



Land at Lady Lane, Croft Development Prospectus

Warrington Local Plan



November 2021



Turley



Client

Peel Holdings (Management) Ltd

Our reference

PEEM3056

Date of issue

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1. Introduction

This development prospectus has been prepared on behalf of Peel L&P Holdings (UK) Ltd (“Peel”) in respect of land east of Lady Lane, Croft. It sets out a vision and masterplan for the sustainable development of the site and its allocation through the emerging Warrington Local Plan. It also presents an assessment of the site’s suitability for development as proposed.

This prospectus is submitted in response to Warrington Council’s consultation on the Proposed Updated Submission version of the Local Plan (PUSLP). It should be read in conjunction with the suite of papers (dated September 2021) submitted by Peel, in response to the same consultation.

This prospectus builds on the document entitled ‘Site Prospectus’ submitted in December 2016 which accompanied a ‘Call for Sites’ submission to the Local Plan. It comprises an update to the Development Prospectus dated June 2019 which accompanied Peel’s representations to the Proposed Submission version (PSLP) consultation on the Local Plan.

Context

This prospectus is presented in the context of an acknowledged requirement that Warrington will need to identify a suitable and sustainable portfolio of Green Belt sites to meet its future housing needs over the period 2021-2038. Peel agrees with this conclusion as set out in its suite of representation papers. The papers provide general comments on the PUSLP published by the Council in PUSLP and the associated evidence base (including documents published with previous versions of the Local Plan in so far as they remain relevant). They consider the following:

- The adequacy of the proposed housing requirement and supply;
- The proposed spatial distribution of residential development and appraisal of spatial options;
- The type and range of sites needed to meet the Borough’s development needs.

Land at Lady Lane, Croft

The site is located to the immediate north of the settlement of Croft, located within the northern part of the Borough, close to the intersection of the M6 and M62 motorways. The site is well related to the settlement of Croft with its southern boundary adjoining existing residential properties, which currently form the settlement boundary in this location, to the south. The site extends to 10.35 ha in total and currently comprises a mix of agricultural land and woodland.

The site is presently designated as Green Belt land within the Warrington Unitary Development Plan (June 2005). Peel consider that the site would represent a sustainable location for residential development, capable of making a significant contribution to meeting the housing needs of Warrington over the emerging plan period. Peel therefore proposes that the site be released from the Green Belt and allocated for residential development through the Local Plan.

This prospectus demonstrates that the site represents a sustainable opportunity capable of accommodating a desirable and high quality residential development. It will make a positive contribution to the settlement of Croft by integrating into the existing settlement, retaining and enhancing important features within and surrounding the site.

Having regard to this context, the prospectus goes on to consider how the site could be developed in a manner which ensures the role and integrity of the wider Green Belt is maintained and endures over the long term, consistent with the requirements of the National Planning Policy Framework (‘the Framework’).

The remainder of the document is structured as follows:

- Overview of the relevant strategic and planning policy context;
- Description of the site and its context;
- An overview of the opportunities and constraints presented by the site;
- An assessment of the contribution which the site makes to the Green Belt;
- Initial proposals, including the site analysis and design process that has informed them;
- An assessment of site deliverability;
- Summary of the benefits that development will secure;
- An assessment of the proposals, to demonstrate that development of the site is sustainable and achievable;
- Summary and conclusions.



2. Strategic Context and Development Needs

National Planning Policy: National Planning Policy Framework

The National Planning Policy Framework ('the Framework') came into effect in March 2012, and has been subject to a number of updates in the years since. The most recent iteration was published in July 2021.

Sustainable development is at the heart of the Framework. In planning for sustainable development, Local Planning Authorities, when 'plan-making', should positively seek opportunities to meet the development needs of their area (including for housing and affordable housing) with sufficient flexibility to adapt to rapid change. LPAs should identify a supply of specific, deliverable sites to provide a minimum of five years' housing against their housing requirement as set out within their adopted strategic policies. Beyond this timescale, they should identify specific developable sites or broad locations for growth.

Green Belt boundaries may be altered (but only in exceptional circumstances) through the preparation or updating of Local Plans. When defining Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. New Green Belt boundaries should, inter alia, reflect the Local Plan strategy for meeting identified requirements for sustainable development, identify areas of safeguarded land (where necessary) in order to meet longer-term development needs, be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period and define boundaries clearly, using recognisable physical features which are likely to be permanent.

Warrington Local Plan

The Warrington Local Plan (WLP) consultation invites comments on the Council's Proposed Submission Version of the Local Plan (PSLP), the published evidence base and the Council's conclusions on the Borough's development needs intended to be met over the plan period.

The WLP recognises the need for Green Belt release in order to accommodate the borough's housing and economic requirements. The suite of papers comprising Peel's main representations deal with the questions of the extent and location of Green Belt release.

Peel welcomes the progression of the WLP and the opportunity to provide comment on the Borough's aspirations and strategic policies for the plan period.

The figure to the right shows the proposed development site at Lady Lane Croft in the context of the wider region.

KEY:

| | |
|---|--|
|  | Urban area |
|  | Primary employment areas in Warrington |
|  | Warrington city centre |
|  | Key future growth areas |
|  | Potential key future growth areas |
|  | Manchester Ship Canal |
|  | Motorway |
|  | A580 East Lancashire Road |
|  | Railway line |
|  | Indicative proposed HS2 route |



Securing a sustainable future for the settlements of Warrington

Evidence prepared by Turley (see suite of papers submitted as Peel's main representations) sets out a case for supporting further growth within the Outlying Settlements of the Borough to ensure the Borough can meet its housing needs across the plan period, that Green Belt boundaries can endure the possibility of further growth in Warrington and that the Outlying Settlements continue to be sustainable places to live.

Peel recognises that the Council's proposed growth strategy of directing incremental growth towards the Outlying Settlements is appropriate. However it considers that the sites identified by the Council to accommodate this growth are not the most sustainable and have been selected on a flawed basis. There are more appropriate, more sustainable sites which are capable meeting the development needs of the settlements. This includes the site contained within this document.

Allocation of the sites promoted by Peel would represent a more appropriate strategy than that currently proposed by the Council.

Peel has identified sites which are capable of accommodating this growth in a more suitable and more sustainable way than the sites identified by the Council.

Allocation of the sites promoted by Peel would represent a more appropriate strategy than that currently proposed by the Council.





3. Local Context and Site Sustainability

Warrington Borough is a Unitary Authority adjoining the city regions of Liverpool and Manchester. It is well connected to both by the strategic transport network and is therefore well placed to capitalise on the growth ambitions for these areas and the wider North, as articulated through the Northern Powerhouse ambition. It has its own plans and aspirations for growth.

The main town in the Borough is Warrington and its surrounding urban area. Croft is an established settlement located close (less than 1km) to the north-east of the urban area of Warrington. It lies north-east of the interchange of the M6 and M62 Motorways (known as the Croft Interchange) and close to Birchwood Park, one of the borough's flagship employment locations, recognised as being of 'sub-regional importance' in the adopted Local Plan Core Strategy. A plan which shows the site in the context of Warrington and its major employment sites is presented on page 7.

Croft has a population of c.3,000 and a range of shops, services and facilities. These are focussed on the local centre. The range of facilities is considered further below.

The Site

The site encompasses an area of land adjoining the north-eastern boundary of Croft. The site comprises three fields currently used for agricultural purposes, separated by well-established hedgerows. An area of woodland is located to the south west of the site.

Surroundings

The site is bordered by existing housing to the south and west and Lady Lane runs along the eastern boundary. A hedgerow with mature hedgerow trees marks the northern site boundary.

The proposed location is well related to existing facilities serving the established local residential area, including two primary schools, a convenience store, public transport routes, two public houses, youth centre and a range of recreational facilities.

The site lies within an area described in the Warrington Landscape Character Assessment (2007) as 'a series of small, linear fields closely associated with the village and contrasts markedly with the larger, and more rectangular, field patterns of the surrounding land'.

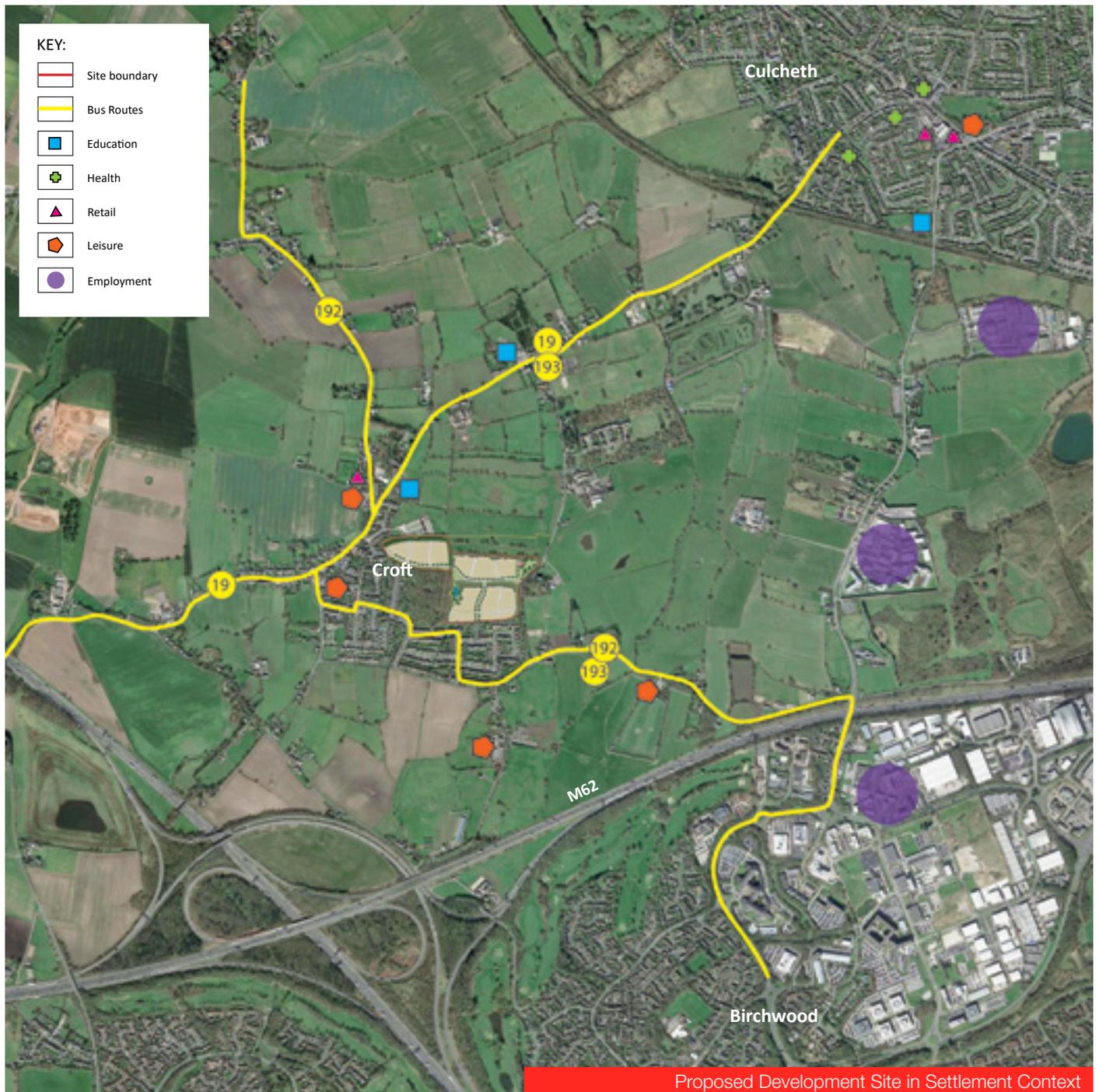
An area of woodland to the south-west of the site is designated as a 'Local Wildlife Site'.

The Grade II listed Christ Church is situated to the east of the site, off Lady Lane.

Connectivity

Buses serve Croft, on a route between Leigh via Culcheth and Warrington via Winwick. There are also services to Birchwood Park. The existing bus routes and services in the vicinity of the site are summarised below:

| Service No. | Route | Frequency |
|-------------|--------------------|-----------|
| 19 | Leigh - Warrington | Hourly |



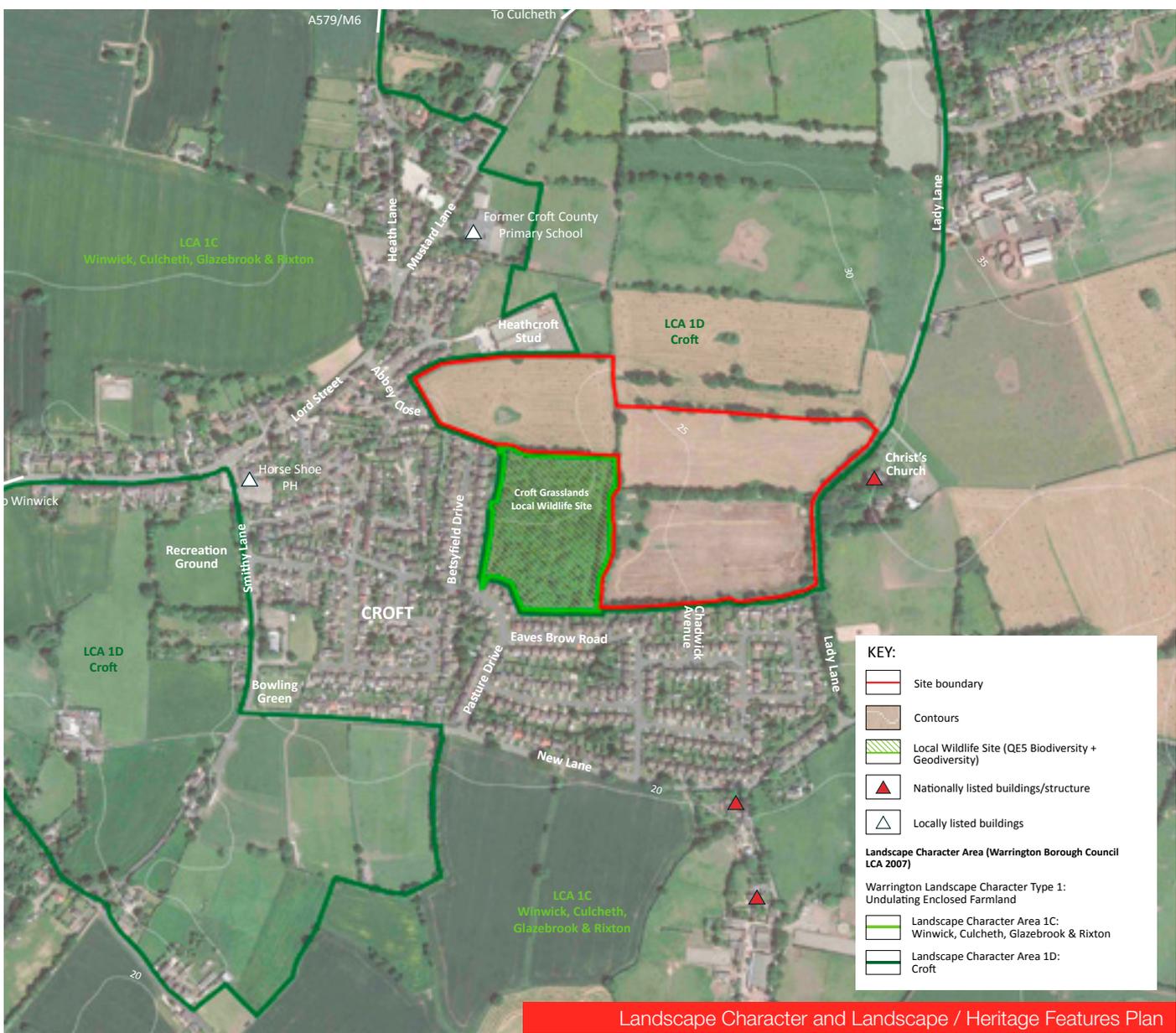
Proposed Development Site in Settlement Context



4. Opportunities and Constraints

The following plans have been prepared to show the opportunities and constraints relevant to development of the site. They have been informed by site visits and by reference to existing data such as the DEFRA Magic Mapping service and evidence base documents such as the Warrington Landscape Character Assessment 2007 and survey work presented in the technical appendix to this prospectus.





Landscape Character and Landscape / Heritage Features Plan

5. Green Belt Assessment

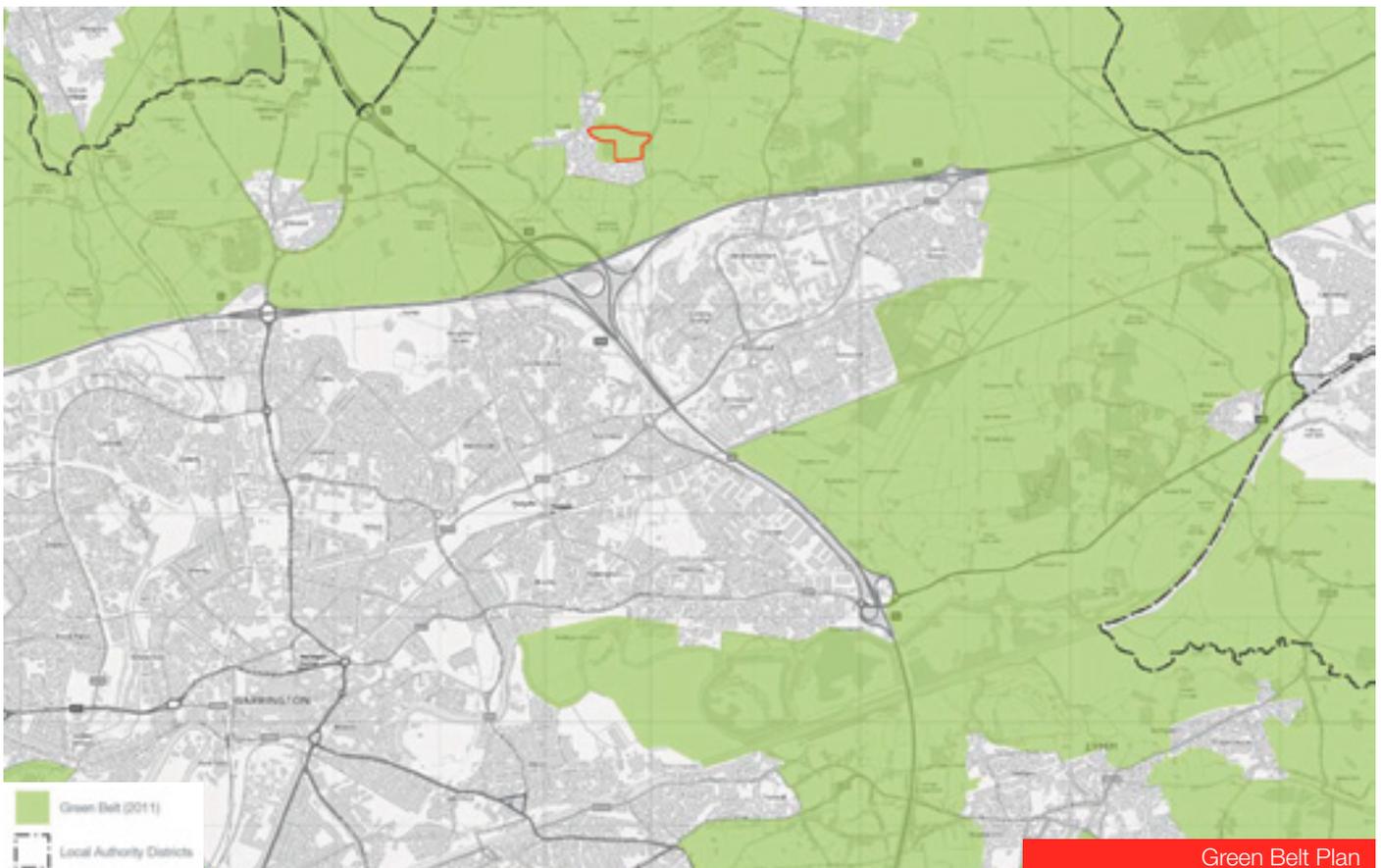
Croft is inset from the Green Belt, with the existing settlement boundaries defined by the extent of built development.

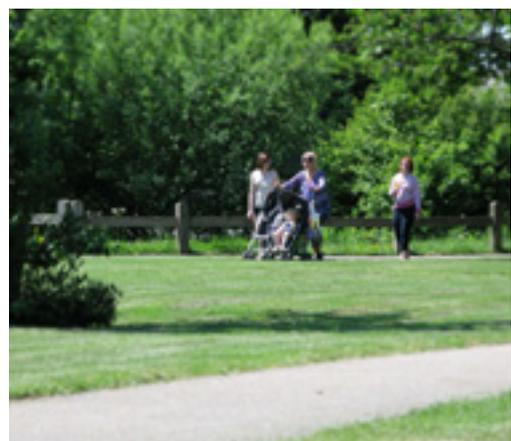
The Warrington Green Belt Assessment considers the site as part of a much larger parcel of land (ref. CR4). It makes an assessment of the site's Green Belt contribution based on a methodology which Peel consider to contain a number of flaws. The Green Belt review concludes that this parcel makes a moderate contribution to the Green Belt. Paper 4 of Peel's main representation provides a number of comments on the conclusions reached with respect to the contribution this site makes to the Green Belt. Peel's submission demonstrates that the site forms part of a wider parcel of land which would, if redrawn along genuinely durable boundaries as is the expressed intention of the review, make an overall weak contribution to the Green Belt.

In considering the release of any site from the Green Belt and its allocation for development, alongside understanding the general Green Belt sensitivity of the site, it is necessary to have regard to the likely form and layout of the proposed development. This will enable a full understanding of impact to be established.

Of relevance in this regard is the following:

- The form of development envisaged for this site has been informed by a detailed analysis of the site and its context, including its position – as part of the new proposed boundary of the settlement.
- The site has robust defensible boundaries which will be reinforced where appropriate, for example through the planting of woodland belt along the northern site boundary and features that serve to permanently contain the site.
- The draft masterplan incorporates areas of open space that will be retained, thus limiting the extent to which encroachment will occur.





6. The Proposals

The Land at Lady Lane site has the essential components of a high quality place. It has a strong landscape framework and can form a logical and sustainable expansion of the existing community.

The conceptual masterplan takes its cue from the existing landscape features both within and around the site; vegetation, landform, views, ecology, drainage and built form. The key opportunities of the site are explained through the following 'placemaking concept' steps.

1. Retain existing landscape features

- Existing trees, hedgerows and ditches within the site will be preserved and set within the publicly accessible greenspaces where possible.

2. Greenspace network

- Create a network of greenspaces and wildlife corridors throughout the site which integrate into the surrounding area.
- Design open space to minimise impact on significance and setting of Grade II listed Christ Church, to the east.





3. Enhance connections

- Create a network of footpath routes that enhance the site as a recreational resource and link to the existing pedestrian routes in the surrounding area.
- The western section of the existing PRow to the north of the site would be set within a wide green corridor which preserves the existing trees and hedgerows and creates an attractive green route for pedestrians.



4. Development parcels

- Create development blocks where the housing is orientated to maximise attractive views over the surrounding countryside and internal open spaces - providing natural surveillance and an attractive outlook for residents.
- Where existing housing backs onto the site boundary, the proposed housing would also back onto the site boundary to create secure development blocks.



The Masterplan

The proposed development can deliver 195 high quality dwellings depending on density, set within a strong landscape framework and which achieves a successful intergration with the existing settlement.

The masterplan shows how land at Lady Lane could be delivered to provide to provide 195 units within the plan period. It demonstrates the following features:

- vehicular access from Lady Lane and Chadwick Avenue with a further possible access from Abbey Close
- 3.15ha of Green Infrastructure
- a network of footpath routes which can increase opportunities for recreation
- an area of dedicated POS to the north east

KEY:

| | | | |
|--|---------------------------------|---|-----------------------------------|
|  | Site boundary |  | Proposed development area |
|  | Existing footpath |  | Proposed vehicular access points |
|  | Proposed footpath |  | Potential vehicular access points |
|  | Existing buildings |  | Proposed primary road |
|  | Existing vegetation within site |  | Proposed secondary road |
|  | Proposed SUDS feature |  | Proposed LEAP |
|  | Proposed tree planting | | |
|  | Green infrastructure | | |

NB: Masterplan subject to change following detailed survey work





The Masterplan with Safeguarded Land

The masterplan shows how the site at Lady Lane could be developed in two phases, with Phase 1 being delivered during the plan period, providing 83 dwellings with access from Chadwick Avenue and Phase 2, capable of delivering an additional 112 dwellings, designated as safeguarded land with an additional access from either Lady Lane or Abbey Close.

The need for safeguarded land and its distribution to a number of locations across the Borough, including Croft, is set out in Papers 2 and 3 of Peels main representation.

KEY:

- | | | | |
|---|---------------------------------|---|-----------------------------------|
|  | Site boundary |  | Proposed vehicular access points |
|  | Existing footpath |  | Potential vehicular access points |
|  | Proposed footpath |  | Proposed primary road |
|  | Existing buildings |  | Proposed secondary road |
|  | Existing vegetation within site |  | Safeguarded land |
|  | Proposed SUDS feature | | |
|  | Proposed tree planting | | |
|  | Green infrastructure | | |
|  | Proposed development area | | |





subject to
presentations
by others

PRoW Croft 6

PRoW Croft 5

Christ's
Church

Lady Lane

Lady Lane

aves Brow Road

New Lane

Conceptual masterplan with safeguarded land

7. Suitability

This section demonstrates that the site is suitable to accommodate 195 units.

The following suite of investigations have been undertaken to inform this assessment:

- Ecological Appraisal (The Environmental Partnership)
- Heritage Appraisal (Turley)
- Preliminary Drainage Strategy (Shepherd Gilmour)
- Flood Risk Advice (Shepherd Gilmour)
- Landscape Sensitivity Assessment (Randall Thorp)
- Health and Safety Check (Shepherd Gilmour)
- Noise Screening Assessment (Miller Goodall)
- Transport Appraisal (i-Transport)
- Utilities Infrastructure Assessment (Shepherd Gilmour)

These are provided in a separate technical appendix to this prospectus. They are summarised below.

Environment

Ecology

An initial Ecological Appraisal has been carried out to identify the ecological constraints and opportunities and the development potential of the site.

The site is located in close proximity to two Local Wildlife Sites (LWS). The first of these is Croft Grasslands which is located adjacent to the west of the site and appears to have succeeded from grassland to become fully wooded over. There is no significant areas of grassland remaining on the site however the local wildlife site should be appropriately protected from harm during development. The second local wildlife site is Houghton Green Pool. This is located 1.2km south west of site. It is separated by both extensive residential development and the M6 motorway. There will be no impacts on this local wildlife site from development.

Owing to the distances (>1km) of other statutory or non-statutory nature conservation designations in the wider area, and taking account of the residential nature of the development proposals, it is very unlikely the development would result in adverse effects here.

The majority of the site has been identified as being of low ecological constraint, consisting of improved grassland, hardstanding, and ephemeral vegetation, and offer little opportunity to local wildlife. The Ecological Appraisal has identified some features of high and medium ecological value, such as scattered mature trees and hedgerows. The masterplan will retain those features of highest ecological value and will provide buffers to ensure such habitats continue to function as wildlife corridors for a range of species. Where possible the masterplan will retain less sensitive habitats, but if removal is unavoidable, mitigation or compensate will be provided.

The presence of any protected species will be protected through the adoption of relatively simple design principles, which will be informed by future detailed survey work.

There are opportunities to increase the biodiversity of the site through tree and hedgerow planting, drainage design, and provision of new habitat. The retained areas of habitat will also maintained and enhanced to further provide opportunities to both wildlife and the local community. The development can also secure the removal of non-native invasive species (such as Himalayan balsam) recorded within the site boundary which will enhance existing green corridors by removing species that exclude native vegetation.

In addition, future development of the site will achieve a minimum 10% net gain in biodiversity. A future application for the development of the site will be accompanied by a completed biodiversity metric using the methods set out in the Preliminary Ecological Assessment. It will meet the expected future legal requirements in this regard.

There are no ecological reasons to prevent the site being allocated for residential development.



| | |
|---------------------|---|
| Heritage | <p>A Heritage Appraisal has been carried out. It identifies heritage assets with the potential to be affected by the proposals.</p> <p>Development of the site could affect the significance of the Grade II listed Christ Church. The development would however be seen in the context of the established residential development and development would not comprise all surrounding open land as land to the north and east would remain open. The Masterplan has been informed by the heritage conclusions contained within the appraisal and potential effects on the listed building have been minimised.</p> <p>There is no heritage reason to prevent the site being allocated for residential development.</p> |
| Flood Risk | <p>A desktop flood risk assessment has been carried out. The site is located within Flood Zone 1 according to the Environment Agency's Flood Risk Map for Planning. The site is therefore within an area considered to have a low risk of flooding and is sequentially preferable to areas identified with a higher risk of flooding in the Borough.</p> <p>There is no flood risk reason to prevent the site being allocated for residential development.</p> |
| Landscape | <p>An appraisal has been carried out to evaluate the landscape character and assess the value and sensitivity of an established Study Area which includes the site. Following this, the appraisal uses the outcome of the sensitivity assessment to assess the sensitivity of the site and to advise on its development potential.</p> <p>The appraisal states that the landscape surrounding Croft is a tapestry of large scale, visually open arable farmland with a lack of hedgerow boundaries coupled with small scale historic fields, which are more visually enclosed and closely associated with the settlement of Croft. The landscape within the study area is not designated nationally or regionally for its landscape value.</p> <p>The site is situated at the north eastern edge of Croft and is currently in use as arable farmland with a small scale, rectilinear field pattern. A locally designated Local Wildlife Site "Croft Grasslands" is located adjacent to the south-western corner of the site. This land is subject to representations by others for allocation as residential development under the new Warrington Local Plan. The combined southern and western boundaries of the site and the Local Wildlife Site are well contained by the existing settlement of Croft. The eastern boundary of the site is defined by Lady Lane and the northern boundary defined partially by existing field boundaries.</p> <p>The field pattern, existing vegetation and watercourse are the more sensitive elements within the site due to their historic value, scenic quality and conservation interests. The relationship of the proposed development with the Grade II listed Christ's Church is also an important consideration.</p> <p>The proposed masterplan would make a contribution to the landscape by providing a housing development within a well landscaped setting, with existing landscape features preserved within the public open space network in the central parts of the site. There would be hedgerow, woodland and tree planting along the northern boundary of the site and within the green corridor alongside Lady Lane.</p> <p>The appraisal concludes that there is no reason why a well-designed development that preserves the existing landscape features within a green infrastructure network, and responds sensitively to the setting of the existing Grade II listed Christ's Church adjacent to the eastern boundary of the site would have any significant effects on the character of the wider landscape of the Study Area.</p> <p>There is no landscape reason to prevent the site being allocated for residential development.</p> |
| Trees and Hedgerows | <p>The development can be designed to retain the boundary hedges and trees and where necessary supplement them with new tree planting. Trees can be retained within open space and footpath links. Development of the site will ensure that the trees are managed for the future and that they are retained as long term landscape features.</p> <p>There are no arboricultural reasons to prevent the site being allocated for residential development.</p> |
| Land Quality | <p>The most recent use of the site was for agricultural purposes and it has never been subject to a use which may pose insurmountable contamination risks.</p> <p>A Predicted Agricultural Land Classification report has been carried out and states that the land comprises a combination of Grade 3a and 3b agricultural land.</p> <p>There is no reason to prevent the site being allocated for residential development on the basis of contamination or the quality of agricultural land.</p> |

| | |
|-----------------------|--|
| Health and Safety | <p>A preliminary consultation with the Health and Safety Executive indicated that there are no major hazard sites or major accident hazard pipeline in the area.</p> <p>There is no health and safety reason to prevent the site being allocated for residential development.</p> |
| Noise | <p>A Noise Screening Assessment has been carried out to review potential impacts of noise on the site. It is considered that there are no overriding noise constraints to development. Provided good acoustic design measures are implemented, development of the site is likely to be suitable.</p> <p>There is no reason to prevent the site being allocated for residential development on the basis of noise.</p> |
| Contamination | <p>A Contamination Pre Appraisal has been undertaken. This is a precursor to a full Phase 1 and 2 Geo-Environmental Assessment. The work carried out concludes that there is no risk to human health as a result of contamination. A limited area is categorised as best and most versatile agricultural land.</p> <p>There is no contamination or agricultural land reason to prevent allocation of the site.</p> |
| Infrastructure | |
| Highways | <p>An initial transport appraisal has been carried out to identify the potential constraints and opportunities relating to highways and the development potential of the site.</p> <p>The site is well related to local facilities, including two primary schools, local convenience stores, and two public houses. These will all be within an easy walk or cycle ride of the proposed development and will therefore encourage active travel. Services further afield in Culcheth, including the secondary school and health facilities, can be reached by existing bus services which are within a short walking distance of the site.</p> <p>The appraisal confirms that the proposed access points to the site are deliverable and evidence has been provided to demonstrate that they will operate without giving rise to unacceptable residual highway effects on the local network.</p> <p>Development in any location in the Borough will increase traffic flows on the local road network surrounding it. Indications of traffic speeds in and around Croft show that traffic conditions could not be categorised as severe and the Council's own conclusion is that there is only a small amount of peak hour congestion.</p> <p>On this basis it is concluded that, in accordance with the NPPF, development should not be prevented on transport grounds as the residual cumulative impacts of development will not be severe.</p> <p>There is no highways reason to prevent the site being allocated for residential development.</p> |
| Drainage and Sewerage | <p>A preliminary drainage strategy has been prepared. This confirms that the site is greenfield and that any surface water is likely to discharge on site waterbodies.</p> <p>The masterplan will be designed to limit surface water to the greenfield run-off rate, and attenuate surface water volumes on site, including an allowance for climate change. Attenuation will be provided either above ground (i.e. swales, ponds and detention basins) or below ground (i.e. oversized pipes or geocellular modules). By restricting discharge rates, the post-development discharge rate will mimic the existing conditions.</p> <p>United Utilities (UU) asset plans indicate a network of foul and surface water sewers located in close proximity to the site. It is likely that any foul drainage generated by the development will connect into the nearby combined sewer. Further consultation will be conducted with UU.</p> <p>There is no drainage or sewerage reason to prevent the site being allocated for residential development.</p> |
| Utilities | <p>An initial assessment of utilities in the area has identified that existing electricity, gas, water, and telecommunications connections are available in the surrounding area and the proposed development can connect to those without adversely impacting on the provision to the wider community. Some minor works will be necessary to deliver services to the site, however this would not be insurmountable or hinder the delivery of the development.</p> <p>The provision of services will not constrain the development of the site.</p> |

Suitability Conclusion

This technical assessment demonstrates that the site is not affected by any insurmountable constraints. The masterplan as presented is therefore fully deliverable.



8. Benefits

Site: Land off Lady Lane, Croft

Proposed development: 195 residential dwellings



30%

affordable housing



3.15ha

of new green infrastructure



Recreation Opportunities

created by a network of footpath routes

Construction Phase



£26.4 million

Estimated investment
in construction



45 gross direct jobs

FTE (full time equivalent) jobs on
average during construction (4 years)

35 direct net additional jobs

FTE jobs including 15 for Warrington residents

**15 indirect/inducated net
additional jobs**

FTE jobs including 5 for Warrington residents



£24 million

Total GVA¹ economic output
over a 4 year build period,
including £21.2m in Warrington

Operational Phase



**High-quality
housing**

Providing new homes for 455 people



225

Working-age employed
residents living on the
new development



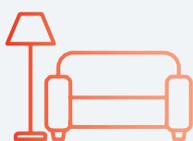
£6.1 million

Gross annual income from
new employed residents



£350,000

Annual Council Tax
revenue for Warrington
Borough Council



£1.1 million

Expenditure upon first
occupation to make a
'house feel like home'



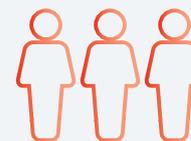
£2.8 million

Annual resident retail expenditure



£1.6 million

Annual resident leisure expenditure



30 Jobs

Supported in the retail and leisure
sectors by resident expenditure

¹ GVA (Gross Value Added) measure the value of output created (i.e. turnover) net of inputs used to produce a good or service (i.e. production of outputs). It provides a key measure of economic productivity. Put simply the GVA is the total of all revenue into businesses, which is used to fund wages, profits and taxes.

9. Sustainable and Achievable

New Homes for Croft

The site presents a sustainable and achievable development opportunity. It is capable of accommodating 195 dwellings depending on density, of mixed tenure (including affordable housing), size and type, with a focus on good quality family housing. It will make an important contribution to meeting Warrington's housing requirement and meeting the need for new homes in Croft whilst making a positive contribution to the long term sustainability of Croft and its local services and infrastructure.

The site has the potential to form an attractive and desirable addition to Croft which is integrated with it and respects its rural character and setting.

The concept masterplan provides a framework which responds to its context. It seeks to retain and enhance existing features, of the site and provide areas of open space. This includes reinforced boundary planting around the perimeter of the site (and particularly the northern boundary), retaining landscape features such as trees and hedgerows within the site, and providing attractive routes through the site which connect with the wider footpath network and allow access to the rest of the settlement and the surrounding countryside.

A Sustainable Opportunity

A sustainability checklist, based on the themes set out in the Warrington Local Plan Sustainability Appraisal is provided at Appendix 1. This demonstrates that the development of the site represents sustainable development, having regard to the economic, social and environmental dimensions of sustainability.

Delivery

Peel has a proven track record of promoting land to facilitate development and growth and working with house-builders (ranging from small to national) to ensure that important development is delivered.

The site may be delivered in whole or part by Northstone, Peel L&P's housebuilding company. Northstone was established in 2018 with a mission create homes, exceptional spaces and communities where families will thrive. Northstone have a focus on creating sustainable, energy-efficient homes in community-focused spaces that shape the future of living. Northstone have delivered and are delivering a number of high-quality residential developments throughout the North West.

An initial assessment of the site has identified that there are no environmental issues that would preclude delivery of the site. The site does not require the provision of significant or unusual infrastructure to enable it to be delivered. It is also situated in a strong market area, which experiences high demand for new homes. The site is therefore readily deliverable over the plan period.





10. Summary and Conclusions

This development prospectus sets out a vision and masterplan for the sustainable development of land at Lady Lane, Croft. It is submitted as part of Peel's representations to the Warrington Local Plan Proposed Updated Submission version consultation.

It demonstrates that the site represents a sustainable opportunity capable of accommodating a desirable and high quality residential development. It will make a positive contribution to the settlement of Croft by integrating into the existing settlement, retaining and enhancing important features within and surrounding the site and protecting and enhancing local service provision.

The concept masterplan presented within the document provides a framework which responds to its context. It seeks to retain and enhance existing features to provide a development which integrates with and enhances Croft.

The site presents a sustainable and achievable development opportunity. It is capable of accommodating 195 dwellings (including affordable housing), with a focus on good quality family housing.



Appendix 1: Sustainability Checklist

(Based on sustainability themes set out in the Local Plan Sustainability Appraisal)



Economy and Regeneration

| | |
|--|---|
| Strengthen the local economy and ensure sustainable economic growth | The site will generate numerous temporary and permanent economic benefits as set out in this Site Prospectus. |
| Improve the education and skills of the population overall | The construction phase will provide an opportunity for skills and training to be offered to local residents. |
| Reduce poverty, deprivation and social exclusion and secure economic inclusion | The provision and supporting of jobs and the generation will contribute to achieving this objective. |

Health and Wellbeing

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| Improve physical and mental health and reduce health inequalities | The site will incorporate areas of open space and a network of walking / cycling routes (which allow access to the surrounding countryside). These facilities will contribute to physical and mental health wellbeing for future residents and others in Croft. |
| Reduce crime, disorder and the fear of crime | The detailed site layout and design of development can contribute to achieving this objective. |
| Enable groups to contribute to decision making and encourage a sense of community identity and welfare. | The development will provide a range of housing types and tenure, and new public open space, offering the opportunity for a mixed and socially inclusive community. |
| Provide, protect or enhance leisure opportunities, recreation facilities, green infrastructure and access to the countryside | The new open space and walking / cycling routes proposed can be used for recreation and which allow access to the surrounding countryside. |

Accessibility

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| Reduce the need to travel, especially by car, improve choice and the use of more sustainable modes | The site is located immediately adjacent to an established settlement (Croft). By providing good linkages between the site and the surrounding area future residents will have access to a range of facilities and services present in the town without the need to travel by car. |
| Protect and enhance accessibility for all the essential services and facilities. | An increase in population in Croft will support existing services and facilities, with potential for improved facilities and further investment in the future. |

Housing

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| Ensure access to good quality, sustainable, affordable housing | The site presents a sustainable and achievable development opportunity comprising residential development and public open space. It is capable of accommodating around 195 homes of mixed tenure (including affordable housing), size and type, with a focus on good quality family housing. It will make a very important contribution to meeting Warrington's housing requirement and meeting the need for new homes in Croft. |
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Natural Resources

Ensure the sustainable and prudent use and management of natural resources including the promotion of natural resources including the promotion of sustainable drainage and water conservation.

The concept masterplan provides a framework which responds to its context. Existing landscape features are retained and enhanced, with a particular emphasis on strengthening field boundaries throughout the development. The development is able to accommodate SuDS and will protect and enhance the sites ecological value.

Protect, manage and improve local environmental quality including land, air and controlled waters and reduce the risk of flooding.

Any future development will be subject to a rigorous assessment of the environmental impact of the development to ensure that it does not result in any unacceptable environmental effects. Initial appraisals presented in the technical appendix demonstrate that the site is not affected by any insurmountable environmental constraints.

Built and natural heritage

Protect and enhance places and buildings of historic cultural and archaeological value.

By responding to its context through a rigorous process of site analysis, the masterplan achieves a layout which is sympathetic to its position at the edge of the settlement.

Protect and improve the quality and character of places, landscapes, townscapes and wider countryside whilst maintaining and strengthening local distinctiveness and sense of place.

Additional safeguards over the quality and character of the development, including the public realm, can be achieved with detailed site layout and design. The masterplan present an appropriate framework for this.

Ensure high quality and sustainable design for buildings, spaces and the public realm that is appropriate to the locality.

Biodiversity and Geodiversity

Protect and enhance biodiversity and geodiversity.

The supporting ecological appraisal provided within the supporting technical appendix demonstrates that the site of limited ecological value. The development provides the opportunity to enhance the site's ecological value through a careful and considered design approach.

Climate Change and resource use

Limit, mitigate and adapt to the impacts of climate change. Increase energy efficiency and production of renewable energy.

The site offers the potential to incorporate sustainable drainage measures (subject to further assessment) and to ensure that the development will not be susceptible to the effects of climate change.

Minimise waste and maximise reuse, recovery and recycling.

Development will seek to minimise the use of resources as far as possible and the construction process will be subject to a Site Waste Management Plan.

