

| <i>For Office Use Only</i> |  |
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# 'Call for Sites'

## Warrington Borough Council Local Plan Review

### Call for Sites Registration Form

October 2016

**Please note this 'Call for Sites' is for five or more dwellings or economic development on sites of 0.25 ha (or 500sqm of floor space) and above, Gypsy, Traveller and Show People and Minerals and Waste sites.**

The identification of sites does not imply that the Council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application.

Potential sites that have been identified will be further tested through the Plan-making process, including through the Spatial Distribution and Site Assessment Process, Sustainability Appraisal/Strategic Environmental Assessment, several stages of public participation and independent examination.

Please also note that all the responses and information received as part of the 'Call for Sites' will be published and made available for public viewing as part of the open and transparent Plan making process.

**NOTE:** Please read the accompanying guidance note [here](#) before completing this form and complete a **separate** form for each site that you are submitting to the Council.

***Please return your completed form and any accompanying supporting material to Planning Policy, Warrington Borough Council no later than 5.00pm on Monday 05<sup>th</sup> December 2016.***

By e-mail: [ldf@warrington.gov.uk](mailto:ldf@warrington.gov.uk)

By post: Planning Policy, Warrington Borough Council, New Town House, Buttermarket Street, Warrington, WA1 2NH

Should you require further advice and guidance on completing this form, please contact the Planning Policy Team by telephone on 01925 442841 or by e-mail to [ldf@warrington.gov.uk](mailto:ldf@warrington.gov.uk)

## (1) Your Details

Please provide your contact details and those of your agent (if applicable). Where provided, we will use your Agent's details as our primary contact.

|               |  | Your details             | Your Agent's details  |
|---------------|--|--------------------------|---|
| Name          |  |                          | Murray Graham   |
| Position      |  |                          | Director  |
| Organisation  |  | Wallace Land Investments | Urban Roots   |
| Address       |  |                          | Sedan House   |
|               |  |                          | Stanley Place   |
|               |  | Town                     | Chester   |
|               |  | Postcode                 | CH1 2LU   |
| Telephone     |  |                          |  |
| Email address |  |                          |  |

## (2) Site Details

Please provide the details of the site you are suggesting. If you are suggesting more than one site, please use a **separate** form.

|  |  |                                    |  |
|--|--|------------------------------------|--|
| Name of site /other names it's known by              | Stretton   |                                    |  |
| Address  | Land adjacent to M56 motorway, Tarporley/London Road |                                    |  |
|  | Stretton Road  |                                    |  |
|  | Town   | Stretton                           |  |
|  | Postcode   | WA4 4NS                            |  |
| Ordnance Survey Grid Reference                       | Easting : 362 157                                    | Northing : 382 503                 |  |
| Site area (hectares)                                 | 39.2 ha  |                                    |  |
| Net developable area (hectares)                      | 25.5 ha  |                                    |  |
| What is your interest in the site? (please tick one) | Owner <input checked="" type="checkbox"/>            | Lessee <input type="checkbox"/>    |  |
|  | Prospective Purchaser <input type="checkbox"/>       | Neighbour <input type="checkbox"/> |  |
|  | Other <input checked="" type="checkbox"/>            | Please state: Strategic Promoter   |  |

**Please Note: It is essential that you provide a map showing the site's location and detailed boundaries for each submission.**

**(3a) Proposed future use(s)**

Please indicate the preferred use that you would like the site to be considered for. Please also indicate any other uses you would consider acceptable. If you wish the site to be considered for a mix of uses, please tick all uses that apply.

|   | Residential  | Gypsy & Travellers       | Employment               | Retail                                  | Leisure                     | Other*                   |
|---|--|--------------------------|--------------------------|---|-----------------------------|--------------------------|
| Preferred future use                        | <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                | <input type="checkbox"/>    | <input type="checkbox"/> |
| Alternative future use(s)                   | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>                | <input type="checkbox"/>    | <input type="checkbox"/> |
| Potential Capacity                          | houses: 700  | Number of Pitches:       | SqM                      | SqM                                     | SqM                         | SqM                      |
|   | or flats:  |                          |                          |   |                             |                          |
| Employment Use Class (E.g. B1)              |  |                          |                          |   |                             |                          |
| * If "Other", please indicate which use(s): |  |                          |                          |   |                             |                          |
| Potential Density                           | 28 per ha  |                          |                          |   |                             |                          |
|   | Has any design, viability, master planning work or other studies been undertaken for any proposed use? |                          |                          | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |                          |

**(3b) Proposed future use(s) - Minerals and Waste**

Details:

#### (4) Site Ownership

Please record the site ownership details. If there are more than three owners, please record the fourth owner, etc. on a separate sheet. Please indicate the extent of individual landholding(s) on the site map.

If you do not know who owns the site, please state so below.

|         | Owner 1  | Owner 2 | Owner 3 |
|---------|----------|---------|---------|
| Name    |          |         |         |
| Address |          |         |         |
|         |          |         |         |
|         | Town     |         |         |
|         | Postcode |         |         |

Or: I do not know who owns the site

Has the owner (or each owner) indicated support for proposed redevelopment?

Please also record these details for the 4<sup>th</sup> and subsequent owners (where necessary).

|            |                                     |                                     |                                     |
|------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Yes        | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| No         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |
| Don't know | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            |

Are there any Restrictive Covenants & Ransom Strips affecting the site?

N/A

#### (5) Market Interest

Please choose the most appropriate category below to indicate what level of market interest there is in the site:

|                                  |                                     | Any comments |
|----------------------------------|-------------------------------------|--------------|
| Site is owned by a developer     | <input checked="" type="checkbox"/> |              |
| Site under option to a developer | <input checked="" type="checkbox"/> |              |
| Enquiries received               | <input checked="" type="checkbox"/> |              |
| Site is being marketed           | <input type="checkbox"/>            |              |
| None                             | <input type="checkbox"/>            |              |
| Not known                        | <input type="checkbox"/>            |              |

## (6) Site Condition

Please record the current use(s) of the site (or for vacant sites, the previous use, if known) and the neighbouring land uses.

|                   |                       |  |  |
|-------------------|-----------------------|--|--|
| Current use(s)    | Agricultural          |  |  |
| Neighbouring Uses | Residential/Hotel/Pub |  |  |
| If vacant         | Previous use(s)       |  |  |
|                   | Date last used        |  |  |

What proportion of the site is made up of buildings, and what proportion is (open) land?

|                                 |   |                                     |     |   |
|---------------------------------|---|-------------------------------------|-----|---|
| Proportion covered by buildings | % | Proportion not covered by buildings | 100 | % |
|---------------------------------|---|-------------------------------------|-----|---|

If there are buildings on the site, please answer the following questions:

|  |               |           |
|--|---------------|-----------|
| How many buildings are there on the site?                        | 10            | buildings |
| What proportion of the buildings are currently in use?           | % in use: 100 | %         |
|  | % derelict:   | %         |
|  | % vacant:     | %         |
| Are any existing buildings on the site proposed to be converted? | No            |           |

For the **parts of the site not covered by buildings**, please answer these questions:

|  |     |        |
|--|-----|--------|
| What proportion of the land is currently in active use?  |     | %      |
| What proportion is <b>greenfield</b> (not previously developed)?                                 | 100 | % (A)* |
| What proportion is <b>previously developed</b> and cleared?                                      |     | % (B)* |
| What proportion is <b>previously developed</b> but not cleared?<br>(e.g. demolition spoil, etc.) |     | % (C)* |

\* A plus B plus C should add to 100%.

Please provide any additional comments on a separate sheet if necessary.

## (7) Constraints to Development

Please tell us about any known constraints that will affect development for the proposed use, details of what action is required, how long it will take and what progress has been made.

Please use a separate sheet where necessary to provide details. If using separate sheets, it would be helpful to make reference there to the particular constraint, e.g (7)(e) – Drainage.

|                                      | Yes,<br>No or<br>Don't<br>know | Nature and severity of<br>constraint * | Action<br>needed,<br>timescales<br>and progress | Confirmed by<br>technical study<br>or by service<br>provider? |                          |
|--------------------------------------|--------------------------------|--|---|---|--------------------------|
|                                      |                                |  |   | Yes   | No                       |
| a) Land contamination                | NO                             |  |   | <input checked="" type="checkbox"/>                           | <input type="checkbox"/> |
| b) Land stability                    | NO                             |  |   | <input checked="" type="checkbox"/>                           | <input type="checkbox"/> |
| c) Mains water supply                | NO                             |  |   | <input checked="" type="checkbox"/>                           | <input type="checkbox"/> |
| d) Mains sewerage                    | NO                             |  |   | <input checked="" type="checkbox"/>                           | <input type="checkbox"/> |
| e) Drainage, flood risk              | NO                             |  |   | <input checked="" type="checkbox"/>                           | <input type="checkbox"/> |
| f) Tree Preservation<br>Orders       | NO                             |  |   | <input checked="" type="checkbox"/>                           | <input type="checkbox"/> |
| g) Electricity supply                | NO                             |  |   | <input checked="" type="checkbox"/>                           | <input type="checkbox"/> |
| h) Gas supply                        | NO                             |  |   | <input checked="" type="checkbox"/>                           | <input type="checkbox"/> |
| i) Telecommunications                | NO                             |  |   | <input checked="" type="checkbox"/>                           | <input type="checkbox"/> |
| j) Highways                          | YES                            |  |   | <input checked="" type="checkbox"/>                           | <input type="checkbox"/> |
| k) Ownership, leases<br>etc.         | NO                             |  |   | <input checked="" type="checkbox"/>                           | <input type="checkbox"/> |
| l) Ransom strips,<br>covenants       | NO                             |  |   | <input checked="" type="checkbox"/>                           | <input type="checkbox"/> |
| m) Other (Please<br>provide details) |                                |  |   | <input type="checkbox"/>                                      | <input type="checkbox"/> |

## **(8) Site Availability**

*Please indicate when the site may be available*

Excluding planning policy constraints, when do you believe this site could be available for development?

Immediately

(Note: to be "immediately available", a site must be cleared, unless being considered for conversions.)

If not immediately, please state when it could be available:

If the site is not available immediately, please explain why – e.g. the main constraint(s) or delaying factor(s) and actions necessary to remove these:

## **(9) Any Other Information**

Please tell us anything else of relevance regarding this site if not already covered above that will ensure that it contributes positively to the achievement of sustainable development. Please use a separate sheet/s if necessary.

Please see attached statement:

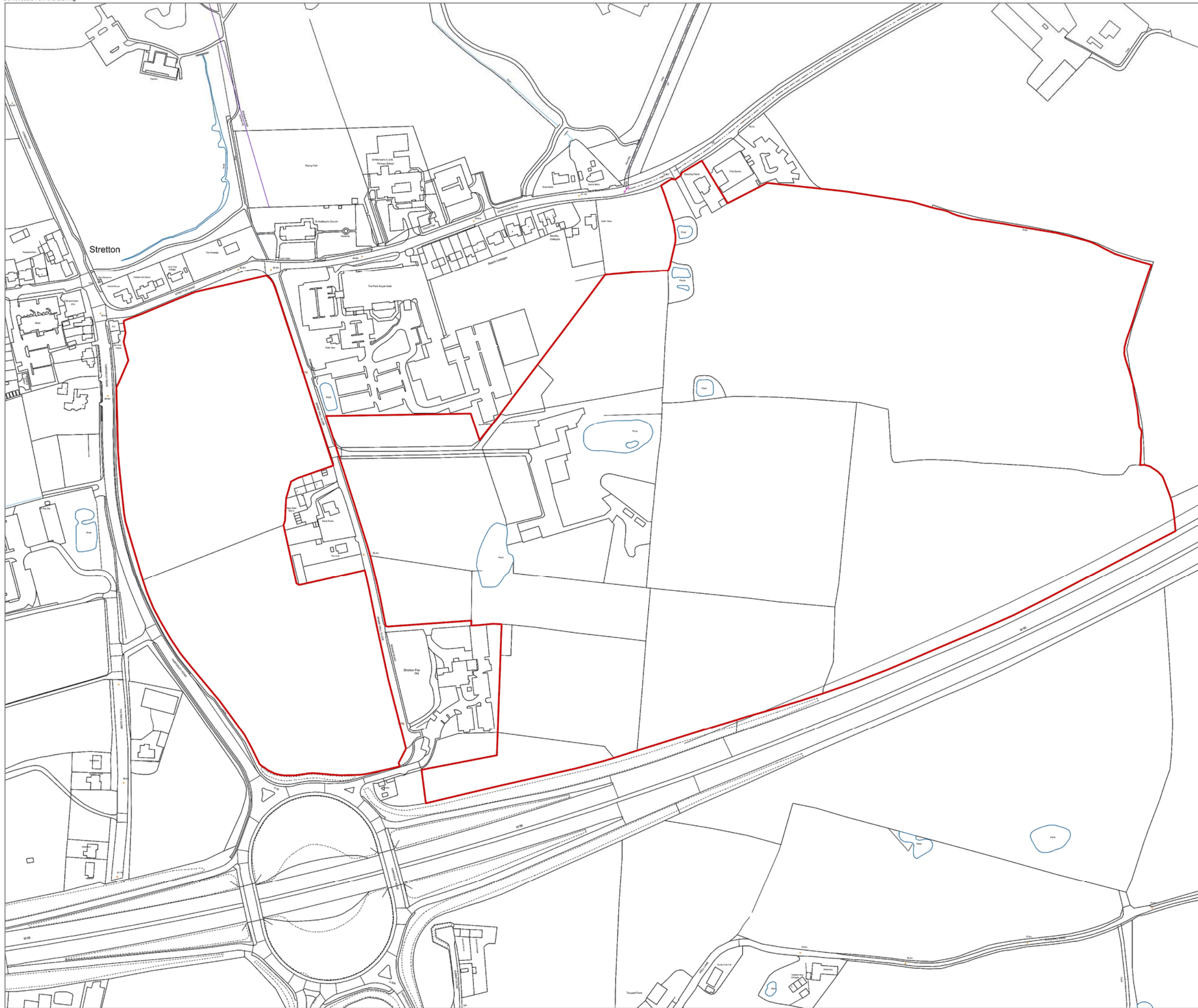
Stretton: Warrington Local Plan Review Call for Sites December 2016

**Planning Policy– Warrington Borough Council,  
New Town House, Buttermarket Street, Warrington, WA1 2NH**

**[ldf@warrington.gov.uk](mailto:ldf@warrington.gov.uk)  
01925 442841**

This form is available in other formats or languages on request.





Filepath: General/Projects/15015/Wallace Land/ Sites/England/Warrington/Stretton/ Plans and Drawings  
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Stretton

Drawing No. 15015-STEX-P004  
Site Plan

Site boundary (39.2 ha / 96.9 acres)

Rev - (02.12.16) Drawn: SD - Checked: KT

Status: For Information

scale 1:2,500 @ A2

The Quadrant, 17 Bernard St., Edinburgh, EH6 6PW | Tel: 0131 5533839 | info@geddesconsulting.com



Spire  
Cheshire  
Hospital

# Stretton Development Opportunity

November 2015



# **Stretton** Development Opportunity



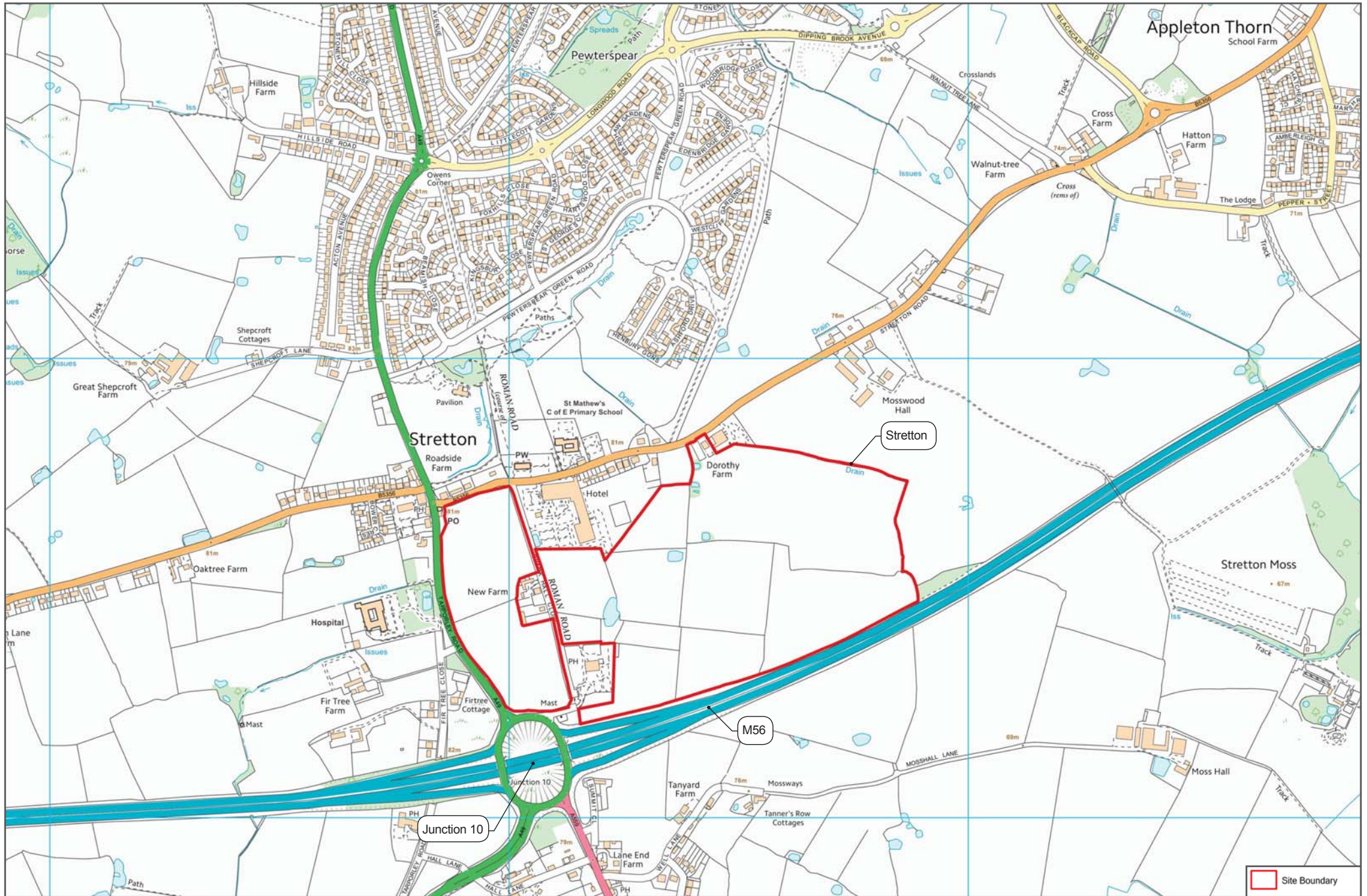
This document was prepared by Geddes Consulting on behalf of: Wallace Land Investment + Management  
Geddes Consulting | The Quadrant | 17 Bernard Street | Leith | Edinburgh | EH6 6PW  
[t] 0131 553 3639 [e] info@geddesconsulting.com [w] www.geddesconsulting.com



View looking east across the site towards the M56

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# Introduction

Wallace Land Investment & Management (Wallace Land) controls 39.2 ha (96.9 acres) of land around the suburb of Stretton to the south of Warrington. This site is immediately off Junction 10 of the M56 and is referred to in this report as Stretton.

The site presents a strategic development opportunity to accommodate a mixed use proposal. This site can accommodate around 550 homes, up to 30% of which will be affordable homes as well as up to 4 hectares of serviced land for commercial development.

It is estimated that this scale of economic development could accommodate office space in two storey pavilions, potentially providing for up to 1,000 jobs.

## Local Plan Core Strategy

The adopted Local Plan for this proposal is the *Warrington Local Plan Core Strategy* (adopted 2014). The Local Plan is due to be reviewed by the Council, possibly commencing in May 2016

The *Warrington Housing Strategy* (WHS) sets the strategic housing requirement for Warrington. The housing requirements for Warrington are currently being revised due to elements of the *Housing Policy Core Strategy* being quashed at judicial review (December 2014).

The *Strategic Housing Land Availability Assessment* (SHLAA) process for 2014/15 is currently being reviewed and is expected to conclude the need for further housing land releases through a Green Belt review.

The adopted Local Plan requires to deliver around 500 homes a year to meet the annual housing requirement. The current development strategy is failing to deliver this annual housing requirement.

Warrington is part of an ambitious Devolution Growth Deal Bid for Cheshire and Warrington, one of the fastest growing economies in the UK. The aim is to grow the sub regional economy by £50 billion by 2040, delivering 112,000 new jobs and 115,000 new homes, along with the transformation of public services in a response to fully realise its Northern Powerhouse ambitions.

Warrington Borough Council is also in negotiations with the Government to seek to move from a new town to a new city. To deliver larger and accelerated growth over the next 20 years with 26,000 new homes and 55,000 new jobs.

In terms of the future development strategy, focus would need to be on both the urban area and the surrounding villages to provide this housing requirement. This would require greenfield land release. Inevitably, this will require land release from the Green Belt.

The Council therefore needs to ensure that its proposed development strategy selects and gives priority to effective sites. Stretton is an effective development site and can deliver both housing completions and jobs in the short to medium term. Stretton is identified as a Green Belt settlement within which development proposals will be subject to Green Belt policies set out in national planning policy.

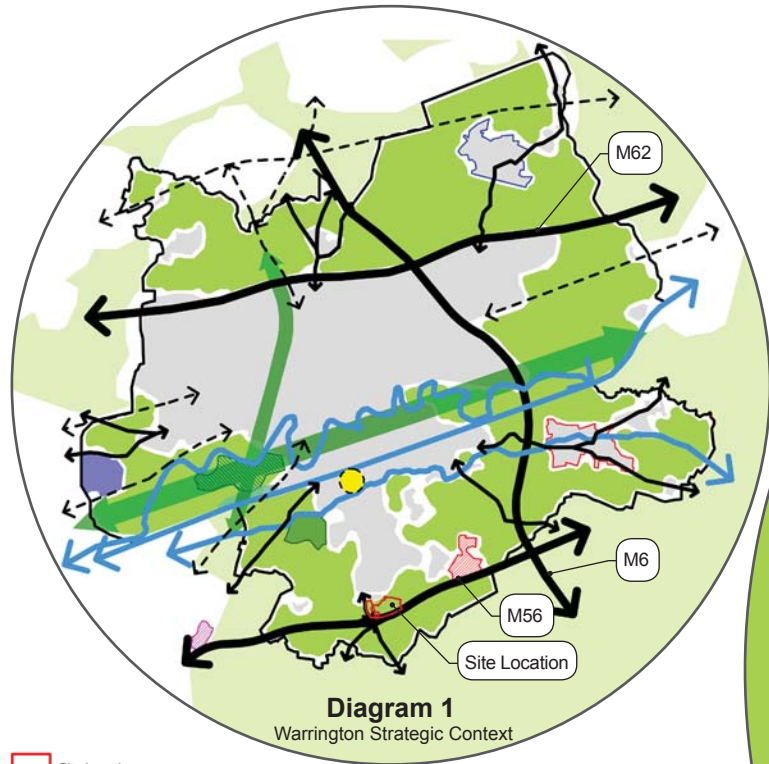
Currently, new build development at Stretton is only appropriate where it can be demonstrated that the proposal constitutes limited infill development of an appropriate scale, design and character (Policy CC 1, Local Plan Core Strategy).

This Report explains why this development opportunity at Stretton should be considered for allocation as a mixed use development in the forthcoming review of the Local Plan.

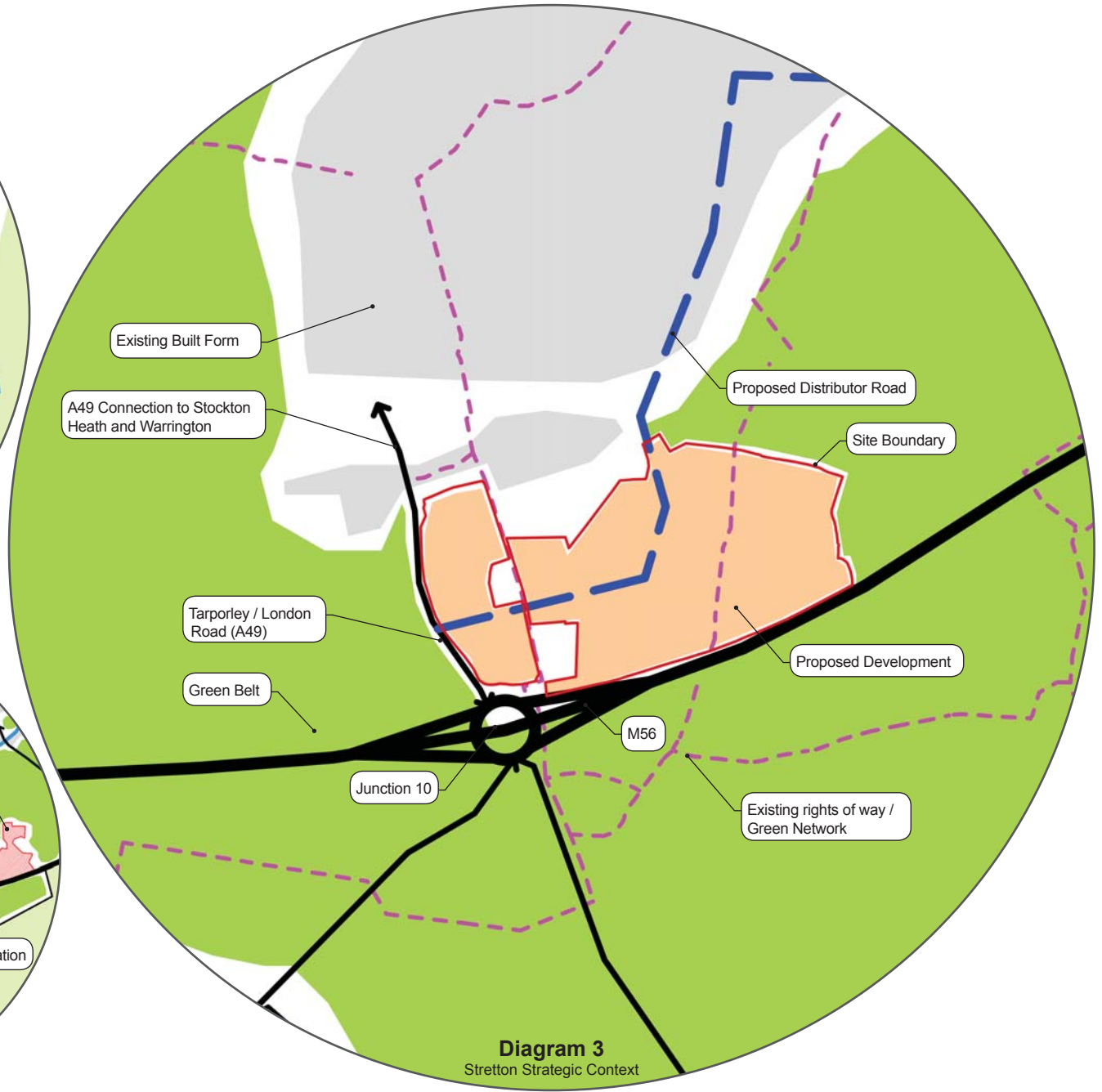
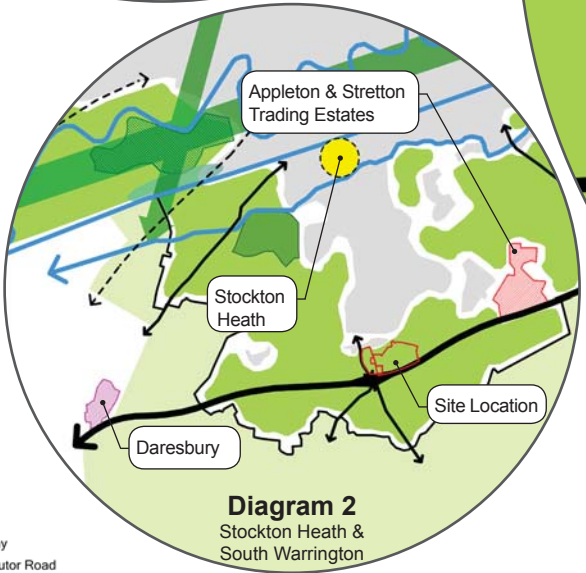
It considers the site's strategic context as well as an appraisal of the site, demonstrating the suitability of the site for development, as well as contributing to future economic well being of both Stretton and Warrington.

An indicative development framework is presented for this proposal. This incorporates infrastructure requirements and mitigation measures necessary to accommodate future development on this site.





- Site Location
- Outer Settlements
- Lymm
- Culcheth
- Green Belt
- Neighbouring Authority Green Belt
- Strategic Green Links
- Walton Hall Estate
- Fiddlers Ferry Power Station
- Strategic Opportunity: Port Warrington
- Potential Country Park
- Appleton and Stretton Trading Estates
- Daresbury Business Park
- Stockton Heath
- Railways
- Roads
- Motorways
- Rivers
- Green Network / Right of Way
- Potential Location for Distributor Road



# 1. Strategic Location

The site is located around 5 miles south of Warrington town centre and around 2 miles south of Stockton Heath.

Wallace Land's vision for Stretton is to provide housing for the village of Stretton and the surrounding area along with complementary high quality commercial uses, utilising the location next to Junction 10 of the M56, to attract local investment.

This will not only encourage and support the local communities and local economy but will help meet the needs of the *Strategic Housing Land Availability Assessment (SHLAA)*, to maintain a 5 year supply of housing land in accord with Policy CS 3:

*Support needs to be afforded to maintaining and where possible growing the rural economy particularly through appropriate diversification. (p138 Local Plan Core Strategy Plan July 2014)*

## **Warrington Strategic Context**

Warrington has a strong economic reputation and is one of the top centres of employment in the North West of England.

A contributing factor to its success has been due to its well connected infrastructure network, in particular its proximity to the M62, M6 and M56 motorways. Both the West Coast Mainline and the Trans Pennine Rail lines run through the town.

As highlighted opposite on Diagram 1, Warrington and Stretton are well connected by road and rail.

These locational advantages allow easy access to Warrington, the national transport infrastructure and the surrounding urban regions of Manchester, Chester and Liverpool.

## **Stockton Heath & South Warrington**

The proposal will be located near a number of local amenities within Stretton and South Warrington. It will also have the benefit of easy access to Stockton Heath, the nearby core area for social and retail amenities.

Diagram 2, shown opposite, highlights the two main business / commercial hubs along the M56 at the adjacent motorway junctions. Appleton & Stretton Trading Estates is located 2 miles east of the site and Daresbury Business Park is located around 3 miles to the west.

Although having motorway access, Daresbury Business Park and Appleton & Stretton Trading Estates lack integration with local settlements and consequently rely heavily on the car as a primary form of transport.

The vision for this site is more sustainable. It provides the opportunity to build new homes and offices for new and existing businesses. These can be integrated with existing local amenities with direct access to public transport.

The site has access to an existing network of public rights of way which will allow connections to the wider countryside.

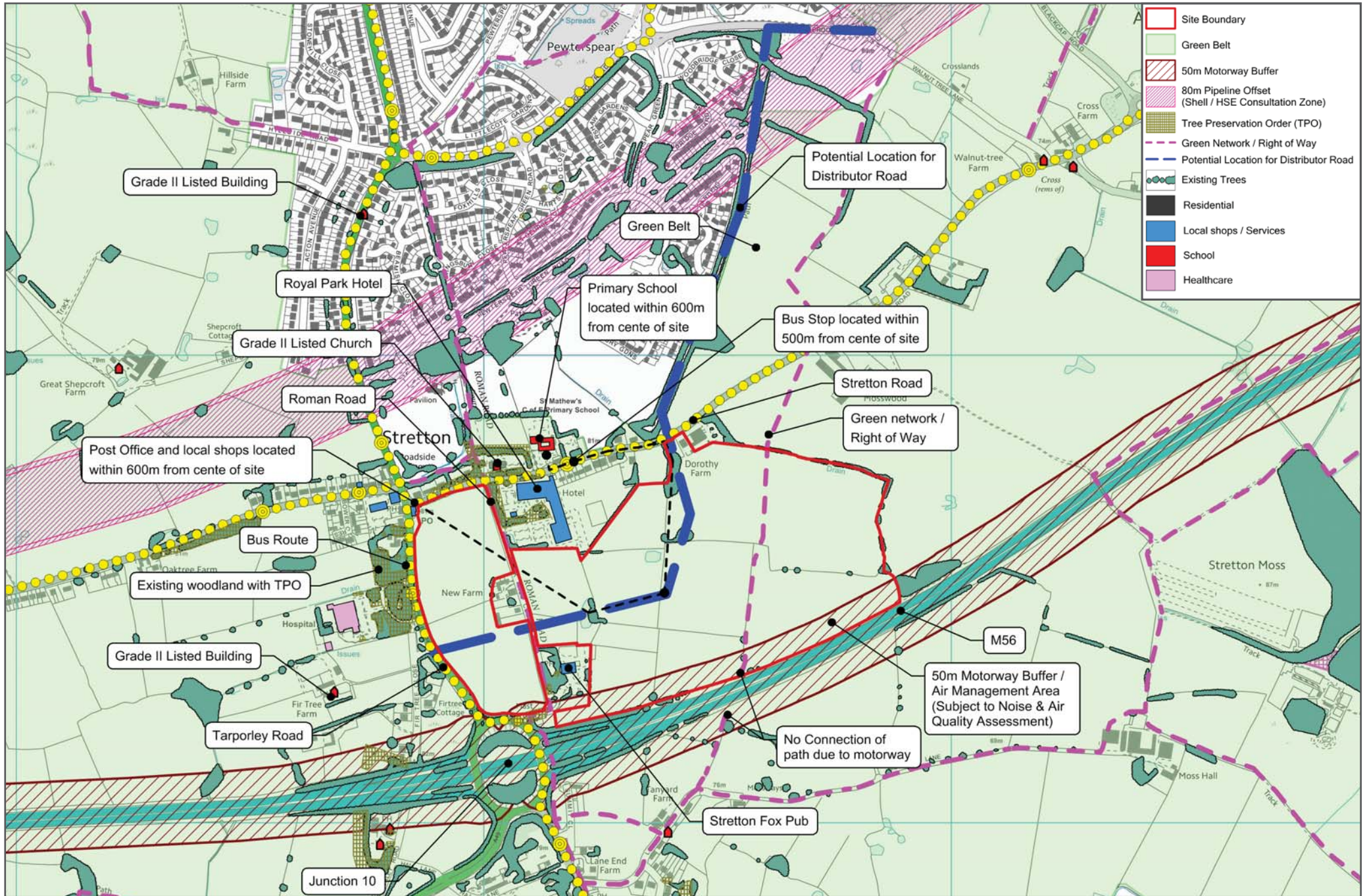
## **Stretton Strategic Context**

The site is currently designated as Green Belt and comprises arable land with some agricultural buildings.

The proposal will contribute to enhancing the sustainability of the local area by providing a range of homes and employment opportunities, potentially providing for 1,000 jobs. This will strengthen the local economy with community benefits as well as supporting local facilities such as the Royal Park Hotel and the Stretton Fox pub.

The delivery of this proposal will require enhanced infrastructure for the area. One benefit of the proposal will be the delivery of a new distributor road. Diagram 3, shown opposite, outlines part of the potential route of a new distributor road as originally highlighted in Warrington's New Town Plan to form a high level ring road around the town. It will provide relief of traffic through Stretton Village and enable potential connections to the Homes and Communities Agency (HCA) sites and onto the causeway at Latchford.

This proposal will help shift traffic away from areas sensitive to heavy vehicle movement in Stretton. It also has direct access to the primary road network as required the Council and makes provision for supporting infrastructure.



## 2. Site Appraisal

### Site Context

This site is bounded to the south by the M56 Motorway, adjacent to Junction 10. Open agricultural land lies to the east of the site. Tarporley/London Road (A49) runs along the western boundary. Stretton Road and Park Royal Hotel are located to the northern boundary.

### Green Belt

The site is located within Warrington Green Belt, which was first established in 2006.

The M56 and A49 will provide a clear defensible boundary position to the south and west of the site. Existing field boundaries to the west can be strengthened to form a new inner Green Belt boundary.

### Access

Vehicular access to the site can be provided from Tarporley Road (A49) to the west and from Stretton Road (B5356) to the north.

Pedestrian and cycle access can also be provided to Stretton Road with an easily accessible network of paths and public rights of way.

### Topography

The site is relatively flat, generally slopes from west to east. The highest point of the site is around 86m AOD. The lowest point of the site is around 76m AOD. The site is visible from part of the Motorway (M56).

### Land Use

The site comprises mainly of Grade 3, with some Grade 2, agricultural land to the north west of the site (8.5%). This land is good to moderate quality agricultural land, as described in MAFF (1988) *Agricultural Land Classification of England & Wales*.

### Microclimate

The site is generally south/south east facing. The majority of the site is currently open to views from the south and east. An area to the south west is sheltered by a landscaped bund at Junction 10.

The southern boundary of the site is situated within a 50m *Motorway Buffer Zone* as shown opposite. A Noise Assessment has been carried out. This determines that an acoustic barrier next to the motorway and the A49 is required to deliver appropriate residential amenity within the site. An air quality assessment will be carried out in due course.

### Cultural Heritage

There are no listed buildings or scheduled monuments within the site. The site is not within a conservation area. Located north of the site is a Grade II listed building (St Matthews Church). Spark Hall Close (Roman Road) runs adjacent to the site.

### Drainage / Flooding

Environment Agency flood mapping confirms that the site is not at risk of river flooding. The proposal will incorporate SUDS measures to ensure that surface water from the proposal meets greenfield run-off requirements.

### Ecology

Part of the site is located within a SSSI Impact Risk Zone. The nearest SSSI is located 6km to the west of the site. The site is also within a Nitrate Vulnerable Zone and is part of the Mersey Forest (Community Forest).

The proposal will have no adverse impact to any of these designations.

There are a number of Tree Protections Orders (TPO) located adjacent the site, as highlighted on the plan opposite. Detailed studies will be carried out and appropriate mitigation adopted as required.

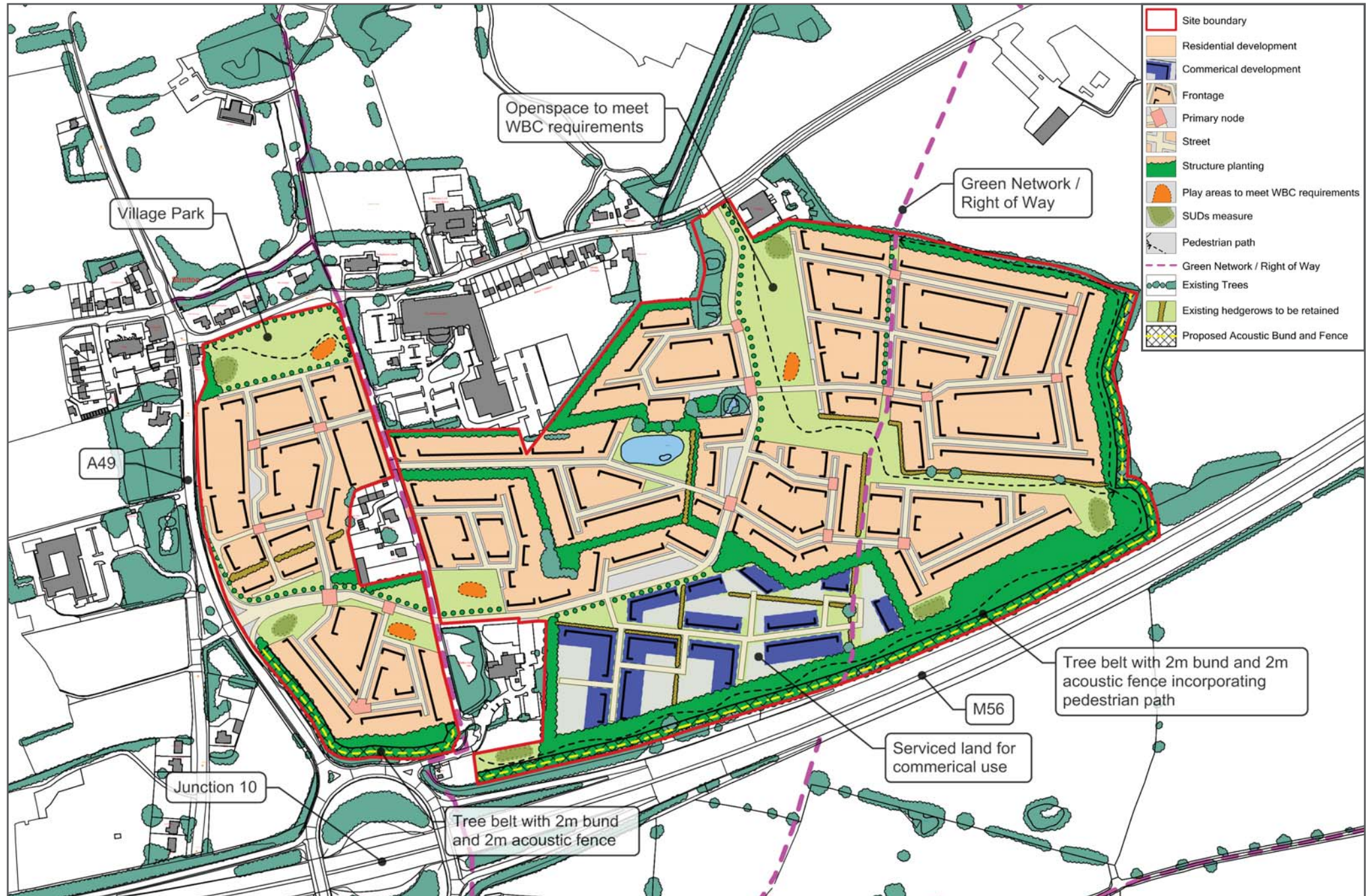
### Sustainability of Location

Located directly opposite the site is the local primary school (Stretton St Matthews). The secondary school is located 3km to the north of the site.

A Post Office, local shop, hotel and public house are located within 600m from the centre of the site.

Bus services are available immediately adjacent the site on the A49 and the B5356. The nearest bus stop is located within easy walking distance, approximately 500m from the centre of the site.

A number of bus services already operate around the site, including hourly services to Stockton Heath and on to Warrington.



### 3. Indicative Proposal

The site presents a strategic development opportunity to accommodate a mixed use proposal.

Vehicular access to the site will be provided from Tarporley Road (A49) to the west and from Stretton Road (B5356) to the north.

The provision of a distributor road through the site from these access points will improve the local road network, and through providing traffic relief, enhance amenity for existing local residents within Stretton. Public transport will use this distributor road.

The distributor road will have a series of differing land uses along it. The land uses will be divided by tree belts and open spaces, helping to create interest and character along this route.

This site can accommodate around 550 homes, up to 30% of which will be affordable homes. Homes will include 3, 4 and 5 bedroom market houses and affordable housing. All homes will be accessible within a safe environment.

With convenient access to Junction 10 of the M56 motorway, Wallace Land recognises the opportunity to create employment. More jobs at this strategic junction is supported by the Council.

Up to 4 hectares of commercial development will be provided within the short to medium term. The commercial concept is based on the formation of a business village close the motorway junction.

The business village could include supporting facilities such as a nursery, cafe and shops. It would support existing local facilities such as the Royal Park Hotel and the Stretton Fox pub.

Offices will front onto the new distributor road, presenting a strong identity for the business village. All of these offices will be capable of subdivision to meet a wide range of demand and maintain flexibility.

The office layout focuses on creating a series of welcoming spaces. The buildings form simple courtyards to provide welcoming facades to the public areas whilst screening most of the car parking.

It is estimated that this scale of economic development could accommodate office space in two storey pavilions and potentially provide for up to 1,000 jobs.

The proposal is designed to integrate with the existing village of Stretton. A large area of open space adjacent to the existing village provides a setting to the existing church and historic core of the village. This ensures that the proposal forms a natural extension to the existing community.

Open space and play space provision is located throughout the proposal and will be in accord with local authority requirements.

The movement hierarchy around the site will provide safe and convenient access for pedestrians and cyclists. This is achieved through a combination of shared surface lanes and a remote path network.

Existing public rights of way have been integrated into the proposal, allowing ease of connection to the wider countryside.

Structure planting will be provided along the southern and western boundaries of the site, providing a new and defensible inner boundary for the Green Belt. The structure planting will provide visual screening from the motorway and an attractive edge to the development.

The structure planting will incorporate rural paths around the edge of the proposal, with regular links into the proposal and easy access opportunities to the surrounding countryside. The structure planting around the site will also help promote biodiversity and form a key element in the establishment of new wildlife habitats and corridors in the area.

This proposal will provide improved local access, additional amenities, affordable homes and employment opportunities but not at the expense of the area's character. The proposal will maximise the future prospects of success in attracting new investment and jobs to Stretton.



## 4. Way Forward

Wallace Land wishes to work in partnership with the Council, the local community and other agencies to deliver the vision for Stretton.

Wallace Land expects Stretton to be a 5 to 10 year development project to build around 550 homes and the commercial development opportunities capable of delivering up to 1,000 jobs, subject to market demand.

The proposal is an effective site, capable of delivering homes and jobs during 2019.

The site is in a sustainable location and the proposal represents a sustainable development.

Representations will be made to the Council at the relevant stages of the emerging Development Plan process. This will provide relevant information, explaining the benefits of the proposal and assessing the impacts arising.

This information will then feed into the work being undertaken by the Council in order to re-establish the Local Plan housing target, and assist in updating Warrington's Infrastructure Delivery Plan.

Wallace Land will also make representations to a Green Belt review in due course.

Representations for this proposal will also be made through the SHLAA process.

Should the site be allocated in the next review of the Local Plan, then an application for outline planning permission will be lodged. This is likely to be in 2017.

Thereafter, allowing for a two year lead in period to secure all necessary consents, construction of Stretton should commence in 2019.





| Revision | Status | Prepared | Checked | Date     |
|----------|--------|----------|---------|----------|
| -        | Draft  | SD       | BS      | 07/10/15 |
| -        | Final  | SD       | BS      | 30/10/15 |
| A        | Final  | SD       | BS      | 03/11/15 |

## Geddes Consulting

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Spire  
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6

# Stretton

## Warrington Local Plan Review

### Call For Sites

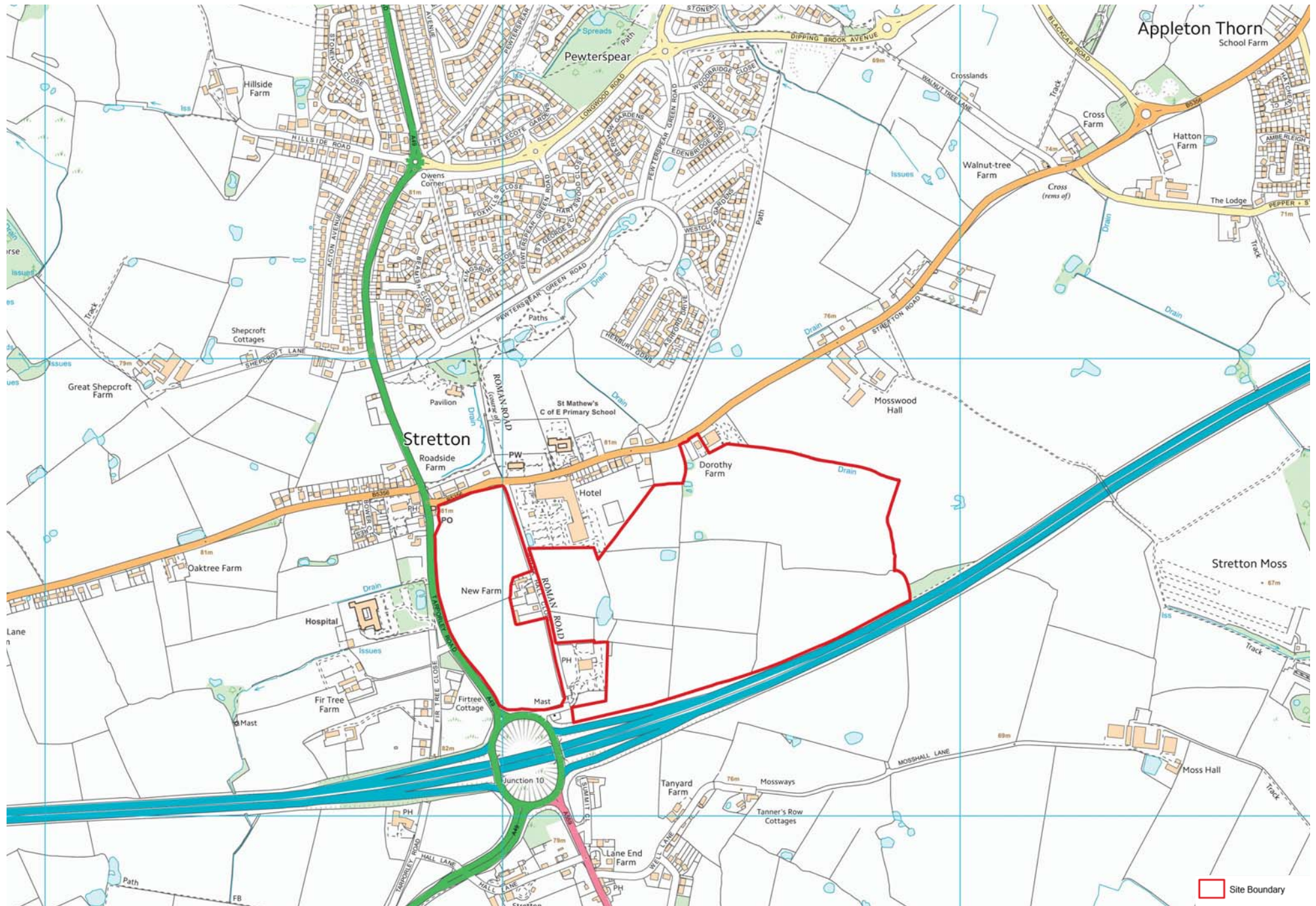
December 2016



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Site location of proposal to expand Stretton

# Introduction

Wallace Land Investments (Wallace) controls 39.2ha (96.9 acres) of land around the suburb of Stretton, to the south of Warrington. The site is immediately off Junction 10 of the M56 and referred to in this report as Stretton.

The site presents a strategic development opportunity to accommodate a residential development. The site can accommodate around 700 homes, up to 30% of which will be affordable homes.

## Local Plan Core Strategy Review

The site was originally submitted to Warrington Borough Council (WBC) for inclusion in the 2015 SHLAA. That submission was based on the adopted Warrington Local Plan Core Strategy (adopted 2014).

The Council are now in the process of reviewing the Local Plan and have produced a number of background documents, including; Green Belt Assessment; Economic Development Needs Assessment; Urban Capacity Statement; Mid Mersey Strategic Housing Market Assessment (SHMA) Addendum for Warrington; and the Annual Monitoring Report 2015/2016.

The review has come about as a result of the High Court Challenge which resulted in parts of the Plan being quashed and, in particular, the housing target and reference to 1,100 new homes at Omega.

All other policies within the Plan remained unaltered, however, given the High Court Challenge and emerging evidence, the Council recognises the need to undertake the review.

## Housing Need

The revised Local Plan will set the housing target for new homes to be delivered in the Borough over the Plan period to meet the Objectively Assessed Needs (OAN) for market and affordable housing.

The supporting evidence produced, set out in the Mid-Mersey SHMA 2016, provides the most up-to-date assessment of housing OAN for the Borough, undertaken with the neighbouring authorities of Halton and St.Helens.

This evidence includes population projections, household formations, the need for affordable housing and projected jobs growth across the plan period. For Warrington, the Mid Mersey SHMA identifies an OAN of 839 new homes (including 200 affordable homes) per year up to 2037 and an additional 62 bed spaces in Care Homes or specialist housing for elderly people.

It should be stressed that WBC see this figure as “*only the starting point*”. In line with the requirements of the National Planning Policy Framework (NPPF), the OAN figure should be tested against the land supply figure, infrastructure capacity, environmental constraints, improved affordability and market signals as well as growth aspirations.

Warrington is currently actively pursuing the establishment of a locally led Warrington New City, a Garden City at the heart of the Northern Powerhouse completing the “MANCPOOL” jigsaw.

## Land Supply

The Council have updated the SHLAA (2016) identifying the committed and planned housing supply. This currently identifies a total housing land supply in the urban area, and on greenfield sites outside the Green Belt, of approximately 11,500 homes. In addition, there are approximately 3,500 home identified in the Warrington Waterfront Strategic Development Opportunity over the next 20 years.

Having explored all the potential sources of additional land supply, the Council has concluded<sup>1</sup> “*it is unable to accommodate all of its development needs within the urban area and on greenfield sites outside the Green Belt*”.

The work it has undertaken in establishing urban capacity concluded that “*If Warrington is to meet its development needs, then based on the updated urban capacity, sufficient Green Belt land will need to be released to deliver approximately 5,000 new homes and 261 hectares of employment land over the next 20 years*”.

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<sup>1</sup> (p. 6 Reg.18 Scope & Contents, Oct.2016)



## Green Belt Assessment

The Green Belt in Warrington was only formally adopted in 1979 in the Cheshire Structure Plan and maintained in subsequent Structure Plans and the Warrington UDP after Warrington became a Unitary Authority in 1998. This has been maintained up to the present and includes a number of New Town sites although some were excluded for future development in the adopted Core Strategy (2014).

In terms of future development strategy, the realisation that, to meet the development aspirations and national policy will require land release from Green Belt, is welcomed.

The Council commissioned consultants to carry out an assessment of the Borough's Green Belt against the 5 purposes of Green Belt as set out in the NPPF.

In assessing the Green Belt, the consultants ARUP, together with WBC, have reviewed the responses to the draft SHLAA and the 2016 SHLAA. It has become increasingly apparent that WBC is not currently able to identify sufficient land to meet its likely housing need in accordance with the requirements of the National Planning Policy Framework (NPPF).

WBC needed to understand how Warrington's Green Belt performs against the role and function of Green Belt, as set out in National Policy. The Green Belt assessment will assist WBC to consider how Warrington's Green Belt performs against the role and function of Green Belt as set out in National Policy.

This will enable WBC to consider whether there are 'exceptional circumstances' (under paragraph 83, NPPF) to justify altering Green Belt boundaries through the Local Plan Process to enable existing Green Belt land to contribute to meeting Warrington's housing needs. This Assessment represents part of the up to date evidence base which will inform the Local Plan.

The aim of this Green Belt Assessment is therefore to provide WBC with an objective, evidence-based and independent assessment. It is stressed that this is an initial assessment and there will be the need to undertake more detailed site specific assessment work as part of the Local Plan Review process.

This Assessment does not consider whether 'exceptional circumstances' exist or make any recommendations relating to the alteration or review of Green Belt boundaries.

The site at Stretton presented in this document is included in Area 10 as part of the General Assessment within the Councils Green Belt Assessment. This is indicated on the Map in Appendix D.

The Council considers the area as having a weak contribution to the Green Belt when assessed against the five purposes of Green Belt.

A more detailed comment on the Stretton site (referred to as WR47) is made in the land parcels section (page H35). It is surprising that not all the site included. As highlighted on page 1 of this document, it was presented to the council in 2015 as part of the SHLAA call for sites.

The General Area Assessment Findings clearly illustrates on page 46 (table 9) of the Councils Green Belt Assessment that the area is assessed as having a weak contribution to Green Belt. Wallace agree with this assessment.

The site is well connected to the built up area and it represents a rounding off of the settlement pattern. The site performs a weak contribution to openness with non-durable boundaries which would not prevent encroachment and it does not prevent towns from merging.

Wallace are concerned that the detailed parcel assessment WR47 only includes a small element of the area. The rationale for the inclusion of the full area is set out on page 8 of this submission.

## Stretton Development Opportunity

The growth aspirations as set out in *Warrington Means Business* and the expression of interest for a new Garden City, mean that the site presented here at Stretton helps to address the strategic needs of the Borough and is an integral part of the strategic infrastructure .

This report explains why this development opportunity at Stretton should be considered for allocation as a residential development in the emerging review of the Local Plan.

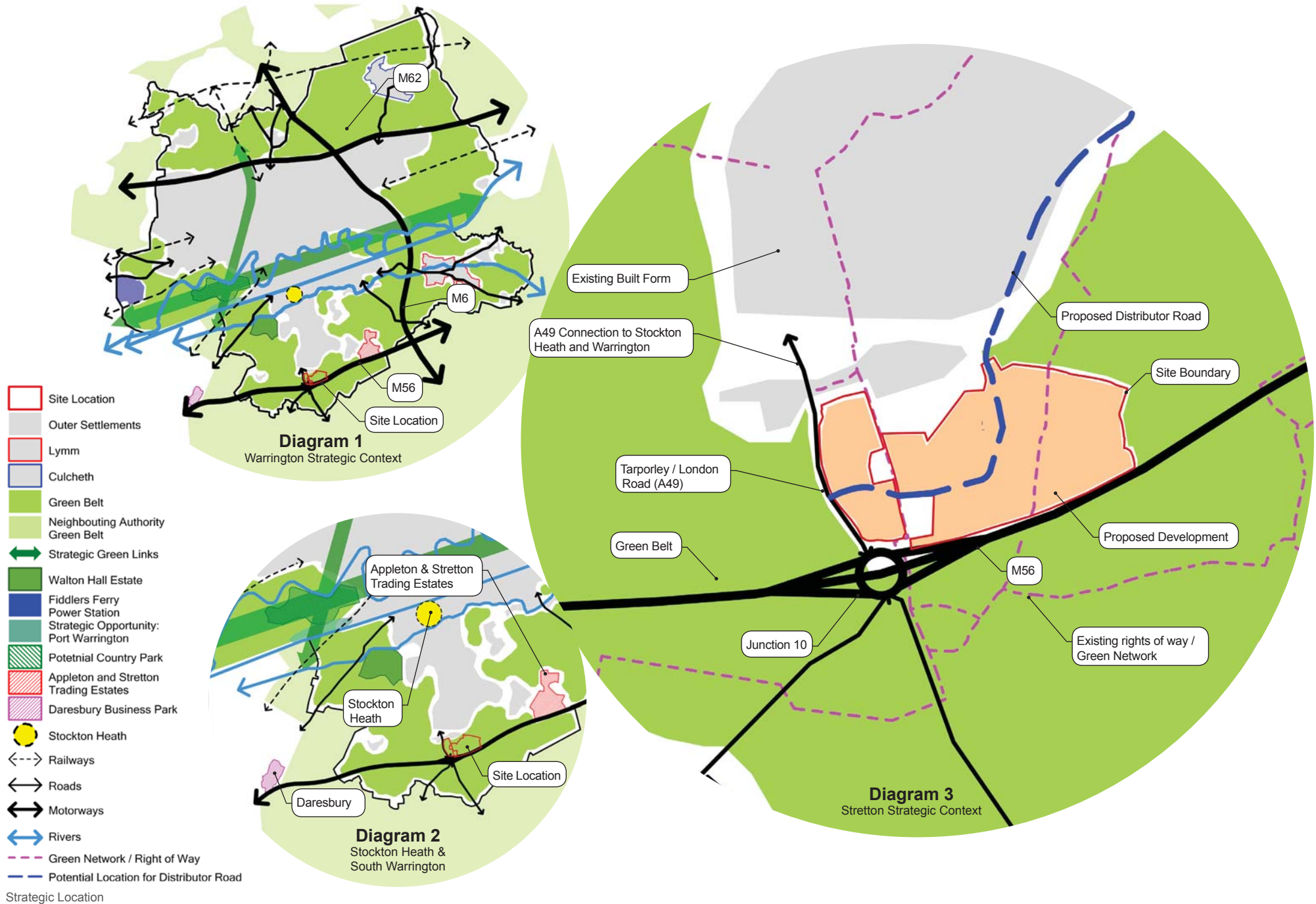
It considers the site's strategic context as well as an appraisal of the site, demonstrating the suitability of the site for development, as well as contributing to the development aspirations of the Borough and establish a new Garden City in the heart of the Northern Powerhouse.

Bearing all this in mind, the Council need to ensure that its proposed development strategy selects and gives priority to effective sites. Stretton is an effective development site and can deliver housing completions in the short, medium and long term.

An Indicative Development Framework is presented for this proposal. This incorporates infrastructure requirements and mitigation measures necessary to accommodate future development on the site and is presented for inclusion in the Call for Sites as part of the Local Plan review.



Warrington Growth Areas, from *Warrington Means Business*



# 1. Strategic Location

The site is located around 5 miles south of Warrington town centre and around 2 miles south of Stockton Heath.

Wallace's vision for Stretton is to provide housing for the village of Stretton and the surrounding area, utilising the location, next to Junction 10 of the M56, to attract local investment.

This will not only encourage and support the local communities and local economy but will help meet the needs of the *Strategic Housing Land Availability Assessment* (SHLAA), to maintain a 5 year supply of housing land in accord with the adopted Local Plan Policy CS 3:

*Support needs to be afforded to maintaining and where possible growing the rural economy particularly through appropriate diversification. (p138 Local Plan Core Strategy Plan July 2014)*

## **Warrington Strategic Context**

Warrington has a strong economic reputation and is one of the top centres of employment in the North West of England.

A contributing factor to its success has been due to its well connected infrastructure network, in particular its proximity to the M62, M6 and M56 motorways. Both the West Coast Mainline and the Trans Pennine Rail lines run through the town.

As highlighted opposite on Diagram 1, Warrington and Stretton are well connected by road and rail.

These locational advantages allow easy access to Warrington, the national transport infrastructure and the surrounding urban regions of Manchester, Chester and Liverpool.

## **Stockton Heath & South Warrington**

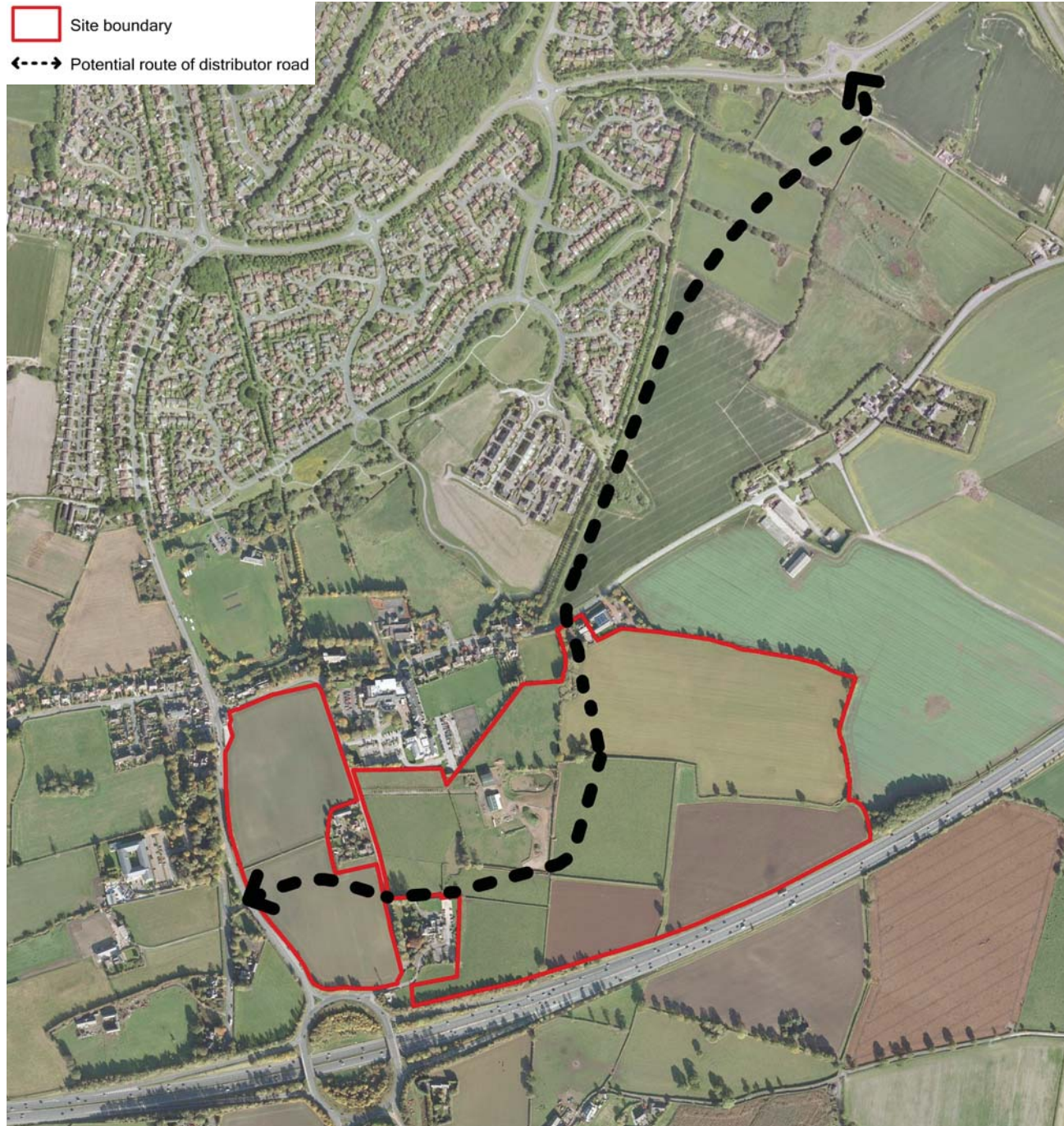
The site is located near a number of local amenities within Stretton and South Warrington. It also has the benefit of easy access to Stockton Heath, the nearby core area for social and retail amenities.

Diagram 2, shown opposite, highlights the two main business / commercial hubs along the M56 at the adjacent motorway junctions. Appleton & Stretton Trading Estates is located 2 miles east of the site and Daresbury Business Park is located around 3 miles to the west.

Although having motorway access, Daresbury Business Park and Appleton & Stretton Trading Estates lack integration with local settlements and consequently rely heavily on the car as a primary form of transport.

The vision for this site is more sustainable. It provides the opportunity to build new homes, utilising existing local amenities with direct access to public transport.

The site has access to an existing network of public rights of way which will allow connections to the wider countryside.



Plan showing potential route of distributor road

## Stretton Strategic Context

The site is currently designated as Green Belt and comprises arable land with some agricultural buildings.

Much of the land to the south of the built up area of Warrington is owned by the Homes and Communities Agency (HCA) and the land already has the benefit of Section 7(1) consent under the New Towns Act, which essentially means that it has the benefit of Outline Planning Consent.

There are **key** infrastructure gaps however, and the land at Stretton being presented in this document by Wallace provides the essential missing piece to the jigsaw that will allow the strategic aspirations of the Borough to be fully realised.

The site's strategic location and its important role within the original New Town Plan is key to the success of the emerging Garden City proposal submitted to Government. The strategic infrastructure needs to be assessed together with the assessment of the site in terms of the contribution to Green Belt purposes examined by ARUP in their study.

The ARUP study looks at the contribution to Green Belt in four categories;

1. No contribution;
2. Weak contribution;
3. Moderate contribution;
4. Strong contribution.

This is then related to the five Green Belt purposes, namely:

1. To check the unrestricted sprawl of large built up areas;
2. To prevent neighbouring towns from merging into one another;
3. To assist in safeguarding the countryside from encroachment;

4. Preserving the setting and special character of historic towns;
5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land.

This assessment is acknowledged as being subjective by the consultants and it needs to be recognised that it is made having regard to the adopted Local Plan Core Strategy.

It is extremely important in light of the review of the Local Plan to recognise the growth aspirations of the Council and the completion of the original New Town concept as part of the New Garden City proposal.

This Stretton site is assessed as part of the General Assessment (1) (Section 5; page 46 and pages F5 Appendix E; H35 Appendix G). The independent assessment states that in general terms the area has no contribution in respect of purpose 2; weak contribution in respect of 1, 3 and 4 and moderate contribution to 5. The justification is clear that the area makes **“a weak overall contribution to the Green Belt.”**

Wallace agrees with this general assessment and in looking at the more detailed parcel assessment (WR47). The consultants have assessed the site adjoining this site as weak in terms of purposes 1,2,3,4 and moderate when assessing purpose 5.

Wallace feels strongly that the assessment for this parcel must include the area as defined by the red line boundary on page 1 of this document.

The General Assessment by ARUP has already identified the area as being **“weak”**. The Stretton site meets all of the Council’s long term objectives for the future New City.

Together with the immediately adjoining HCA sites, the site helps to deliver a high sustainable extension to the town and essential infrastructure improvement to help meet the strategic objectives of the authority.

It is extremely important in light of the review of the Local Plan to recognise the growth aspirations of the Council and the completion of the original New Town concept as part of the New Garden City proposal.

In looking at the more detailed parcel assessment (WR47), the consultants have assessed the site adjoining this site as weak in terms of purposes 1,2,3,4 and moderate when assessing purpose 5.

The proposal will contribute to enhancing the sustainability of the local area by providing a range of homes and employment opportunities. This will strengthen the local economy with community benefits as well as supporting local facilities such as the Royal Park Hotel and the Stretton Fox pub.

Transport assessment work undertaken in support of a planning application for residential development on HCA land ,located to the north of Stretton Road, has confirmed that the A49 London Road/Stretton Road/Hatton Lane signal controlled junction (the Cat & Lion junction) is already experiencing capacity constraints during the weekday peak hours.

General growth in background traffic, plus the addition of development traffic, will exacerbate these capacity constraints leading to severe queueing and congestion at the junction in the future, especially on the A49 corridor.

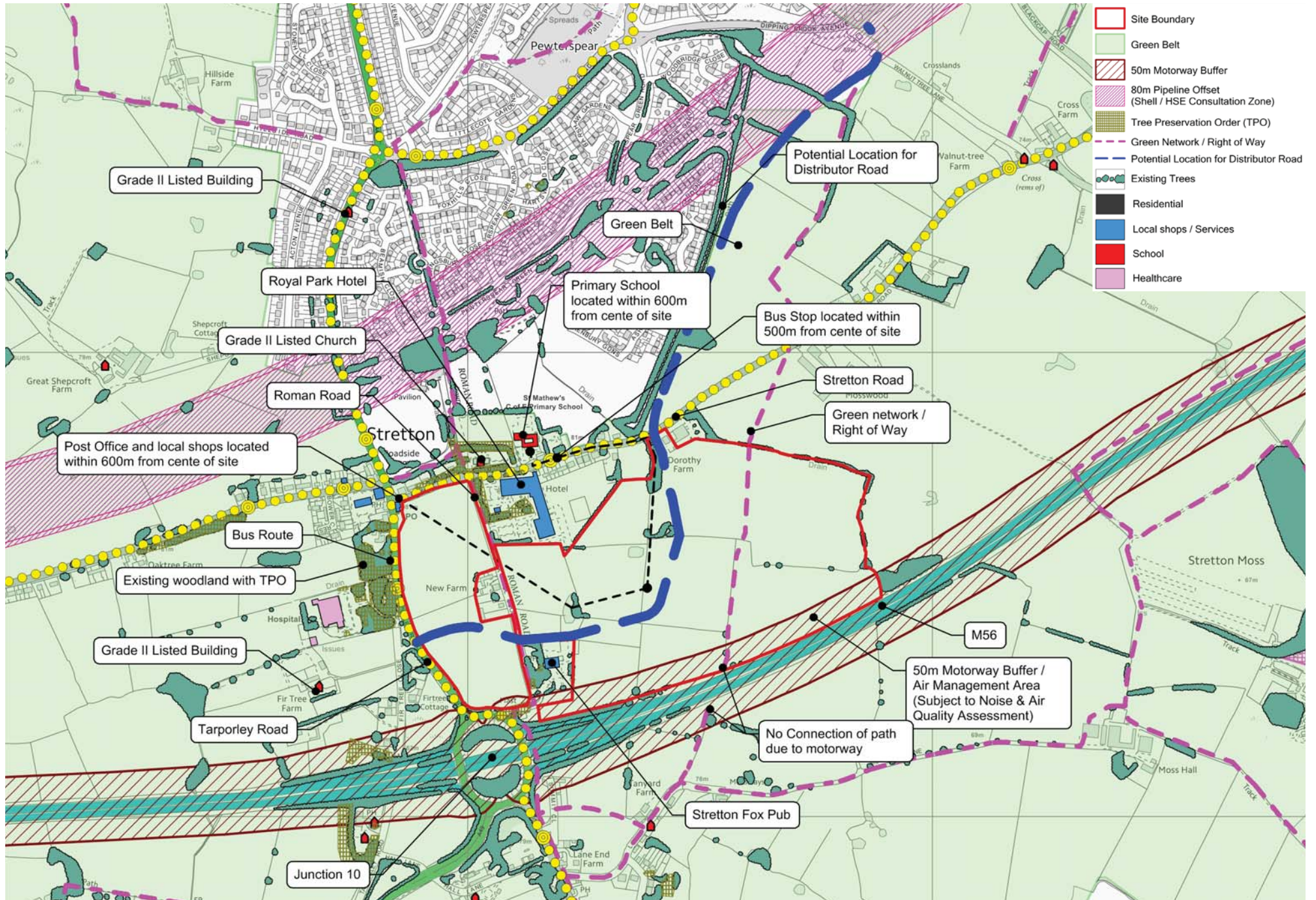
The capacity constraints evident at the Cat & Lion junction, coupled with known constraints elsewhere on the A49 corridor, will be an impediment to the development of further land in the vicinity of Stretton village, unless alternative highway capacity can be identified which brings a measure of relief to the corridor.

Warrington’s New Town Plan identified a potential route of a new distributor road, as shown in Diagram 3, to form a high level ring road around the town. This distributor road would provide relief to Stretton village by removing an element of through traffic from the A49 corridor. A new distributor road would also enable connections to other HCA sites and onto the Causeway at Latchford.

Delivery of the Stretton proposal would facilitate the implementation of the southernmost section the new distributor road by providing a new stretch of highway linking the A49 Tarporley Road to Stretton Road, which effectively bypasses the Cat & Lion junction.

Subject to agreement with the HCA, it would be possible for the highway traversing the Stretton site to continue northwards through HCA land to the north of Stretton Road, as shown on the plan opposite, eventually connecting to Dipping Brook Avenue.

In summary, this proposal will help shift traffic away from areas sensitive to heavy vehicle movement in Stretton. It also has direct access to the primary road network, as required by the Council, and makes provision for supporting infrastructure.



Site Appraisal

## 2. Site Appraisal

### Site Context

This site is bounded to the south by the M56 Motorway, adjacent to Junction 10. Open agricultural land lies to the east of the site. Tarporley/London Road (A49) runs along the western boundary. Stretton Road and Park Royal Hotel are located to the northern boundary.

### Green Belt

The site is currently located within Warrington Green Belt, which was first established in 2006.

The M56 and A49 will provide a clear defensible boundary position to the south and west of the site. Existing field boundaries to the west can be strengthened to form a new inner Green Belt boundary.

### Land Use

The site comprises mainly of Grade 3, with some Grade 2, agricultural land to the north west of the site (8.5%). This land is good to moderate quality agricultural land, as described in MAFF (1988) *Agricultural Land Classification of England & Wales*.

### Access

Vehicular access to the site can be provided from Tarporley Road (A49) to the west and from Stretton Road (B5356) to the north.

Pedestrian and cycle access can also be provided to Stretton Road with an easily accessible network of paths and public rights of way.

### Topography

The site is relatively flat, generally slopes from west to east. The highest point of the site is around 86m AOD. The lowest point of the site is around 76m AOD. The site is visible from part of the Motorway (M56).

### Drainage / Flooding

Environment Agency flood mapping confirms that the site is not at risk of river flooding. The proposal will incorporate SUDS measures to ensure that surface water from the proposal meets greenfield run-off requirements.

### Microclimate

The site is generally south/south east facing. The majority of the site is currently open to views from the south and east. An area to the south west is sheltered by a landscaped bund at Junction 10.

The southern boundary of the site is situated within a 50m Motorway Buffer Zone as shown opposite. A Noise Assessment has been carried out. This determines that an acoustic barrier next to the motorway and the A49 is required to deliver appropriate residential amenity within the site. An air quality assessment will be carried out in due course.

### Cultural Heritage

There are no Listed buildings or scheduled monuments within the site. The site is not within a conservation area. Located north of the site is a Grade II listed building (St Matthews Church). Spark Hall Close (Roman Road) runs adjacent to the site.

### Ecology

Part of the site is located within a SSSI Impact Risk Zone. The nearest SSSI is located 6km to the west of the site. The site is also within a Nitrate Vulnerable Zone and is part of the Mersey Forest (Community Forest). The proposal will have no adverse impact to any of these designations.

There are a number of Tree Protections Orders (TPO) located adjacent the site, as highlighted on the plan opposite. Detailed studies will be carried out and appropriate mitigation adopted as required.

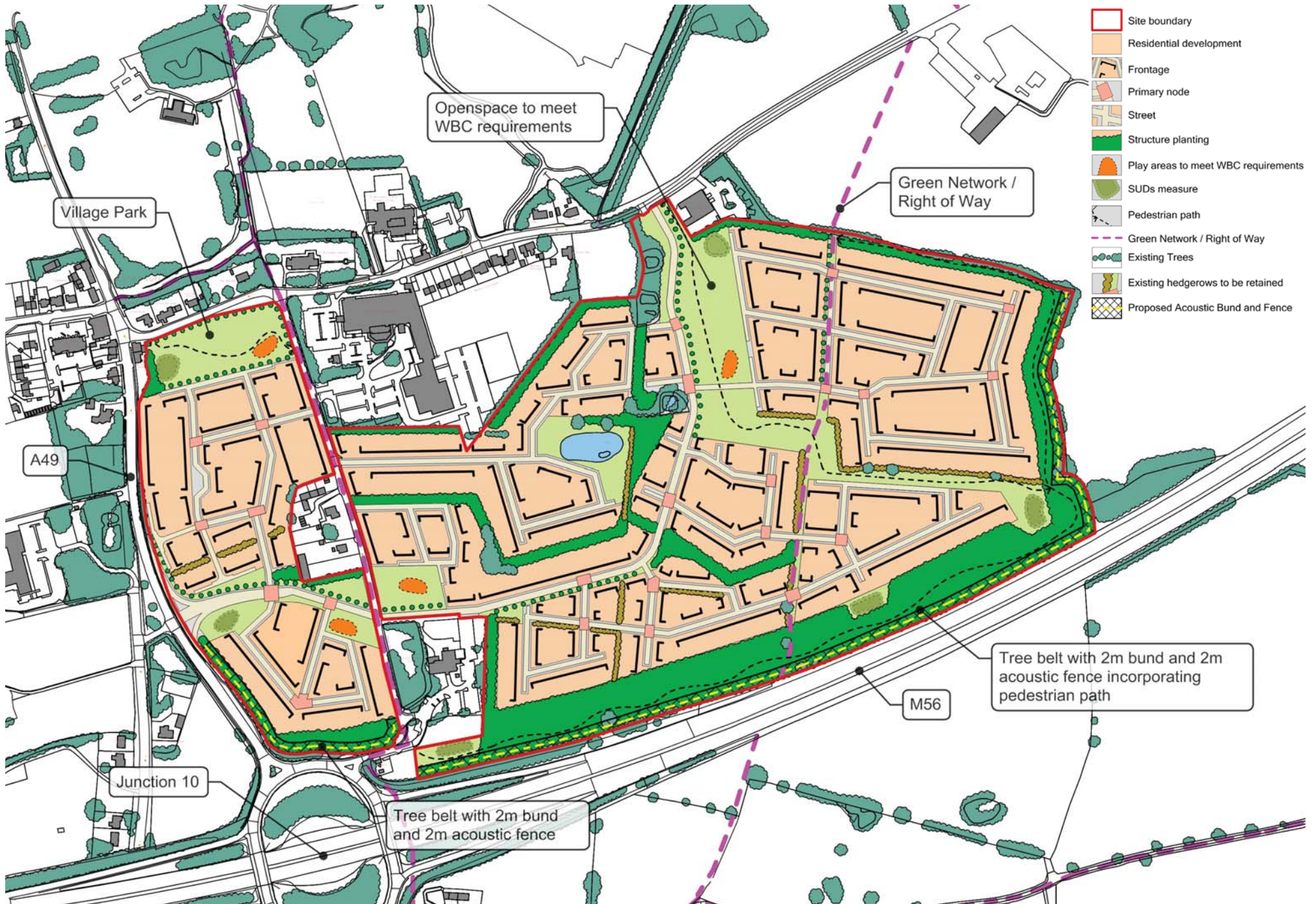
### Sustainability of Location

Located directly opposite the site is the local primary school (Stretton St Matthews). The secondary school is located 3km to the north of the site.

A Post Office, local shop, hotel and public house are located within 600m from the centre of the site.

Bus services are available immediately adjacent the site on the A49 and the B5356. The nearest bus stop is located within easy walking distance, approximately 500m from the centre of the site. A number of bus services already operate around the site, including hourly services to Stockton Heath and on to Warrington.





Indicative Development Framework

### 3. Indicative Development Framework

The site presents a strategic development opportunity to accommodate a residential development. It can accommodate around 700 homes, up to 30% of which will be affordable homes.

Vehicular access to the site will be provided from Tarporley Road (A49) to the west and from Stretton Road (B5356) to the north.

The provision of a distributor road through the site from these access points will improve the local road network and, through providing traffic relief, enhance amenity for existing local residents within Stretton. Public transport will use this distributor road.

The distributor road will have a series of residential areas along it and will be divided by tree belts and open spaces, helping to create interest and character along this route.

Homes will include 3, 4 and 5 bedroom market houses and affordable housing. All homes will be accessible within a safe environment.

The proposal is designed to integrate with the existing village of Stretton. A large area of open space adjacent to the existing village provides a setting to the existing church and historic core of the village. This ensures that the proposal forms a natural extension to the existing community.

Open space and play space provision is located throughout the proposal and will be in accord with Council requirements.

The movement hierarchy around the site will provide safe and convenient access for pedestrians and cyclists. This is achieved through a combination of shared surface lanes and a remote path network.

Existing public rights of way have been integrated into the proposal, allowing ease of connection to the wider countryside.

Structure planting will be provided along the southern and western boundaries of the site, providing a new and defensible inner boundary for the Green Belt. The structure planting will provide visual screening from the motorway and an attractive edge to the development.

The structure planting will incorporate rural paths around the edge of the proposal, with regular links into the proposal and easy access opportunities to the surrounding countryside. The structure planting around the site will also help promote biodiversity and form a key element in the establishment of new wildlife habitats and corridors in the area.

This proposal will provide improved local access and affordable homes, but not at the expense of the area's character. The proposal will maximise the future prospects of success in attracting new investment to Stretton.



Vision

## 4. Conclusion

Wallace wishes to work in partnership with the Council, the local community and other agencies to deliver the vision for Stretton.

Wallace expects Stretton to be a 5 to 10 year development project to build around 700 homes, subject to market demand.

The proposal is an effective site capable of delivering homes during 2019. The site is in a sustainable location and the proposal represents a sustainable development.

This document is submitted as part of the Call for Sites and should be read in conjunction with the submissions by Wallace in respect of the site as part of the Statutory Consultation process as set out in the Regulation 18 Consultation documents.

This information will then feed into the work being undertaken by the Council in order to re-establish the Local Plan housing target, and assist in updating Warrington's Infrastructure Delivery Plan.

It is understood that the Council is currently developing a traffic model to test the Local Plan Core Strategy and the associated transport interventions required to support its delivery. It is recommended that the traffic model should evaluate the effectiveness of a potential new distributor road as a means of supporting the release of the Stretton site and HCA land in the vicinity of Stretton Village.

Wallace will also continue to make representation to the emerging Plan in respect of any proposed Green Belt changes.

Wallace has assessed the site again in light of the Green Belt Assessment carried out by ARUP on behalf of the Borough Council.

This site is put forward by Wallace after examining the overall aspirations of the Borough, the current Good Practice Guidance given by the Planning Advisory Service (PAS) in 2015. The guidance states that the:

*"... purpose if a review is for the identification of the most appropriate land to be used for development, through the Local Plan."*

*"...maintenance of the purposes of the Green Belt set against the under provision of housing across many parts of the country, where the capacity to accommodate sustainable development in urban are is often insufficient to meet the housing requirements"*

It is important to stress the following advice provided by the PAS, that:

- Landscape should not be a consideration
- A review of Green Belt boundary could be justified through "exceptional circumstances" of housing or employment land need
- Sustainable development
- Green Belt reviews should be considered in the context of its strategic role
- Robust evidence

- Green Belt should be tailored to specific local need and an iterative process
- The changes should be permanent and prudent to consider safeguarded land for two plan lifespans.

This Stretton site when assessed against all the accepted criteria used by ARUP and provided by PAS makes "**a weak overall contribution to the Green Belt**".

The Stretton site meets all of the Council's long term objectives for the future New City and together with the immediately adjoining HCA sites, the site helps to deliver a high sustainable extension to the town and essential infrastructure improvement to help meet the strategic objectives of the authority.

The site is therefore a key element in the Borough jigsaw and this is reflected in the Warrington New City proposal as set out in *Warrington Means Business* (p.12 Warrington BC Executive Board 12.12.16)

Representation for this proposal will be continued to be made through the Local Plan process.

Should the site be allocated in the next review of the Local Plan, then an application for outline planning permission will be lodged immediately. This is likely to be in 2018.

Thereafter, allowing for a two year lead in period to secure all necessary consents, construction of Stretton should commence in late 2019.





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