outer-borough sites, recognising the cross-boundary travel to work areas within the sub-region.

### **Policy GB1: Green Belt**

- 3.15. We are supportive of Green Belt policy GB1, part three which amends the Green Belt boundary to include Land at Winwick, as set out in Figure 6.

### **Policy INF1: Sustainable Travel and Transport**

- 3.16. Bellway Homes **support** INF1 which directs development to come forward in sustainable and accessible locations, such as Land to the north of Winwick (Ref OS9). The site is just a short walk or cycle from the heart of the settlement, allowing future residents to choose sustainable travel methods. Policy INF1 prioritises locations where walking, cycling and public transport are encouraged, reducing the need to travel by car. This is a **positive** policy approach.

### **Policy DC1: Warrington's Places**

- 3.17. Part 8 of Policy DC1 sets a requirement for inset settlements, such as Winwick, to be protected in terms of their relationship with the main urban area, individual scale and function. Bellway Homes **support** this policy approach as it seeks to prevent the coalescence of Winwick to the main urban area of Warrington to the south, in accordance with the NPPF.
- 3.18. Part 9 of the policy allows for new development to come forward, if required, accommodated through the release of Green Belt. Bellway Homes **support** the release of land to the north of Winwick from the Green Belt.

### **Policy DC2: Historic Environment**

- 3.19. The policy wording proposed in part 2 of DC2 goes over and above the requirements of the NPPF.
- 3.20. Part 2 of the policy is unnecessarily complex and could be simplified. A more measured



approach would be to retain part 2 of the policy but revise the wording so that the policy seeks to consider and protect the historic environment, without itemising heritage assets which are already designated.

- 3.21. Part 4 states “Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances”. This policy should more closely follow the NPPF which sets out the exceptions for substantial harm to a designated heritage asset.

### **Policy ENV7: Renewable and Low Carbon Energy Development**

- 3.22. In some circumstances it will not be possible for development to connect to or provide their own decentralised energy systems as set out in part 6 of the policy. Policy wording should provide flexibility so that depending on site circumstances development can either connect to a decentralised energy network or alternatively provide the requirements set out in 6a and 6b. To avoid over-restrictive policy requirements, we would propose the wording is revised to state

*“In these locations all development will be required to establish, or connect to an existing, decentralised energy network or alternatively:*

*a. make provision to enable future connectivity in terms of site layout, heating design and site-wide infrastructure design; and*

*b. to ensure that at least 10% of their energy needs can be met from renewable and/or other low carbon energy source(s).”*

### **Policy ENV8: Environmental and Amenity Protection**

- 3.23. The NPPF requires planning policies to recognise the benefits of the best and most versatile land. Part 8 states that development proposals will need to demonstrate that any loss of the Borough’s best and most versatile agricultural land will be minimised. In some instances, the public benefits of a development will outweigh the economic benefits of versatile land. Policy should allow for this, by permitting development on such land where there is a clear justification and benefit to do so. The wording should be revised to state:

*8. “Development proposals will need to demonstrate that any loss of the Borough’s best and most versatile agricultural land will be clearly justified and/or minimised”.*

## 4. Conclusions

- 4.1. The Proposed Submission Version of Warrington's Local Plan introduces policies which are both **sound** and **justified**. Bellway Homes is committed to deliver sustainable development on Land at Winwick to help meet housing need in the short-term.
- 4.2. These representations generally support the Local Plan.
- 4.3. Some of the representations seek to provide more flexibility to proposed policies which are currently too prescriptive, such as requirements for specific housing need. Amending these policies should help all sites be delivered within the plan period.
- 4.4. Bellway Homes would like to stay involved with the work of the Council in the preparation and adoption of a sound Local Plan for Warrington.



# Land to the north of Winwick

## Delivery Statement

June 2019



THE ENVIRONMENT PARTNERSHIP



indigo.

26050005

Land to the north of Winwick, Delivery Statement

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# Land to the north of Winwick

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# Executive summary

## Reasons to allocate Land to the north of Winwick (Ref OS9)

### Warrington needs to identify land to meet its objectively assessed housing needs

Housing is a fundamental human right and a basic need. The Government recognise that the housing market is broken. It falls on all parties within the planning and development sector to ensure the right homes are built in the right place, in order to help meet needs and demands, whilst delivering the social and economic benefits that are inextricably linked with housing development.

**Land to the north of Winwick** has rightly been identified as a suitable site to provide new homes of a mix of tenures and sizes that will meet local need. This document will demonstrate the site is available and suitable to accommodate new homes at that there are no technical constraints to its delivery.

### New sites are needed to boost the delivery of new homes

In the last three years there has been a significant fall in housing completions with only 55% of the required homes having been delivered in Warrington. There is an insufficient supply of homes to demonstrate a five-year supply. This places all sites under pressure from housing development; if a sound local plan is not produced, there will be greater uncertainty over where these homes are built, and less control over the benefits that can be derived from housing development.

Bellway Homes will apply for detailed planning permission at the earliest opportunity with the intention of putting shovels in the ground come 2021 and delivering the first family homes in 2021/22. Early delivery of the site thereby reduces the pressure on delivery of other allocated sites which may be more challenging to deliver during the early years of the plan period

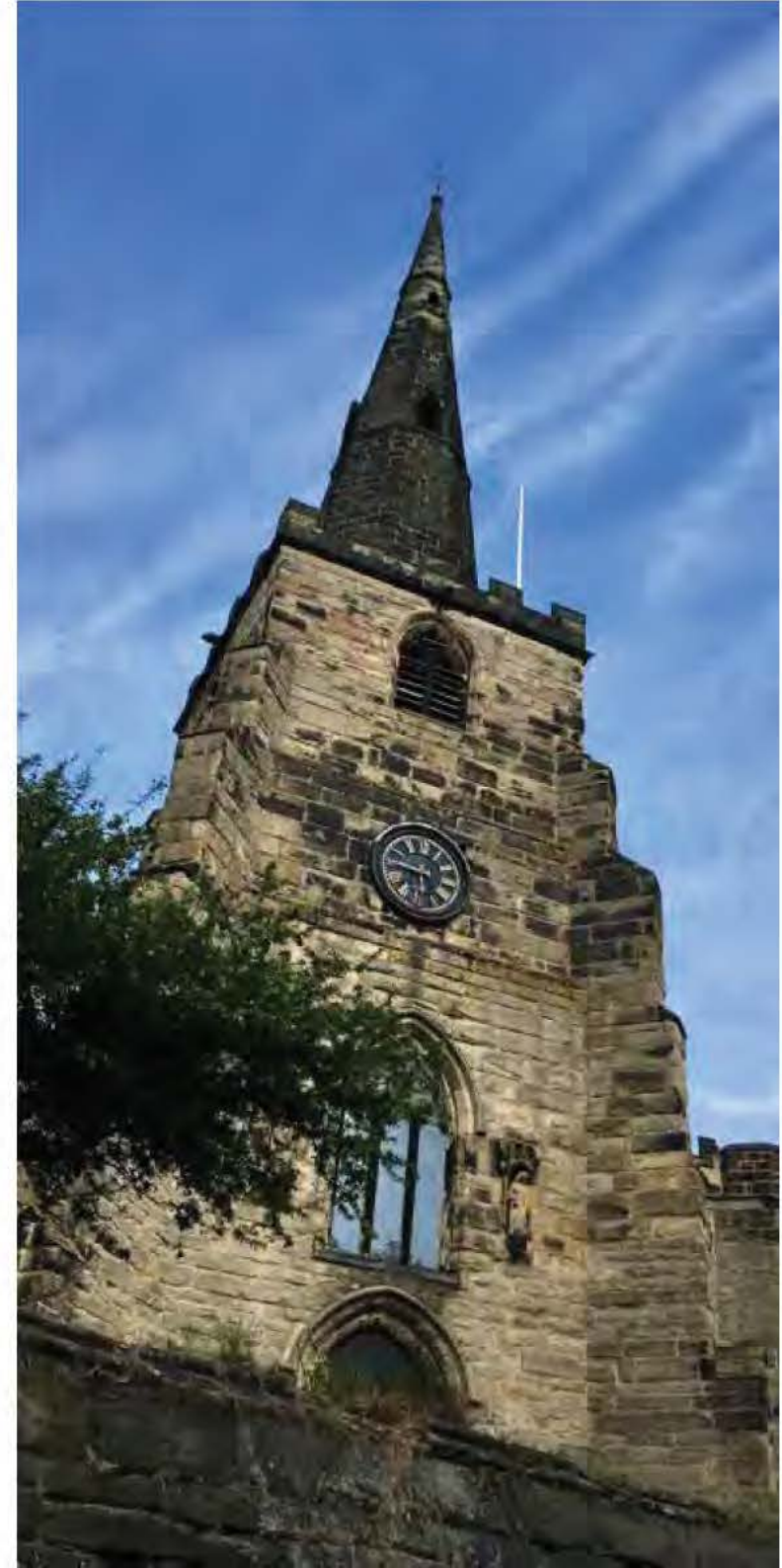
The site will also deliver much needed affordable housing which will act as a catalyst for physical change and investment in local social infrastructure and a means of rebalancing deprivation in accordance with a key objective of the plan.

### Residential development at Winwick will provide new homes in an accessible location

The principle of focusing development at locations well-served by existing infrastructure is long established. The site is located on the edge of Winwick, but within walking distance of the heart of the settlement. The site benefits from an existing footway along Golborne Road which connects the site with the centre of Winwick.

Residents will enjoy walking and cycling to local facilities

The location of the site promotes walking and usage of the proposed green lung running through the centre of the development for leisure and amenity purposes



# Executive summary

## Land to the north of Winwick will contribute to sustainable development

Sustainable development is integral to the proposals. It is vital that Warrington allocates sufficient land to meet its **economic** aspirations, including housing as well as employment land.

New homes will help redress **social** disbalance, including new affordable properties and homes ideal for first-time buyers and the demand for high quality housing in this area of Warrington

Environmental benefits will be provided through landscaping, net biodiversity gain, sustainable urban drainage and new green spaces for habitats, for play and for recreation. Bellways proposals will be of a high-quality design, which will enhance the site and makes a positive contribution to the immediate and wider area.

Releasing this site from the Green Belt is a sound, justified, effective and positive decision

The Council has identified that there are **exceptional circumstances** that justify the review of Green Belt boundaries and the release of sites for development. This is sound town planning and fully justified in light of NPPF paragraphs 136 and 137. Paragraph 138 requires the promotion of sustainable patterns of development to be taken into account in reviewing the Green Belt boundaries, with land well-served by public transport to be considered first.





# Introduction

Warrington is an important borough at a strategic location. Its rail and road infrastructure connect the borough to several points of the compass: to Greater Manchester, to Chester and Liverpool, to Crewe and the Midlands, to south Lancashire and beyond to the north of England.

The borough is centred on the town of Warrington, a place of great economic potential. Yet the hinterland of smaller settlements is also vital, providing a counterpoint to the urban mass of Warrington itself.

Warrington needs a new local plan that can respond to the borough's challenges and opportunities. There are several reasons why only 55% of the new homes meant to have been delivered in the past three years have been built, and it is important that measures are put in place to ensure new homes are built in the future, including in the short-term.

New homes should not, however, be at the expense of environmental considerations. This is why Bellway Homes has undertaken various assessments of the site to support the work already done by the Council. New homes can be built on land to the north of Winwick without significant harm to ecological interests or to the landscape. Green infrastructure will be at the heart of the development, creating a pleasant and attractive place to live.

**Bellway Homes** has grown from a small, family owned firm to the fourth largest housebuilder in the country, having completed over 10,000 units in the 2017/18 year. Bellway Homes has an excellent track record of delivering high quality housing and has worked positively with Local Authorities across

the north-west in securing planning to deliver 565 new homes in the year 2017-18. Bellway Homes has entered into a legal agreement with the landowners to promote and deliver housing on the site to the north of Winwick. Bellway is keen to work with Warrington Borough Council to ensure the development is delivered in line with local and national policy requirements.

## Purpose

WSP | Indigo has prepared this document with contributions from APD (masterplanning), Croft (highways and transport) and TEP. It demonstrates that the site is **available, suitable and achievable** and that Warrington Borough Council has made the right decision to allocate the site for new housing. It concludes that the development will be

providing new properties in the first few years of the local plan period, helping to meet local need and ensuring the Council can adopt a sound local plan.

It is with this in mind that APD has prepared a masterplan for the site, as a basis for more detailed design work in the coming 12-18 months and the preparation of a planning application. This document sets out next steps in this regard, including local consultation with stakeholders and interested parties, and detailed design of the proposed development and the enhancements and benefits that it will deliver.

The site is in one ownership and Bellway Homes will be submitting a detailed planning application as soon as reasonably practicable.



# Proposed Submission Local Plan

Emerging policy OS9 allocates land to the north of Winwick for residential development, providing a **minimum of 130 new homes of different tenures, types and sizes**. Bellway Homes is committed to delivering a range of housing from one and two bedroom maisonettes, to large, detached family homes, addressing the recognised need within the borough and the settlement. The policy sets a minimum requirement of **30% affordable homes** and an average minimum density of 30dph.

Development will be designed appropriately to the site's location on the edge of the settlement, creating **new planted boundaries and corridors**. The proposals for the site will include a softer edge to the western boundary closest to the battlefield to protect its setting. Bellway Homes recognise the historic significance and are committed to delivering a housing scheme which reflects this through sensitive landscaping and a considerate layout. In accordance with current open space standards, the development will provide in excess of **0.77ha of public open space and 0.075ha of equipped play**.

A number of contributions are required to fund infrastructure in Winwick necessary to support the increased population. Contributions to community facilities such as **schools, healthcare and sport and recreation facilities** are expected, as well as any off-site improvements to pedestrian and cycling infrastructure.

Although the site falls within Flood Zone 1, no specific flood prevention measures will be required however, the proposal will include Sustainable Urban Drainage Systems (SUDS) and surface flooding alleviation measures will be integrated if necessary.

The proposed allocation identifies the site as being sustainably located, near to existing services and facilities in Winwick local centre and Warrington Town Centre and close to existing and proposed employment opportunities such as Omega, Gemini and Winwick Quay.

Bellway Homes agree that the site is well situated and future residents would benefit from nearby facilities, services and employment opportunities, whilst existing residents would benefit from **greater choice of homes and the improved infrastructure and community facilities** that will arise from the development.

The **deliverability** of the site is recognised within the policy, stating that development should come forward quickly and comprehensively, within the early part of the plan period. Bellway Homes will be building new homes in the **short-term**, creating a new community and helping to meet local need within the borough.

## Evidence base

### Local housing needs assessment

This shows that Winwick is located in the northern housing market sub-area. It supports the allocation of the site for housing.

### Habitats Regulation Assessment

The HRA (March 2019) notes that Land north of Winwick, along with several other proposed allocations, needs to be subject to appropriate assessment due to potential likely significant effects associated with air quality and increased urbanisation effects on Rixton Clay Pits SAC and Manchester Mosses SAC.

The **appropriate assessment** finds that an adverse effect on the integrity of the Rixton Clay Pits SAC would not result from increased housing development including at Winwick.

The appropriate assessment finds in respect of the Manchester Mosses SAC that air quality mitigation over and above the local plan's policy requirements would only be required if a specific development generates 200 HDV or 1,000 AADT trips along the M62. Therefore, there is no likelihood of significant effects arising from development at Winwick.

# Proposed Submission Local Plan

## Strategic Flood Risk Assessment

The site is located within Flood Zone 1 and therefore at the lowest risk of flooding from rivers. The site is therefore sequentially preferable to others sites where there is a greater probability of flooding,

The SFRA identifies that a small part of the site, like many other sites across Warrington, is at some risk of surface water flooding, but recommends this can be handled satisfactorily via detailed design. The site will include sustainable urban drainage to mitigate any potential risk.

Bellway Homes have commissioned detailed engineering work to determine and mitigate any risk.

## Warrington Green Belt Assessment

The site is within land Parcel WI7 for the purposes of the Green Belt Assessment, which states that:

“The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the parcel and the settlement are non-durable, the parcel is very well connected to the countryside and there are durable boundaries between the parcel and the countryside. Thus any development would be contained and would therefore not threaten the openness and

permanence of the Green Belt. The parcel makes a moderate contribution in assisting in urban regeneration.”

WI7 performs as follows against the 5 purposes of the Green Belt:

1. To check the unrestricted sprawl of large built-up areas – no contribution
2. To prevent neighbouring towns from merging into one another – moderate contribution
3. To assist in safeguarding the countryside from encroachment – strong contribution
4. To preserve the setting and special character of historic towns – no contribution

To assist in urban regeneration, by encouraging the recycling of derelict and other urban land – moderate contribution The Green Belt Assessment found two parcels at Winwick made strong contributions (WI3, 4), five made moderate contributions (WI5, 6, 7, 8 and 10) and three made weak contributions (WI1,2 and 9). However the parcels making weak contributions are constrained in other respects.

Site ref: R18/P2/061 was an additional site assessed under the 2018 Additional Sites Assessments – Settlement report and although relatively comparable in terms of overall performance against the green belt tests, defensible boundaries with the countryside are considered to be weaker than the allocation which could result in encroachment.

On this basis, the site is concluded to be the most logical site for released without harming the 5 purposes or integrity of the green belt.

## Infrastructure Delivery Plan

This report confirms that no specific infrastructure delivery is required in conjunction with the allocation of land to the north of Winwick.

## Air Quality Assessment

The AQA identifies many parts of the borough's road network where air quality could be improved. Most new development across the borough could impact upon air quality, but proposals can include green infrastructure to help mitigate effects, as well as be designed to encourage active and healthy lifestyles and discourage reliance on the private car.

The settlement is easily accessible from the site on foot via a 2m pavement along Golborne Road. Opportunities for cycle usage will be maximised, thereby reducing reliance on less sustainable means of transport.

Opportunities to reduce air quality impacts can be maximised by future residents of the development owing to the proximity of amenities, services and jobs and direct access to a range of public transport modes alongside an extensive tree and landscape planting strategy

# Proposed Submission Local Plan

## Strategic Housing Land Availability Assessment

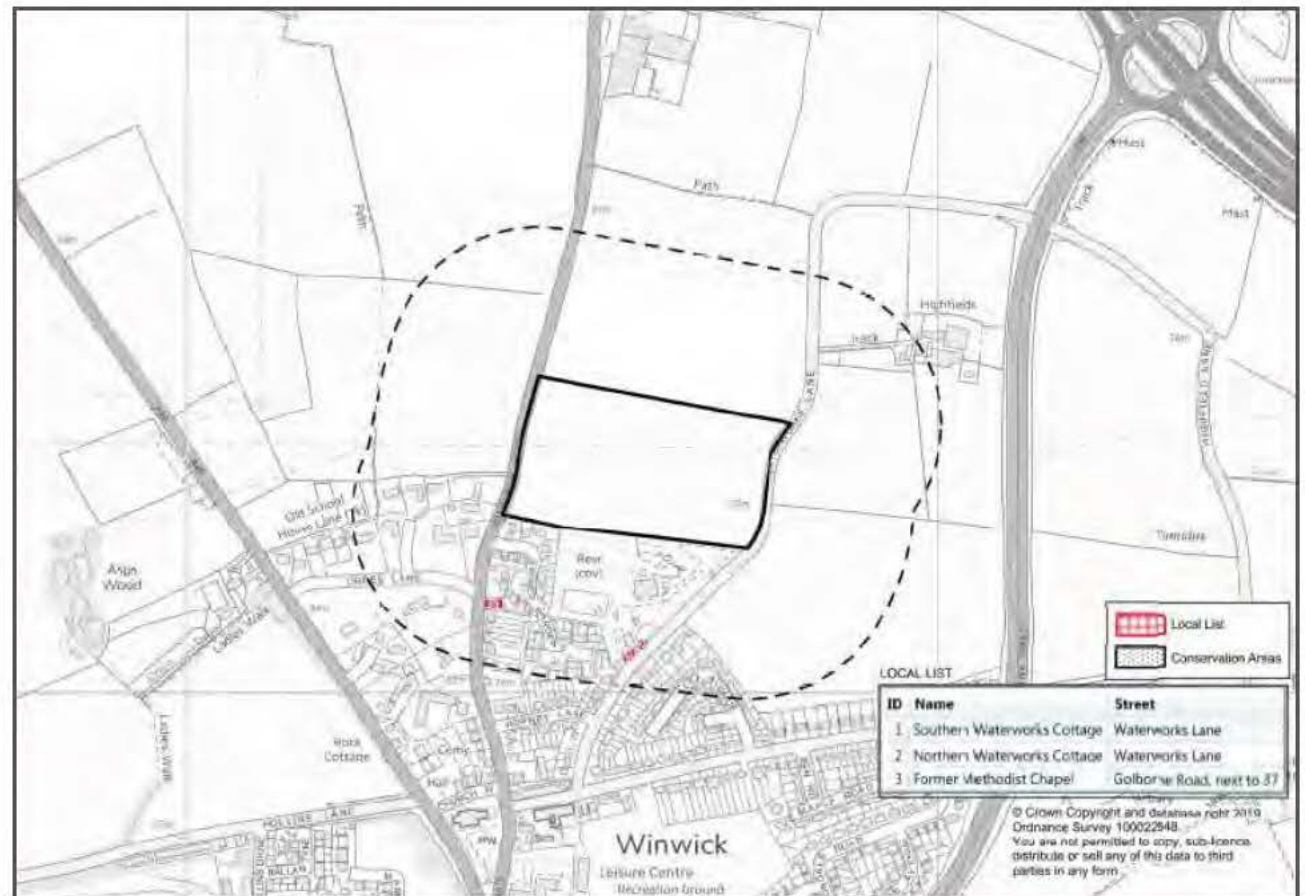
The SHLAA (2018) estimates lead-in times for sites without permission with a capacity of fewer than 150 homes to be 2.5 years, with a build-out rates of 35 dpa. For sites above 150 dwellings, the SHLAA estimates that lead in times will be 4 years with a build out rate of 55 dpa. It is anticipated that Bellway would build out the site in accordance with these estimates.

## Heritage Impact Assessment

A Heritage Impact Assessment has been carried out by the Council that looks at the heritage impacts of developments at the six 'outlying' settlements: not only Winwick, but also Lymm, Culcheth, Burtonwood, Croft and Hollins Green.

This assessment identified various heritage assets within the settlement, along with a Registered Battlefield to the west of the site. A 200m zone of influence was provided in Map 4 of the Assessment, shown below.

The proposed allocation is separated from the settlement's listed church by the built-up area of the village and is approximately 400m from the site. With no views from the site, the site was found to be outside of the church's setting. Other non-designated assets were also assessed (ie locally listed buildings), but the site was also found to make no contribution to these asset's significance and/or be outside of their respective settings.



# Proposed Submission Local Plan

The HIA also considered the Winwick battlefield, finding that although within its setting, a sensitive and sympathetic approach to design and layout would adequately mitigate any potential harm to the setting or the asset's significance.

WSP | Indigo's heritage assessment is provided later in this report.

## Sustainability Appraisal

The local plan's sustainability appraisal has regard to the potential for likely significant environmental effects associated with the site's development. Only the site's location within a Groundwater Source Protection Zone was identified as an environmental constraint likely to need mitigation to avoid impact. The Sustainability Appraisal also noted mitigation may be required in terms of access to play space, proximity to healthcare, air quality effects, contaminated land and the use of previously-developed land.

The site was found to be unlikely to affect green infrastructure corridors. The site's agricultural land value was identified as largely being Grade 3b. The site was found to not be likely to have effects on any designated habitats.

## Conclusion

The Council's evidence base underpins the draft local plan and supports the proposed allocation. This Delivery Statement provides additional evidence to further support the allocation of the land for housing and the release of the land from the Green Belt.

# Borough context

There is understandably great potential for the town of Warrington to grow, building on its role as a **sub-regional centre** of importance.

Around 13,700 of the borough's new homes will likely be on brownfield land, potentially constrained by the challenges of viability associated with remediating contaminated land or the need to assemble land in different ownerships.

Hence the decision to extend Warrington in the form of a new garden suburb of 5,000 homes and a new sustainable urban extension of 1,600 homes, which will provide mixed-use communities across the local plan period. However these large complex sites are contingent upon significant new infrastructure and lengthy lead-in periods before the first dwellings will ever be occupied.

In addition to Warrington, the other settlements in the borough all have their own forms and functions, and their own needs and demands. Modest housing development at these settlements will reduce the pressure on Warrington itself to accommodate all housing growth, allow land at strategic locations to be provided for employment purposes, and enable these communities to thrive: providing additional support for **social and community infrastructure**, providing a **choice of homes** in places where families want to live, and adding a **mix of tenures and housetypes** to the property markets.

Winwick is correctly identified in the draft local plan as one such settlement. With good connectivity to

Warrington, as well as to the strategic road network, it is a place where people have struggled to find new homes. Land to the north of Winwick will not only provide homes for workers in Warrington wanting a short commute to work by bus or on bike, but also offers new homes for local people hitherto unable to buy or rent nearby.

As Winwick is within the northern part of the borough, it is close to the boundary with St Helens. The emerging St Helens Local Plan includes strategic-scale developments at Parkside East and Parkside West, located 1-2km to the north of Winwick along the M6. These developments will include a Strategic Rail Freight Interchange and associated employment land, with new road links.



# Local context

Winwick is a clustered settlement around a small historic core. At its centre is St Oswald's Church, The Swan Inn and Winwick CE Primary School. Winwick benefits from a range of local amenities including a nursery, public house, hotel, church, primary school, care home and hair dressers. Newton-le-Willows, Gemini Retail Park and Warrington town centre are all located a short distance from Winwick providing access to all necessary amenities and services. The **A49** runs north-south through Winwick, providing direct access to **Junction 9 of the M62** and Warrington to the south; to the north the A road continues to Newton-le-Willows. The settlement is also bypassed to the east by the Winwick Link Road that connects with **Junction 22 of the M6**.

Future investment in the nearby Parkside link road by St Helens Council will connect the A49 with Junction 22 of the M6 and include provision for cycleways and footpaths further improving access and connectivity in the area.

The site is accessible to existing public transport infrastructure with bus stops located approximately 350m and 400m from the site on A49 Newton Road and Myddeton Lane respectively which are easily accessible via footpaths from the site. The A49 serves as an important bus route between Warrington and Newton-le-Willows. Winwick is also connected to Croft to the east by bus. Services also provide direct links to Warrington town centre within 15 minutes providing connections to the local and national rail network..

Winwick is connected by:

- half-hourly bus services to **Warrington**, Warrington & Vale Royal College, **Padgate railway station**, **Birchwood railway station**, Culcheth and Leigh (Number 19)
- hourly services to Warrington, **Newton-le-Willows railway station**, Garswood and Ashton-in-Makerfield (Number 22)
- hourly services to **St Helens** and Warrington (Number 329)
- school buses to Newton-le-Willows as well as Warrington and Culcheth (school bus numbers 49 and 280).

These connections to several railway stations allow for convenient onward travel to **Liverpool and Manchester, as well as the wider network** including Chester, Preston, Birmingham and London.

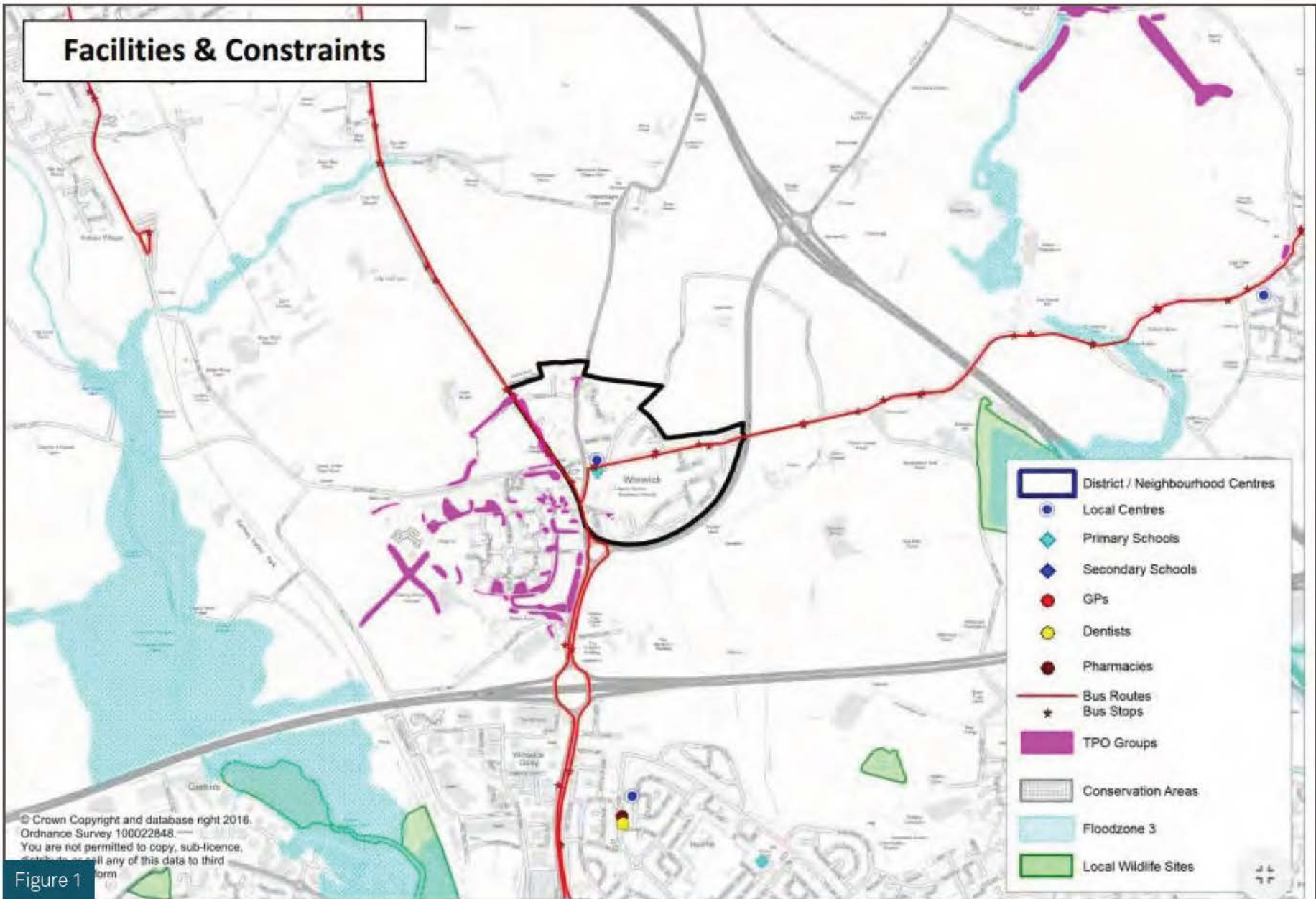
Figure 1 shows the settlement's facilities and constraints, taken from the Outlying Settlement Profiles report (July 2017).

There are two pre-school nurseries within Winwick, as well as Winwick CE Primary School. These are all within walking distance of the site.

The two most local high secondary schools, according to the Outlying Settlements Report, are Culcheth High School and Beamont Collegiate Academy. Both are served by buses from Winwick.

Winwick also has a leisure centre, owned and run by the Parish Council. This is a multi-purpose hall including for sport and leisure.

# Facilities & Constraints





# Local context

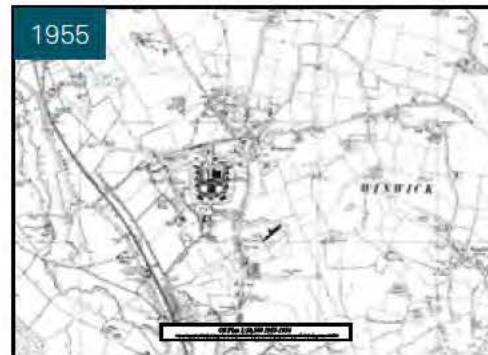
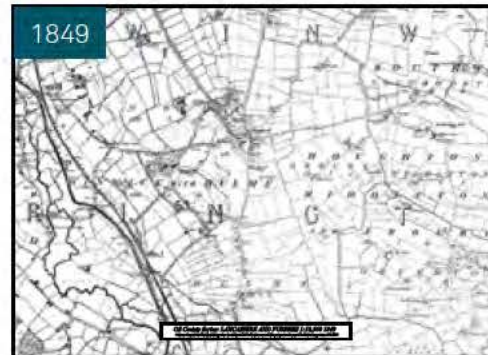
## Historical context

Winwick was the site of a battle in the second English Civil War on 19 August 1648, where Oliver Cromwell defeated a mainly Scottish royalist army. At the time of the Domesday Survey, the village itself was also known as St. Oswalds. This was little more than four hundred years after the death of St. Oswald. In the church, the remains of a 7th century stone cross with an engraving of the reputed demise of Oswald can be seen.

As can be seen in the early historical maps for the settlement dated 1849, the nuclei of the settlement focused around and to the north of St Oswalds Church with the majority of development centred between Waterworks Lane, Golborne Lane and the A49 to the south of the allocation. In morphology terms, the settlement initially grew quickly to the south west with the building of Winwick Hall and Winwick Asylum (later Winwick Hospital) in 1902. More recently, the majority of this area has been redeveloped for housing.

Over subsequent years, the settlement expanded to the south following the completion of Winwick Interchange in 1963 with new homes built between Winwick and the road. Later, new homes were delivered to the north of Myddleton Lane and along the A49 at the outer limits of the Winwick.

Development of the proposed allocation will form a logical extension to Winwick and represents an organic pattern of growth.



# Local context

## Social context

Figure 2 is taken from the Outlying Settlement Profiles report and shows that Winwick benefits from public outdoor sports fields (used by local football teams), but little in the way of equipped play, or green corridors. Therefore the land to the north of Winwick allocation will provide green corridors and equipped childrens' play areas, to the **social benefit** of the whole settlement.

This is important, because the demographic profile shows approximately 20% of the parish's residents are aged under 16, which is a higher proportion than at ward level\*.

Approximately a further 14.6% of the parish is aged 65+, which is significantly lower than the ward level (Burtonwood & Winwick) figure of 22.9%. Consequently, Winwick's parish has a greater proportion of its population of working age, with almost two-thirds aged between 16 and 64. The unemployment rate is lower than the surrounding area, at just 4.2%. This supports the need to deliver new family homes.

Just over three-quarters of Winwick's properties are owner-occupied, compared with 83% within the ward. Delivery of market and affordable housing on this site will assist in readdressing this imbalance.

## Environmental context

The settlement of Winwick is more constrained to its west in environmental terms, than to the north; there are many Group TPOs to the west half of the settlement, including in and around the site of the former Winwick Hospital.

There are no ecological or biodiversity designations that affect the site or surroundings.

The site is within Flood Zone 1 and therefore, sequentially preferable in food risk terms.

A high-level review of agricultural land classification within the Outlying Settlement Profiles (July 2017) shows that land around the edge of Winwick to the south and to the west is Grade 2 (ie best and most versatile). Land to the north is Grade 3, ie of lesser value.

## Green Belt assessment

The Council has assessed the Green Belt across the borough, including different parcels around the settlement of Winwick. Land to the north of Winwick has been assessed as only functioning moderately against the purposes of the Green Belt, whereas parcels to the west have a stronger role. If land to the south of Winwick was developed, it would lead to coalescence with Warrington to the south.

Developing land to the north of Winwick would not result in the merging of settlements and would include the creation of a strong tree line parallel with the northern boundary, offering strong screening and a transition from the settlement to the countryside; the boundary will be a permanent and defensible feature.

\*source: <https://www.nomisweb.co.uk/reports/localarea?compare=E04000335>

# Masterplan

## Access and accessibility

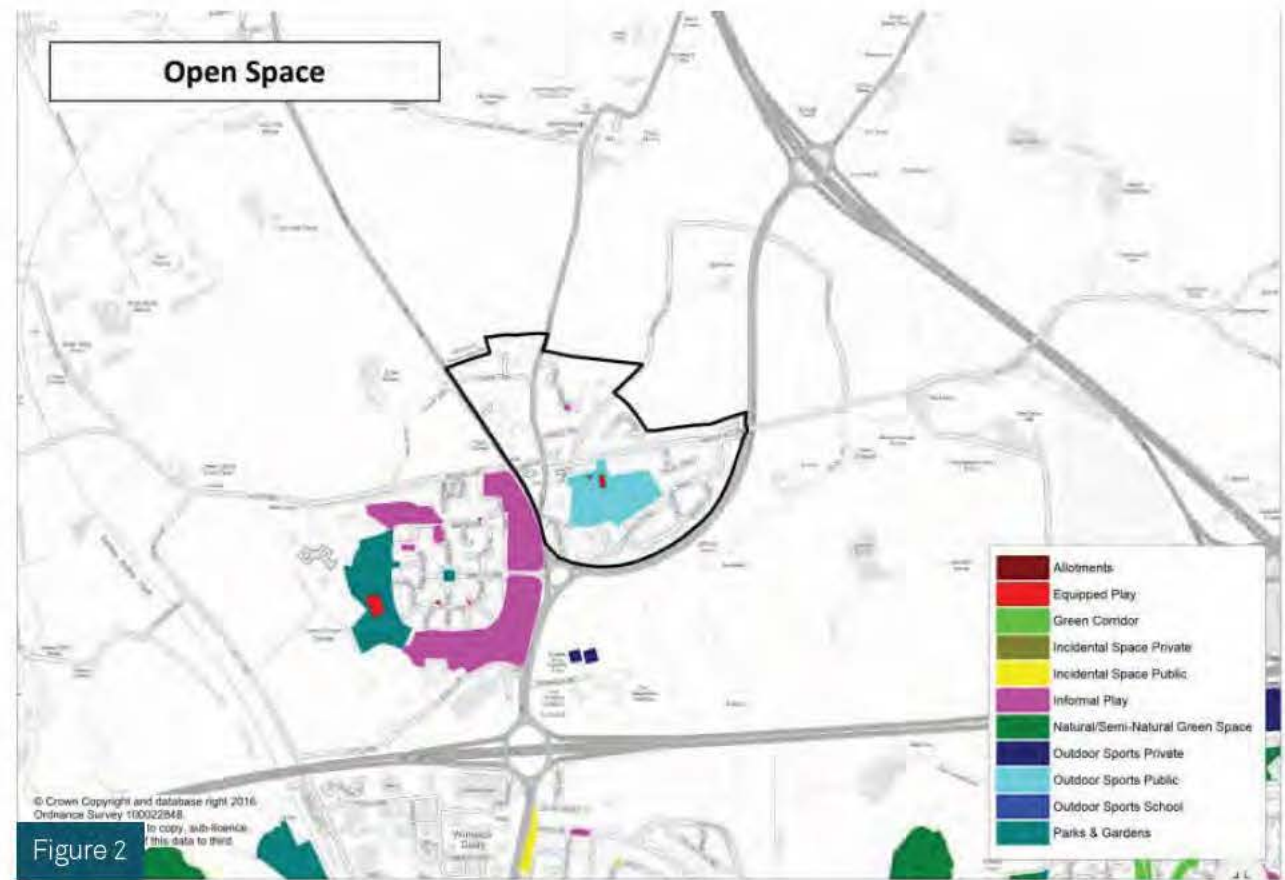
There are no public rights of way immediately connecting with the site that will influence the masterplan. However improving pedestrian and cycle connectivity in Winwick is one of the benefits of this proposal.

The primary vehicular access is proposed to be taken from the A573 Golborne Road, which bounds the site to the west.

An indicative site access arrangement is shown on Croft Drawing Number PROP-F01 (Appendix 1). This is based on the provision of a 5.5m carriageway, 2 x 2m footways, 6m radii and visibility splays of 2.4m x 59m, which are in accordance with a 40mph speed. Access can be delivered without the involvement of any third parties.

It is also proposed that access to a small number of properties will be gained directly from Waterworks Lane, which bounds to the site to the east. Whilst Waterworks Lane is derestricted, its alignment is such that vehicle speeds are substantially lower than the speed limit. It is also lightly trafficked and, as such, the provision of direct access to a limited number of dwellings should be acceptable. An emergency access will also be taken off Waterworks Lane.

The internal road layout will be designed to accord with Warrington Borough Council's design standards and car parking will be provided at a level that also accords with the Council's standards.



# Masterplan

## Deliverability

As Bellway Homes have contractual position with the landowner, there is commitment to apply for full planning permission as soon as practical.

Bellway Homes intend to submit a detailed planning application for the entirety of the site and expect to begin building homes on the site during 2021.

## Phasing

Bellway will develop the site at a rate of 40 dpa in a single phase therefore, the site would likely be completed by the end of 2026.

## Constraints

There are no overall physical or technical constraints that prevent the site being developed at the rate and capacity set out in the draft local plan..

Bellway Homes has undertaken various assessments to confirm that any potential issues that would influence design and layout can be satisfactorily addressed. These include:

Heritage: the masterplan will have a softer edge and less dense development to the western boundary, to limit any potential impact on the setting of the battlefield, in order to avoid any harm to the significance of the asset.

Ecology: The site is essentially a former arable field that has been left to naturally colonise and it has vegetated over, mainly with grass species. Our ecologist has determined that there are no protected or invasive plant species on the site and there are no habitats on site that are considered to be priority habitats. There are some boundary hedgerows but these are generally species-poor hawthorn hedges. The occasional boundary tree exists but these are all young and none were observed to have bat potential.

There are no ponds on site and there are no roosting opportunities for bats however the hedgerows could provide foraging opportunities and commuting along hedgerows. Bellways proposals protect the hedgerows and will integrate new planting thereby offering net environmental gains.

The site does not provide suitable reptile habitat and the lack of ditches/watercourses means there are no water vole and otter implications.

The land owner currently keeps horses on part of the field and grazes sheep and takes crops of grass from the land. The managed nature of the site will preclude nesting birds.

The usual requirements for nesting bird checks prior to vegetation removal will apply.

Any important features - for example field margins or hedgerows – will be retained wherever possible, whilst the green corridor through the site will enable **net biodiversity gain** and **ecological enhancements**.

## Opportunities

The development will result in a significant increase in the number of **trees** on site.

The green corridor will improve accessibility across the site and be ideal for green and blue infrastructure and open space. This will benefit local drainage infrastructure and help improve the local environment.

The development will generate improvements to local pedestrian and cycling infrastructure, to the benefit of local residents.

## Sustainability

Sustainable development is an integral part of proposals for the site. There are significant **economic** benefits associated with the development of the site which contribute to its sustainability. The allocation will provide high quality accommodation in a sustainable location for residents seeking to live in close proximity to Warrington. It will directly benefit the local and wider economy as a result of an increase in the number of people living in the area. This increase will assist in supporting new jobs and existing local businesses whilst delivering increased expenditure as a result of additional consumer spend in the area. Development of the site will also create additional revenue for the Council through Council Tax receipts.

# Masterplan

New homes will help redress **social** disbalance, including new affordable properties and homes ideal for first-time buyers and the demand for high quality housing in this area of Warrington. Development will assist in providing quality in terms of housing choice and broaden the appeal of housing in Winwick. Future residents will also benefit from direct access to sustainable modes of transport, local shops services and other facilities within Winwick and the wider Warrington area beyond.

**Environmental** benefits relating to landscaping, net biodiversity gain, sustainable urban drainage and new green spaces for habitats, for play and for recreation will be realised upon delivery of the site. Any future scheme will be of a high quality design, which will enhance the site and make a positive contribution to the immediate and wider area.

The scheme will be designed to maximise the prospect of walking and cycling, including for recreation and wellbeing purposes.

A green travel plan and improved infrastructure will encourage the use of public transport via the settlement's excellent bus connectivity.

## Design principles

The proposed allocation is an ideal site for family homes. The masterplan identifies areas for green open space and new planting. The development will incorporate a mix of house types and tenures to comply with local plan policy and local needs at the time of the application, likely to be predominantly 3 and 4-bed homes, two-storey in height. Some smaller homes will also be accommodated to create tighter urban grains and denser development in some pockets of the site.

## Site specific benefits



**New tree planting**



**Sustainable urban drainage**



**New footpaths and cycle paths**



**Affordable homes**



**Enhanced field boundaries**



**Financial contributions towards local infrastructure which will be determined at planning application stage**



GOLBORNE ROAD

WATERWORKS LANE

1:500 0 5 10 15 25m

COLOURED SKETCH LAYOUT

1:500@A0

Drawing Number: BHM137 SK01 June 2019



Bellway apd

# Masterplan

## Contribution to local plan objectives

The draft local plan includes a bold **vision** for **2037** including

- A place to be proud of
- Strong economy that benefits everyone
- Strong, active and resilient communities
- Improvements to infrastructure
- One of the most important economic hubs in the UK
- Highly skilled workforce
- Attractive, well designed, sustainable and healthy communities

To deliver this vision, the plan includes six objectives, of which the following are relevant:

W1	
Delivering a minimum of 18,900 new homes between 2017 and 2037	Land to the north of Winwick will deliver at least 130 homes by 2027
W2	
To ensure Warrington's revised Green Belt boundaries maintain the permanence of the Green Belt in the long term	New trees will be planted to the northern edge of the site to create a new permanent and defensible boundary to Winwick
W4	
To provide new infrastructure and services to support Warrington's growth; address congestion; promote safer and more sustainable travel; and encourage active and healthy lifestyles	<p>The development will include new on-site foot and cycle paths.</p> <p>The development will contribute to the delivery of any necessary off-site green travel infrastructure.</p> <p>The development is close to Winwick's bus connections to Warrington and to other important destinations</p>
W5	
To secure high quality design which reinforces the character and local distinctiveness of Warrington's urban area, its countryside, its unique pattern of waterways and green spaces and its constituent settlements whilst protecting, enhancing and embracing the Borough's historic, cultural, built and natural assets.	The development will be designed to respect the setting of the local heritage assets and the character of Winwick
W6	
To minimise the impact of development on the environment through the prudent use of resources and ensuring development is energy efficient, safe and resilient to climate change and makes a positive contribution to improving Warrington's air quality.	The development will include sustainable urban drainage and new trees and biodiversity

# Masterplan

## Soundness tests

The allocation of the land to the north of Winwick will help ensure the Warrington Local Plan is **sound**.

The site will help meet the borough's housing needs, as required for the plan to be **positively prepared**.

The evidence supporting the allocation, including the Council's own evidence base and the details within this statement, is proportionate, making the plan **appropriate and justified**.

The site is **deliverable** within the early years of the plan period, helping make the local plan **effective**.

Development of new homes on land to the north of Winwick will be consistent with the NPPF and will deliver **sustainable development with environmental, social and economic benefits** for the settlement of Winwick and its existing and future populations.



# Conclusion

The borough of Warrington needs a sound local plan. The thorough evidence base and the draft policies and allocations will provide the certainty and ambition to meet the Council's vision and objectives for the period to 2037.

Delivering at least 130 new homes on land to the north of Winwick will contribute to the vision and the objectives included within the local plan, and help increase the supply of new homes in the five years following the plan's adoption.

New homes will benefit the current and future populations of Winwick and the rest of the borough. The development will increase the choice of homes and help meet housing demands and housing needs.

The development will include blue and green infrastructure, new tree planting and improvements to biodiversity. It will foster a healthy and active lifestyle, whilst providing new homes in a place where people want to live.

The masterplan will be developed further, including through discussions with stakeholders and engagement with the local community. The masterplan provides a new permanent – and green – boundary to the Green Belt and respects the setting of local heritage assets.

The development will contribute towards local infrastructure and community facilities, and will provide a range of economic, social and environmental benefits, such that the proposal is unarguably sustainable development.

# Appendix 1



NORTH SOUTH AERIAL VIEW



**NOTES**

THIS IS NOT A CONSTRUCTION DRAWING AND IS FOR INDICATIVE PURPOSES ONLY. THE DRAWING WILL BE SUBJECT TO CHANGE FOLLOWING LOCAL AUTHORITY REVIEW AND CONFIRMATION OF PUBLIC HIGHWAY AND THIRD PARTY LAND BOUNDARIES.

- INDICATIVE SITE BOUNDARY
- DENOTES NEW KERBS



REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:  
**BELLWAY HOMES**

PROJECT:  
**GOLBORNE ROAD, WINWICK**

DRAWING TITLE:  
**PROPOSED SITE ACCESS ARRANGEMENT**

SCALE:  
**1:500 @ A3**

DRAWN: <b>SM</b>	CHECKED: <b>TR</b>	DATE: <b>APR 18</b>
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Croft Transport Planning & Design  
Hill Quays  
9 Jordan Street  
Manchester  
M15 4PY

Email: [info@crofts.co.uk](mailto:info@crofts.co.uk)  
Tel: 0161 667 3746  
Web: [www.crofts.co.uk](http://www.crofts.co.uk)



DRAWING NUMBER: <b>PROP-F01</b>	REVISION: <b>-</b>
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# Appendix 2

# Appendix 2

## Heritage

Development of the site has the potential to affect the setting of a number of statutory listed buildings in proximity to the site. This section assesses any potential effects against relevant policy and guidance.

The conservation and enhancement of heritage assets forms an important part of the NPPF Section 16, paragraphs 184 to 202 deals specifically with conserving and enhancing the historic environment. Whilst section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting...special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Warrington Council's Proposed Submission Version Local Plan Heritage Impact Assessment for the Outlying Settlements Allocations (2019) identifies a series of heritage assets within a 200m buffer zone of the site which have been assessed in the context of the proposed allocation. Development of the proposed allocation also has the potential to impact other assets which are beyond the 200m buffer zone given it lies within their setting and have also been included within the assessment.

Impact of the proposed allocation the following nationally and locally listed heritage assets are in proximity to the site:

### Statutory listed

1. Church of St Oswald, Golborne Road, Winwick – Grade I Listed

### Locally listed buildings

2. Former Methodist Chapel, Golborne Road, Winick
3. Northern Waterworks Cottage, Waterworks Lane, Winwick
4. Southern Waterworks Cottage, Waterworks Lane, Winwick

### Registered battlefield

5. The site is also located outside of the registered Battle of Winwick Battlefield (also known as Battle of Red Bank) albeit within its setting.

Each of these assets are identified at Figure 3 and 4.

## Statutory listed buildings

### Church of St Oswald

The church is located at the junction of Golborne Road and the A49 Newton Road. The site is located approximately 400m to the north of the church between which lies the northern part of the settlement of Winwick.

Parts of the Grade II listed Church of St Oswald date back to the early C13 with parts rebuilt and additions made during C14, C16 and C18 and later restored in C19 and C20. It comprises a west tower with recessed spire, six bay aisled nave, chapel, chancel and sanctuary and north vestry.

St Oswald's church is important as this is where the denouement of the Battle of Winwick took place and where many of those that had retreated were surrounded, imprisoned and quartered. The church is a feature that is visible from several locations across the battlefield (see Battle of Winwick section below for further details).

The allocation is not located within the setting of the heritage asset and it is not possible to see the site from the church. Limited and transitory views of the church spire are experienced from the site above existing built form and mature trees within the settlement.

## Appendix 2



The proposed allocation does not contribute to the buildings significance nor does it impact upon its setting. The identified heritage asset has and is experienced within a village setting, which contributes to its significance, where the streetscape character has been shaped by cycles of change and development over time. The proposed development will bring change beyond the setting of the heritage asset albeit, at its northern limits, but this change will not harm the significance of the church as a building of architectural and historic interest.

Given the distance retained between the site and the asset and intervening built form, it is considered that the proposed allocation will have a no impact on the significance of the asset nor upon its setting.

Given development of the site is not considered to harm the asset, mitigation measures are unlikely to be required.

### Locally listed buildings

#### Former Methodist Chapel

The former Methodist Chapel is a brick built church with a spire and located approximately 121m to

# Appendix 2

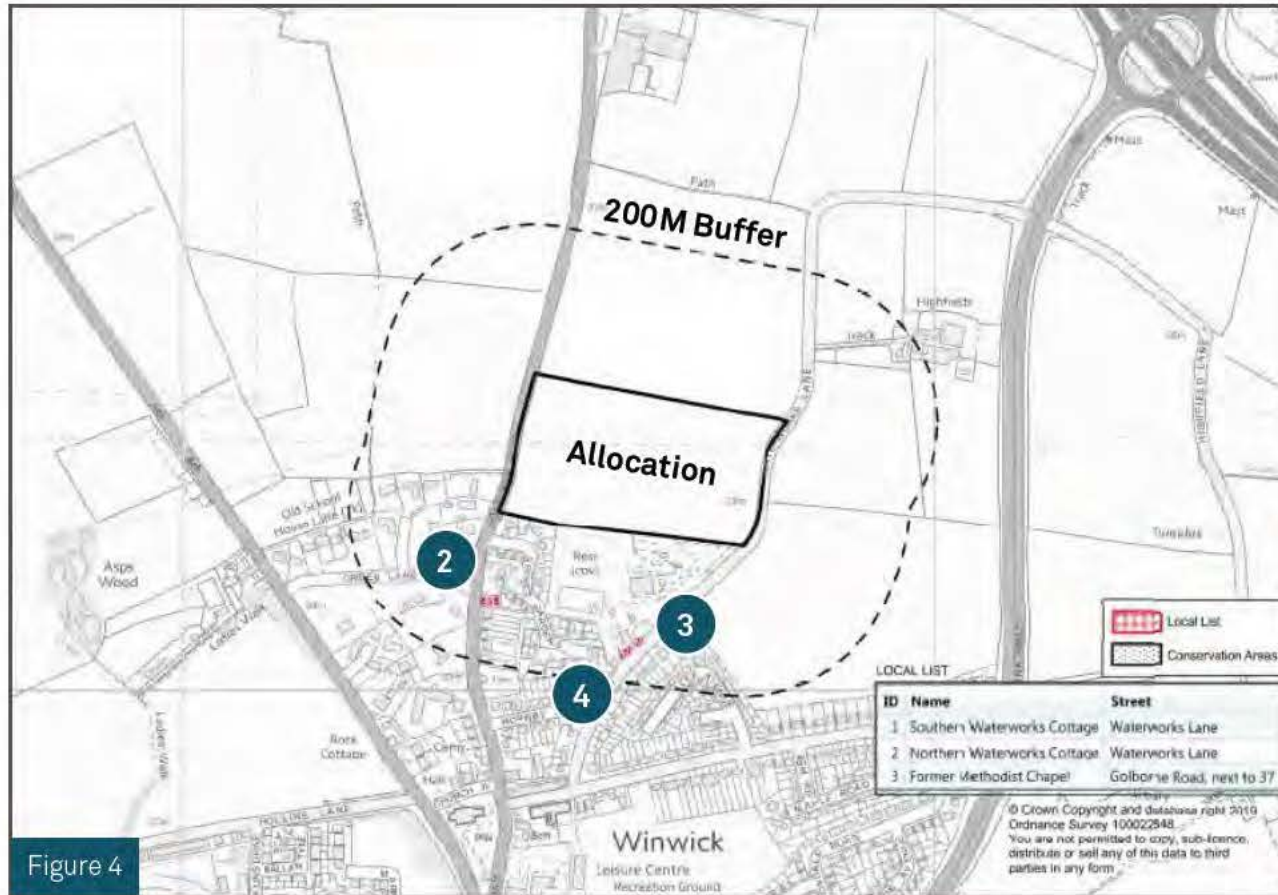


Figure 4

the south of the allocation on the western side of Golborne Road opposite the junction with Green Lane. No views of the chapel are afforded from the site and it is not considered to fall within its setting. The site provides no contribution to the setting of the asset due to distance and intervening built form.

Development of the allocation is likely to have no impact on the setting of the chapel and therefore, will not harm the significance of the asset.

## Southern and Northern Waterworks Cottages

The Northern and Southern Waterworks Cottages are two storey brick built buildings with chimney stacks located approximately 146m and 166m respectively to the south of the allocation on Waterworks Lane adjacent to the Waterworks entrance. Their significance lies in their historic and architectural interest associated with the waterworks. No views of the building are afforded from the allocation due to its separation from a covered reservoir, associated buildings and mature landscaping which sit at a higher level to the site and the cottage. The site is not considered to fall within the setting of the cottages.

The allocation will have a negligible impact on the setting of the assets and given the siting and distance retained between the allocation and the assets, development of the site is unlikely to result in harm to the significance of the of the asset.

# Appendix 2

## Registered Battlefield

### Winwick Battlefield

Winwick Battlefield is sited west, directly opposite the site separated by the A573 Golborne Road. It extends from Golborne Road (as identified on Figure 3) to the west, beyond the A49 Newton Road and to the north of Hermitage Green Lane and Newton Brook.

The Battle of Winwick (also known as the Battle of Winwick Pass and the Battle of Red Bank), fought in 1648 is included on the Register of Historic Battlefields for its historic importance, topographical integrity and archaeological potential.

The area of most importance to Winwick Battlefield is considered to be the north west of the application site centred on the Newton Brook, Hermitage Green lane, and Red Bank. The topography of the battlefield played an important part in the military tactics providing defensive and attacking positions for the opposing armies. These features are still visible within the landscape. The A49 is the main built feature of the battlefield as this was the route of retreat and fighting was focussed around it.

The A573 that lies between the site and the battlefield forms a natural boundary and might have been used by cavalry particularly after the retreat had begun. The land between the battle and St Oswald's Church falls gently towards Winwick is the natural area for the retreat and is also included within the registered area.

Although it does not appear to have been a key part of battle, the application site contributes to the rural setting of the site. It is generally accepted that the landscape in which battles were fought will have frequently changed but the open nature of the wider landscape including the application site will, to a degree, contribute to the appreciation of the context and the course of the battle.

The site provides a rural and open setting to the Battlefield and is considered to make a contribution to the heritage asset. Development of the proposed allocation will affect the rural experience of the area and the rural setting of the battlefield and would therefore result in less than substantial harm to the significance of the Battlefield.

The level of harm is not considered to be substantial and development proposals for the site will be sensitively designed to ensure connectivity with the existing settlement and views towards the church spire. Density and massing of development will be sympathetic to the site's relationship with the village and carefully considered in the context of proximity to the Battlefield and rural surrounds, particularly to the north.

The site allocation has the potential to have less than substantial harm to the significance through development within the rural setting of the Battlefield however, it is considered the public benefits of delivering a scheme of the site would outweigh any identified harm. A suitably designed scheme could also assist in mitigating this harm. Any planning application will be accompanied by a heritage impact assessment and archaeological

desk-based assessment to assess the heritage impacts associated with the delivery of a specific development.

### Other listed buildings

There are a number of other listed buildings and features located within Winwick which include the following:

- Milestone, Newton Road – Grade II listed
- Milestone, Golborne Road – Grade II listed
- The Manor House, Golborne Road - Grade II listed
- Church House Farmhouse, Golborne Road – Grade II listed

Impacts of any proposed development on individual heritage assets can be assessed as part of a heritage assessment submitted alongside an application. However, it is not considered that the allocation site sits within the setting of either of the identified assets and consequently does not impact on their significance.

## Summary

Overall, it is considered that the proposed allocation will not bring substantial harm to the significance of the identified heritage assets.



## Appendix 2

Any scheme brought forward on the site will be accompanied by a comprehensive heritage assessment and archaeological desk-based assessment at planning application stage to assess the individual impact of the development on the identified designated and non-designated heritage assets.



GOLBORNE ROAD

WKS LANE



THE ENVIRONMENT PARTNERSHIP



indigo.