

TECHNICAL NOTE



Waterworks Lane, Winwick

Job Number: P324353

Date: 06 June 2019

Client: Rowland Homes

Prepared By: LW

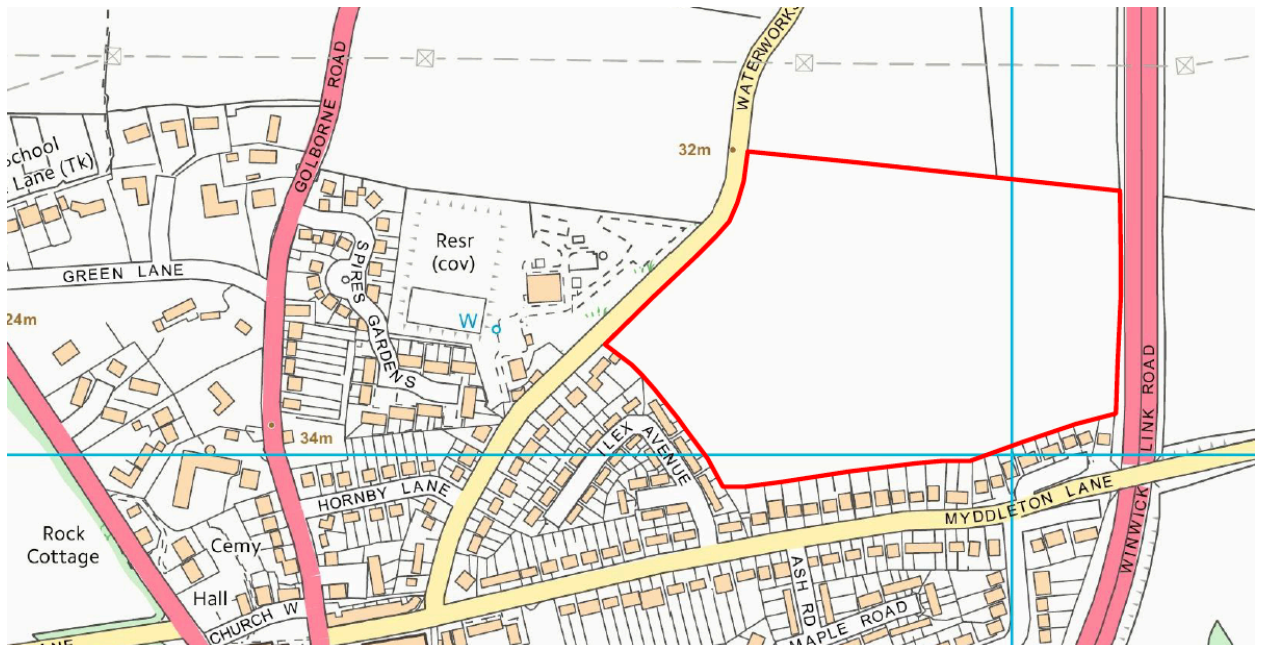
Approved By: ME

Initial Highways Site Appraisal

1 Introduction

- 1.1 This note has been prepared for Rowland Homes to provide an initial high-level review on highways and access options for the Land off Waterworks Lane in Winwick, Warrington
- 1.2 It is understood that the site is being promoted for residential development in the Warrington Local Plan. The site could comfortably accommodate between 130 to 150 dwellings, or more without adverse impacts.
- 1.3 The site area is shown in [Figure 1.1](#).

Figure 1.1: Site Redline Boundary

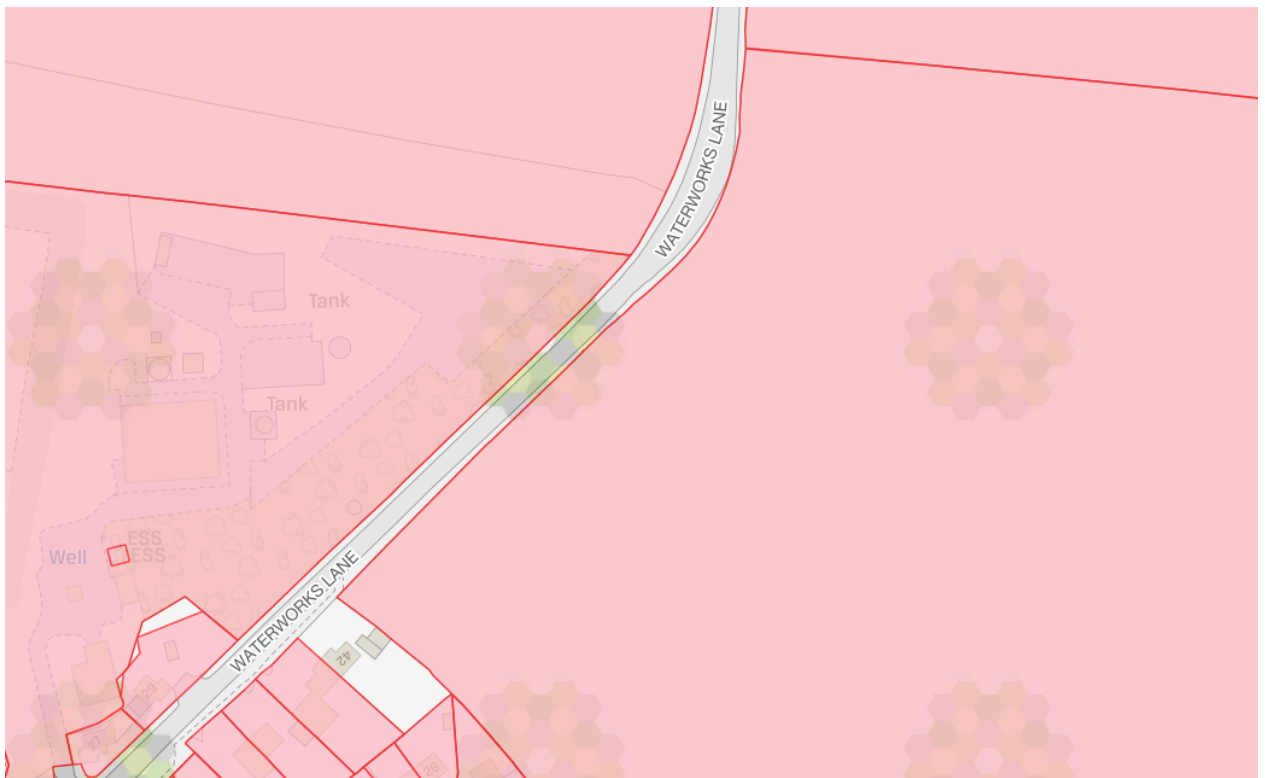


- 1.4 This note has been prepared as a desktop study. At this stage the distances/ measurements are derived from online mapping tools and are therefore approximates only. Further analysis using OS mapping and/or topographical survey information and on-site measurements would be required to ensure accuracy, should the site be progressed to a masterplan stage.

2 Site Access

- 2.1 The site access should be located on Waterworks Lane. To the south of the site, the speed limit of Waterworks Lane increases from 20/30mph (this needs to be confirmed on site, as Street View could be out of date and Myddleton Lane is now a 20mph zone) to national speed limit (60mph). Through the provision of a footway along the site boundary and active frontage onto the Waterworks Lane, the 20/30mph speed limit can be continued along the site boundary.
- 2.2 The site could comfortably accommodate between 130 to 150 dwellings, or more without adverse impacts. It is anticipated existing traffic flows on Waterworks Lane would be low and therefore a priority junction should suffice. This would need to be confirmed by junction capacity analysis. An indicative layout is shown in **Drawing J32-4353-PS-001** attached in **Appendix A**.
- 2.3 The extended 20/30mph speed limit will reduce the required visibility splays from 2.4m x 215m to 2.4m x 43m. This will enable the access to be located anywhere between the southern boundary to 43m from the northern boundary. There are some existing trees along the western site boundary, it is recommended that they are checked for Tree Preservation Orders.
- 2.4 It is noted that there is a lay-by close to the northern boundary of the site, it is anticipated that this can be removed as part of the development of the site. An initial review of the Land Registry (see [Figure 2.1](#)) does not indicate that there are any potential third-party land issues. On this basis, Waterworks Lane could be widened if required.
- 2.5 Street lighting would need to be implemented on Waterworks Lane along the western boundary.

Figure 2.1: Land Title Plan



3 Sustainable Accessibility

- 3.1 Bus stops are located on Myddleton Lane which are served by the No.19 bus route, providing a half-hourly and hourly service to Warrington and Leigh. Parts of the site will be beyond 400m from the bus stops.
- 3.2 Connections by walking and cycling will be required to the local amenities in the area to ensure the site can be deemed accessible by sustainable modes.
- 3.3 The existing footway provision on Waterworks Lane stops to the south of the southern site boundary (see [Figure 2.1](#)). A new 2m wide footway would need to be introduced along the site frontage.
- 3.4 There are no existing Public Rights of Way within the site boundary.

4 Other Points for Consideration

- 4.1 It is noted that there are some existing capacity problems at the Goldbourne Road/ A49 priority junction and the A49/ Winwick Link Road roundabout junction, depending on the distribution of traffic, the development could have a negative impact on these junctions.
- 4.2 A pedestrian access near to the south-west corner of the site would assist in reduced walking distances to bus stops and other local amenities.

Technical Note

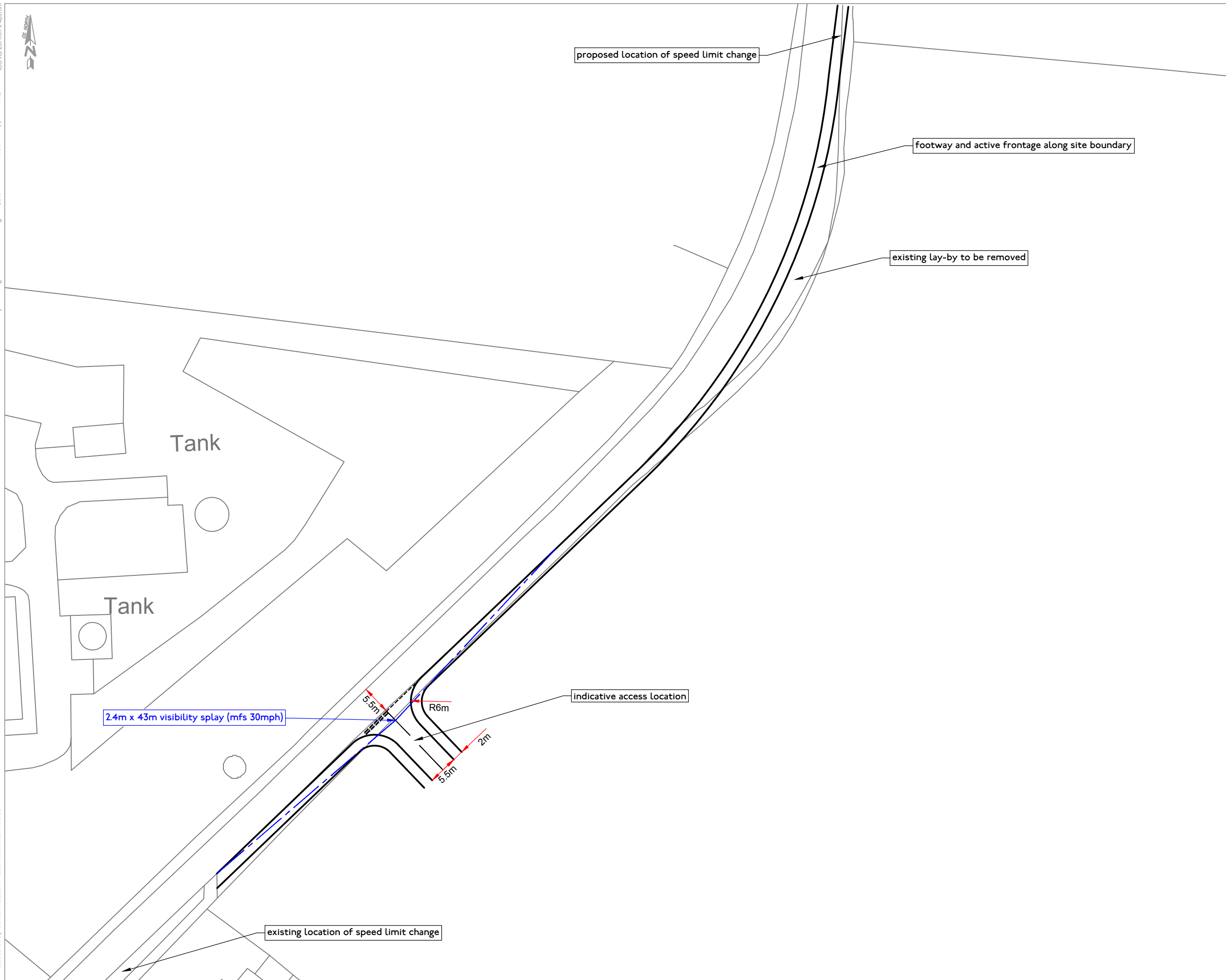
Waterworks Lane, Winwick

Initial Highways Site Appraisal



Appendix A – Site Access Drawing

File name: Y:\DROPBOX (MODE)\PROJECT\MANCHESTER\PROPOSALS\J324353_WATERWORKS LANE_WINWICK\5. GRAPHICS\2. CAD\2. SHEETS\J32-4353-PS-001.DWG
Last saved by: LUKEWHEELER Last Plotted: 2019-05-20
Project Management Initials: Designer: LCW Checked: MA Approved: ME
ISO A3 297mm x 420mm



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- notes:
1. this drawing is to be read in conjunction with all other relevant drawings, any discrepancies, errors or omissions to be brought to the attention of overseeing organisation.
 2. all dimensions to be checked before commencement of work on site.
 3. all dimensions in metres unless otherwise stated.
 4. the design is subject to approval of warrington council.
 5. drawing based on os mapping.

issue/revision	date	issued	description
-	20/05/2019	llr	issued

client: rowland homes
project: waterworks lane, winwick
project number: J324353
scale: NTS@A3
drawing title: indicative access design
drawing number: J32-4353-PS-001