



WARRINGTON ROAD, CULCHETH

VISION DOCUMENT, SEPTEMBER 2017





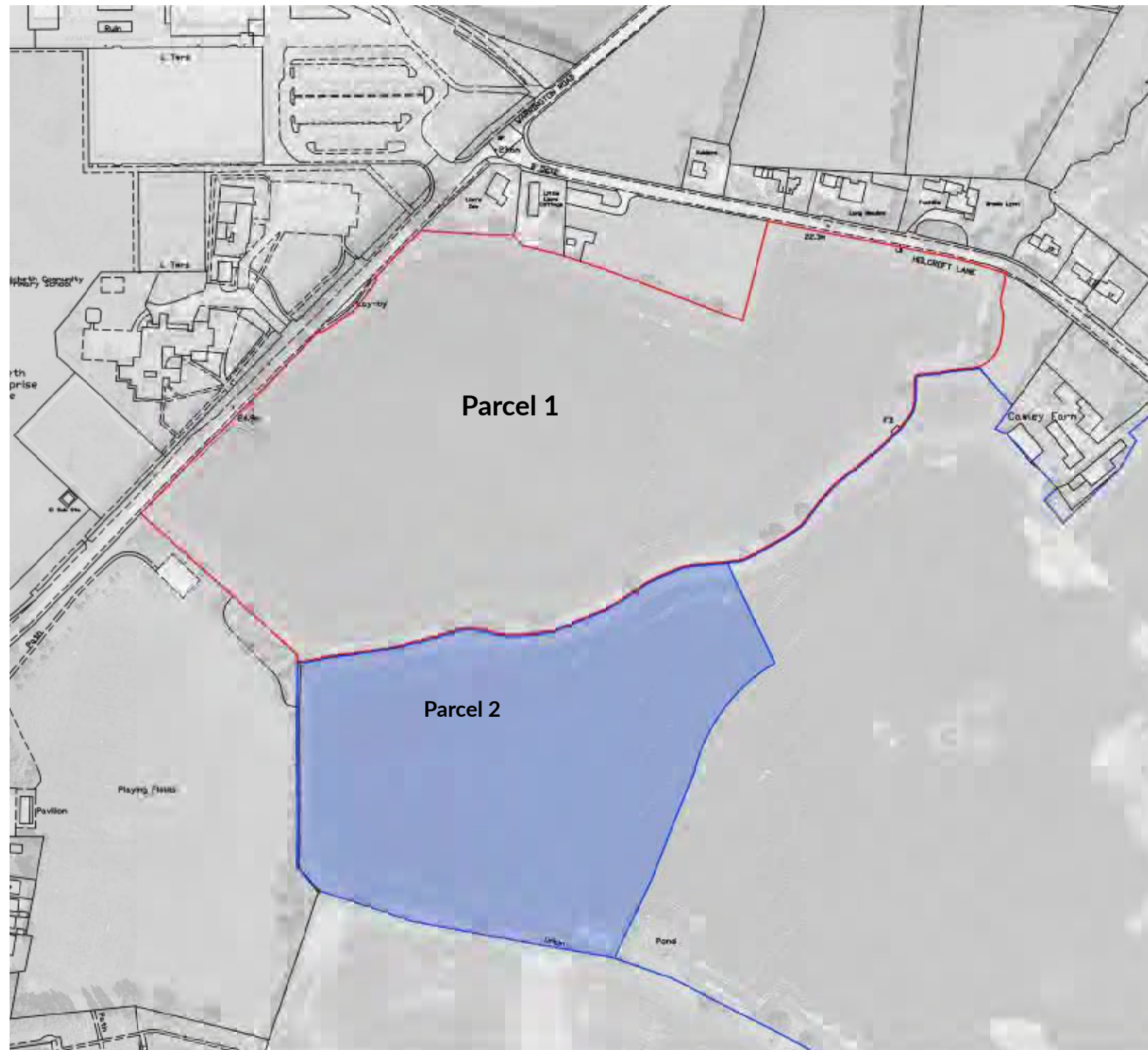


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01 INTRODUCTION



The Site is shown within the red line above (Parcel 1). The land edged in blue (Parcel 2) is in the same ownership and could also be included in order to meet all of Culcheth’s housing needs on one site.

This Vision Document has been prepared by Story Homes North West to set out the vision for a new sustainable extension to Culcheth, in Warrington. It sets out the case for releasing land at Warrington Road (‘the Site’) from the Green Belt and allocating it for housing, as part of Warrington Borough Council’s Local Plan Review. It demonstrates that this can provide a sustainable solution to help Warrington Borough Council meet its future housing growth requirements.

To ensure the appropriate development of the Site, Story Homes has instructed a development team with a proven track record in delivering successful schemes. This includes WYG (Planning, Landscape and Visual Impact) Woodcroft (Design) and Croft Transport Solutions (Highways).

This document has taken account of key technical considerations including accessibility, landscape and visual impact to inform the preparation of a Concept Masterplan that demonstrates the suitability of the Site for residential development.

At the outset, it is highlighted that the Site:

- Is in a highly sustainable location in close proximity to the existing services and facilities within the village centre
- Will result in a relatively minimal harm to the key purposes of the Green Belt; and
- Provides an opportunity to create a high quality development which is sympathetic and responsive to the existing settlement character of Culcheth

This document is submitted to the Council alongside the representations to the Warrington Local Plan Preferred Option consultation (September 2017) produced by WYG, and builds on the earlier Scoping stage consultation. Both of these representations should be read in conjunction with this Vision Document.

INTRODUCTION TO STORY HOMES



Story Homes is a privately owned housebuilder, founded by Fred Story in 1987. It has a long and successful reputation of building quality and high specification homes across the North of England and South of Scotland. The family owned business has grown in size and status over the years but remains grounded, built on its original ethos of 'doing the right thing' and creating a brand synonymous with quality.

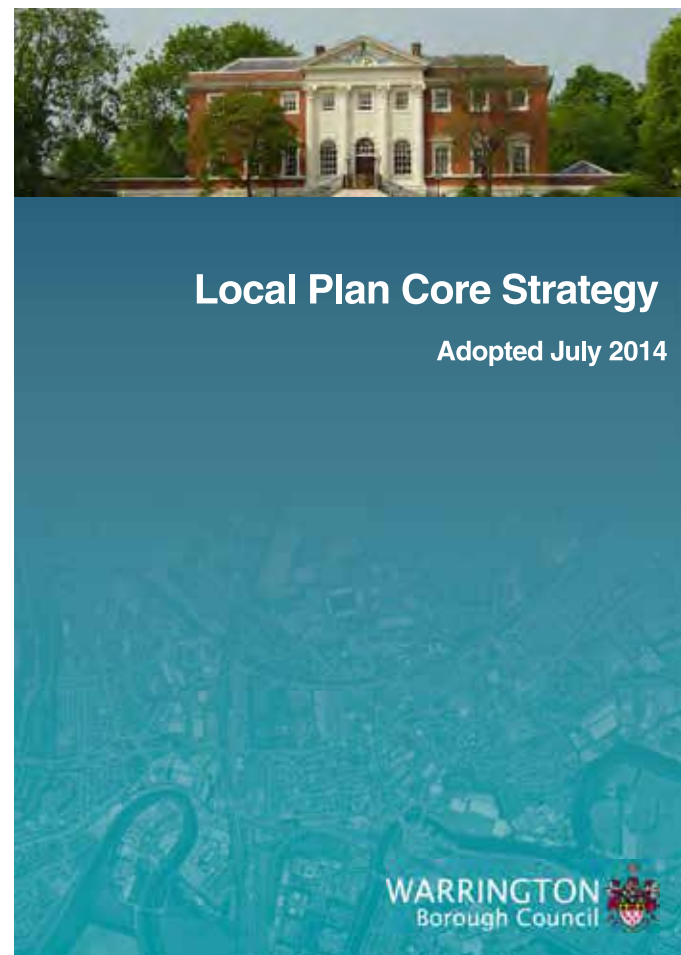
For nearly 30 years Story Homes has been the name most often associated with aspirational homes for sale throughout Cumbria, the North East and Lancashire. A passion for quality and excellence has seen Story Homes become a multi-award winning UK property developer; with modern and attractive homes instantly inspiring buyers. Story Homes have been awarded the top '5 star' rating in the house building industry's annual customer satisfaction survey for the 4th year running since becoming eligible for 4 years ago.

Story Homes' success is underpinned by a determination to understand the needs of communities where we build and a goal to deliver design quality and high quality building specifications that enhance locations. Story Homes' presence in the North West is growing significantly and has recently been awarded 3 UK Property awards for Brookwood Park in Kirkham, The Woodlands in Shotley Bridge and Pentland Reach in Biggar.

The Story Difference – comprising a commitment to design quality, place-making and customer experience – will be instrumental in delivering an exemplary new development which Culcheth can be proud of.

02 THE PLANNING CONTEXT

THE EMERGING WARRINGTON LOCAL PLAN REVIEW



Warrington Borough Council adopted its Local Plan Core Strategy in July 2014. This set out a need to build 500 new homes every year up to 2027. This requirement is now out of date.

Following the adoption of the Core Strategy, a High Court Challenge subsequently quashed the specific parts of the Plan relating to:

- The housing target of 10,500 new homes (equating to 500 per year) between 2006 and 2027 and;
- References to 1,100 new homes at the Omega Strategic Proposal

Given the results of the High Court challenge and the emerging evidence underpinning the Borough's growth needs and economic development ambitions, the Council recognised the need to undertake a review of the Local Plan.

Local Plan Scoping stage consultation was undertaken in November 2016. The Council then published their Preferred Development Option for consultation in July 2017. This sets out the current housing and employment land requirement for the Borough and the preferred option strategy for meeting these needs.

To underpin the Local Plan review, the Council commenced the preparation of the Borough's housing and economic needs to the year 2037. The most up to date study assessing the housing objectively assessed need (OAN) for the Borough identified a need of 955 new homes per year to 2037.

The Council has also assessed the number of additional jobs that will be created through the Council's growth aspirations set out in the 'Warrington Means Business' economic development programme as well as the Local Enterprise Partnership's (LEP) Strategic Economic Plan and future growth ambitions. These growth aspirations will deliver 31,000 new jobs in Warrington up to 2040 which is approximately 30% above the baseline forecasts and there is a need to ensure a balance between the number of homes and jobs.

There is also a need to provide an additional 5% buffer to allow for flexibility (as directed by the National Planning Policy Framework) and to make up for an existing backlog of 847 homes. All of this means that it will now be necessary to increase the minimum supply of homes to around **1,200 per annum**. The Council are also seeking to identify 'safeguarded land' to meet further needs in the ten years beyond the Plan period.

The most recent Strategic Housing Land Availability Assessment (SHLAA), published in January 2016 has identified that Warrington's housing needs cannot be met on brownfield land, existing commitments and on greenfield sites outside of the Green Belt.

If Warrington is to meet its development needs, then based on the Preferred Development Option, sufficient Green Belt land will need to be released to deliver approximately 9,000 new homes and 213 hectares of employment land over the next 20 years [from Preferred Development Option, WBC, July 2017].

WARRINGTON PREFERRED DEVELOPMENT OPTION

The Council have sought to deliver as much housing as possible within the urban area. They commissioned an Urban Capacity Study which estimated that 15,429 homes could be delivered on existing urban sites, a figure which we feel is unrealistically high and is open to challenge. However, the Council nevertheless maintain that they will need to release sufficient Green Belt land to deliver 8,791 homes (see Table 1).

The Preferred Development Option is Option 2. This is for the majority of Green Belt release to be adjacent to the main urban area in Warrington, with incremental growth in the outlying settlements. This includes a Garden City Suburb of approximately 6,000 new homes to the south-east of Warrington and an urban extension in South-West Warrington of around 2,000 homes.

The outlying settlements have been identified as having an indicative capacity for 1,190 new homes on land to be released from the Green Belt, of which 300 would be in Culcheth (see Table 22). The Green Belt Assessment has assessed all suitable sites immediately adjacent to the existing built-up area of Culcheth and it assessed the Site as making a 'weak' contribution to the Green Belt, meaning that it is one of the most favourable Green Belt sites in Culcheth for development. It will therefore be necessary to release land that makes a 'moderate' contribution to the Green Belt in Culcheth. This corresponds with the 'incremental growth' option assessed in WBC's Settlement Profile for Culcheth, which concludes that this level of growth is likely to be supported by existing and enhanced infrastructure.

This represents very clear "exceptional circumstances" to justify the release of land from the Green Belt. The Site at Warrington Road in Culcheth has the potential to make a substantial contribution to the social and economic success of the Borough.

	955 p.a.	1,113 p.a.	1,332 p.a.
Housing Target 2017 to 2037	19,100	22,260	26,640
Flexibility at 5%	955	1,113	1,332
Backlog (from 2015 against OAN)	847	847	847
Total Requirement	20,902	24,220	28,819
Total Capacity within urban area	15,429	15,429	15,429
Green Belt requirement	5,473	8,791	13,390

Table 1: Housing Land Requirements

Settlement	Indicative Green Belt Capacity
Lymm	500
Culcheth	300
Burtonwood	150
Winwick	90
Croft	60
Glazebury	50
Hollins Green	40
TOTAL	1,190

Table 22: Outlying Settlements - Indicative Green Belt Capacity

Tables extracted from Preferred Development Option, WBC, July 2017

03 THE SITE

LOCATION AND OWNERSHIP

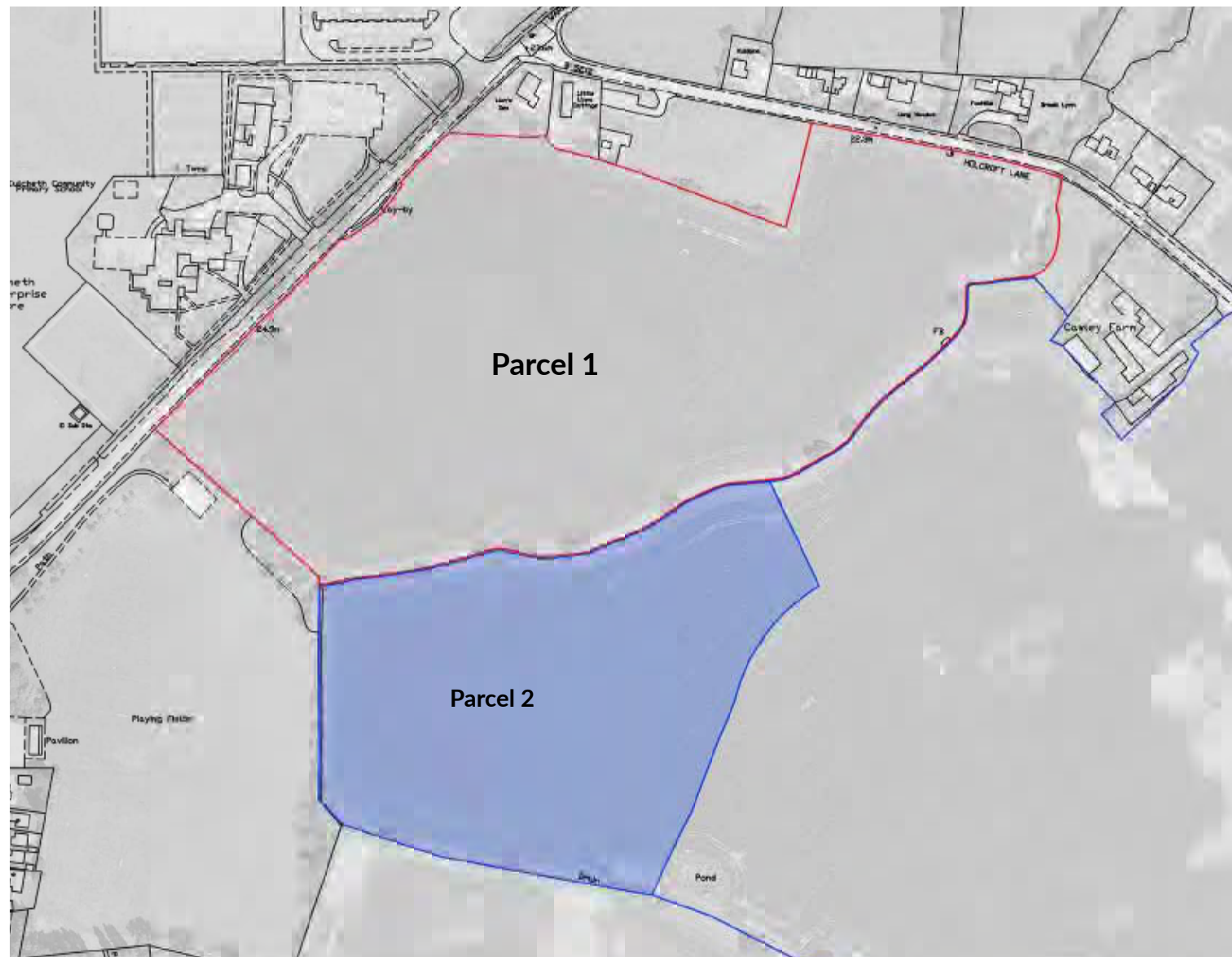


Figure 1 - Site Boundary

The Site is within a single ownership and is represented by a property agent. Story Homes have an agreement with the landowner to bring the Site forward for residential development (subject to its release from Green Belt). There are no legal or ownership constraints to its delivery for housing.

Story Homes are committed to bringing this site forward for housing and will progress a scheme as soon as the Site is allocated.

Site Location

The Site is located on the eastern edge of the Culcheth village and is currently used as arable farmland. The Site is an irregular shape with its north-western boundary aligned with the Warrington Road / A574. Beyond Warrington Road to the west is the education complex made up of Culcheth Community Primary School, Culcheth High School and Culcheth Community Campus. The residential area of Culcheth village is situated beyond this to the west. Holcroft Lane runs along a section of the northern boundary which has scattered dwellings located along it on the northern side of the road opposite the Site. At the junction of Holcroft Lane and Warrington Road adjoining the Site's northern boundary is the Little Lions Cattery. The south-eastern boundary of Parcel 1 is made of a ditch that passes north east to south west. A rural landscape of small to medium sized arable fields interspersed with residential areas is located to the north, east and south of the Site.

Parcel 1 & 2

Please refer to Figure 1 to identify the site location, we refer to the Site as 'Parcel 1' which measures approximately 7.08 ha (17.5 acres) We consider the land at Warrington Road in Culcheth to be a sustainable site which can make a significant positive contribution to helping meet Warrington's housing need. The representation is being made therefore to support the growth of Culcheth as a larger outlying settlement of Warrington with the delivery of new housing to meet its needs, and with the retention of Green Belt land where appropriate. We consider the land at Warrington Road to be the most suitable and sustainable site for Culcheth to meet its housing needs. We therefore propose the release of this site from the Green Belt and its allocation for housing. Story Homes would also like to submit additional land referred to as 'Parcel 2' and within the same ownership to the Council as available, suitable and deliverable.

The combined parcel's extending to a total of 11.53ha (28.49 acres) provide the opportunity for the entirety of Culcheth's housing needs to be met in one location maximising community benefits that can be delivered as part of a wider scheme.

Figure 1 therefore shows the principal Site (referred to as 'Parcel 1) as the land edged red. The additional land, 'Parcel 2' is shown edged blue and measures approximately 4.45 ha (11 acres).

It is worth noting that this representation deals principally with the Site edged red in Figure 1 referred to as 'Parcel 1'. We do however discuss the merits of the potential inclusion of 'Parcel 2' for the Council to consider but we ask that the Council consider the sites independently for the purpose of this response.

04 GREEN BELT ASSESSMENT

Warrington Borough Council have undertaken a Green Belt Assessment. The Site at Warrington Road in Culcheth represents the majority of parcel CH9, which is assessed overall as making a 'weak' contribution to the Green Belt. We agree with this analysis. Culcheth has 15 land parcels within the assessment: three of these (including CH9) are rated as making a 'weak' contribution; with the remaining twelve all rated as making a 'strong' contribution. This therefore means that the Site is amongst the most favourable for development in terms of assessing impacts on the Green Belt, we consider later in this document why this is.

The Site sits to the immediate east of the existing village in a triangle of land between Warrington Road and Holcroft Lane. A watercourse forms the south-eastern boundary of Parcel 1. There are mature trees and hedgerows along most of the Warrington Road frontage and a mature tree belt lies alongside the watercourse. This development would therefore represent a small but well screened extension to the village on its eastern edge. Impact on the openness of the surrounding Green Belt and on surrounding landscape character but be limited by the defensible edges of the Site.

The other sites put forward in the Call for Sites exercise generally represent larger scale incursions into the surrounding countryside and would have greater impact on the surrounding landscape character and Green Belt. This includes the large expanse of land to the north-east of the village (R18/128) which would represent an approximately 50% expansion in the size of the built-up area and lacks defensible boundaries. Other sites are completely divorced from the built-up area. This is reflected in the Green Belt Assessment, which assesses all of these other sites as being in land that makes a 'strong contribution' to the Green Belt. The only exception is site R19/041, to the south-west of the village.

The subject land at Warrington Road is therefore the best option in terms of impact on the surrounding landscape and the only option for the growth of Culcheth without requiring land that makes a strong contribution to the Green Belt.



05 SUSTAINABILITY

We have undertaken analysis of the location of key community facilities in Culcheth and their accessibility from the subject Site (see the Facilities Plan).

This analysis shows that the Site is very well located with most key facilities lying within easy walking distance. Culcheth is a sustainable centre with a wide range of facilities, including a high school, GP surgery, leisure centre and food store. This makes the Site sustainable; there will be not be a reliance on the private car and most journeys can be made on foot.

The Site is especially well sited in relation to education needs, with both the high school and primary school lying on the opposite side of Warrington Road, within a five minute walk. Both of these schools also serve as wider community hubs – with a day nursery and children’s dentist being located alongside the primary school; and the leisure centre alongside the high school.

The Site is also well served by buses: the no.19 service runs along Warrington Road, with buses every 30 minutes to Warrington. There is a bus stop on the northern boundary and several bus stops within 5 minutes’ walk of the Site. Taylor Business Park offers a significant number of jobs, lying a short distance to the south of Culcheth, and is accessible by cycle or buses via Warrington Road.



Service	Route	Daytime	Evening	Sat	Sun
19	Leigh - Warrington	2	1	1	1
28	Leigh - Warrington	1	1	1	0
28A	Leigh - Warrington	5 per day	0	0	1
193	Birchwood - Glazebury	1	1	0	0

Table 1 – Summary of Bus Services Operating Past The Site

Site R18/041 is similarly accessible to the village centre but is much further from the high school and from the regular bus service on Warrington Road. Significantly, this Site lies to the rear of existing houses on residential streets; it lacks the strong vehicle and pedestrian connections with the existing settlement that the subject Site offers.

The Site compares favourably against other potential sites from the Call for Sites exercise in terms of sustainability. No other parcel of land put forward can compete with the Site in terms of accessibility to both the village centre and the services hub around the two schools.



FACILITIES PLAN



- Site boundary
- Culcheth Village Centre
- Bus stop
- Bus route
- Food store
- High school
- Primary school
- Nursery
- GP
- Pharmacy
- Dentist
- Post office
- Library
- Public house
- Church
- Sports facilities
- 400m (5 minute walk)
- 800m (10 minute walk)

06 CONSTRAINTS AND OPPORTUNITIES



EA Flood Map for Culcheth Source: Environment Agency – downloaded 25/09/2017

The Site is not subject to or near to any restrictive environmental designations. There are no technical or environmental constraints which present an obstacle to development.

Consultation Distances

Story Homes have engaged with National Grid and the Health and Safety Executive (HSE) as part of their technical due diligence investigations. Although the Site sits within consultation distances for the National High Pressure Gas Pipeline that runs in a south to north-east direction across the Site, our investigations have demonstrated that the Council's policy map has not been updated to take account of upgrades to the pipeline's specification in recent years.

National Grid, the pipeline operator, has informed Story Homes that the pipeline has been heavy brick walled reducing the risks of the accident hazard pipeline. Story Homes have taken this information to the HSE and have had the pipeline specification re-modelled to understand how heavy brick walling reduces the size of the required consultation distances. It has been demonstrated that this reduces the inner and middle consultation distances to 3 metres either side of the pipeline and that the outer consultation distance is now within 310 metres. Further to the reassessment, Story Homes have prepared the illustrative masterplan which shows the inner/middle consultation zones unpopulated with housing and used as a public footpath. The plan shows that the housing is situated in the outer HSE consultation zone and in accordance with the HSE 'Land use and planning methodology' the proposed development is defined as sensitivity level 3. HSE have prepared a bespoke letter to Story Homes which concludes: "HSE would not advise, on safety grounds against the granting of planning permission for the proposed development".

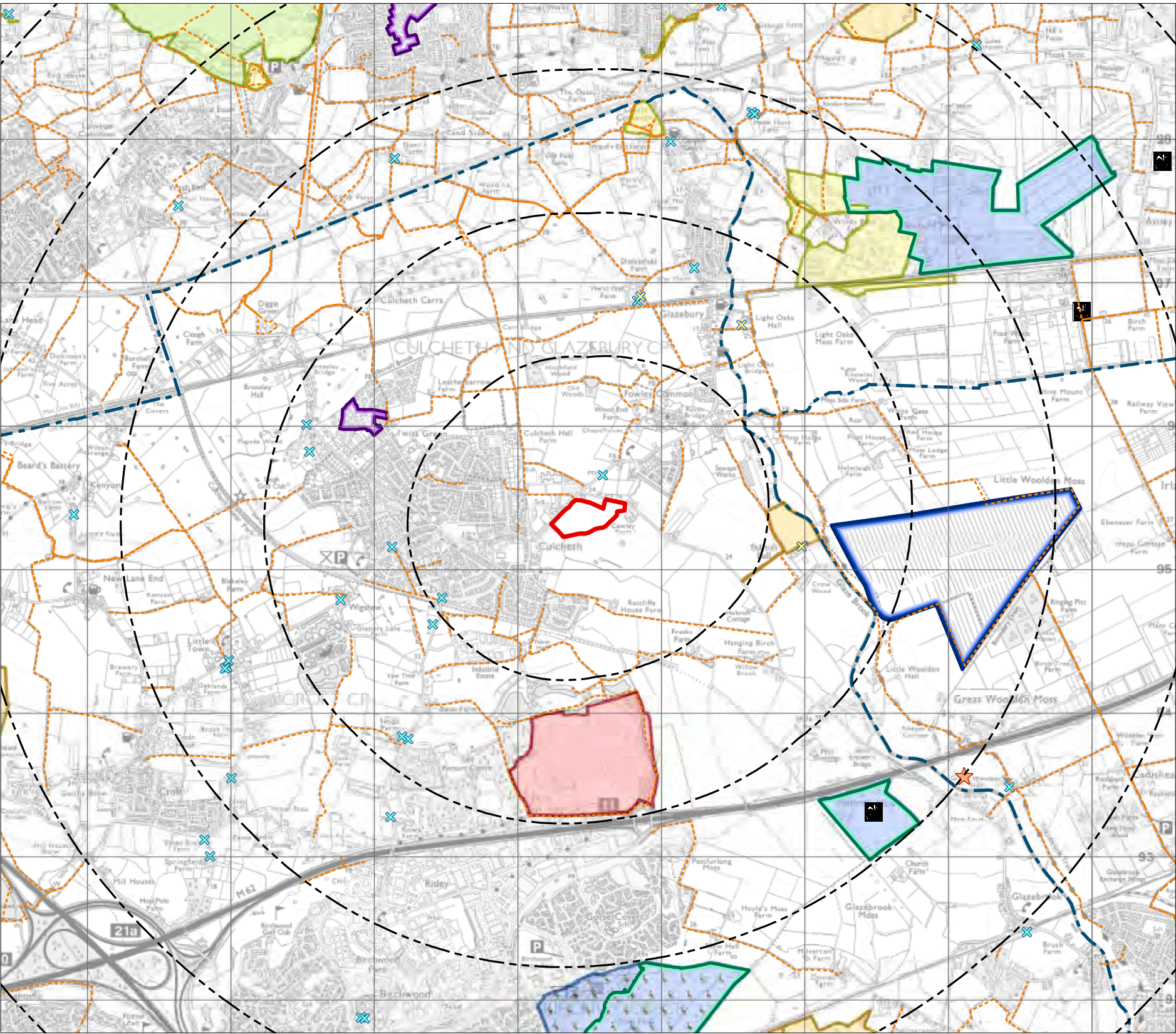
Flooding and Drainage



















The entirety of the Site is located within flood zone 1 of the Environment Agency's Indicative Flood Map which means that it is considered to have a low risk of flooding. Initial investigations have indicated that Site drainage can be achieved via an appropriately designed Sustainable Urban Drainage System (SuDS).

Ecology and Trees

The Site is not recognised for its biodiversity value. It is not subject to any ecological designations, such as SSSI's, SBI's or Local Nature Reserves, and there are no such designations nearby. At planning application stage, detailed surveys of the flora and fauna will be undertaken to ensure that there will be no harm to any high value species. There are opportunities to improve biodiversity at the Site through the provision of enhanced habitats, including new green space. Given that the Site is currently used for agriculture, it contains very few trees. All existing high value trees and hedgerows will be retained wherever possible alongside significant new tree planting, to enhance the character of the new development. Overall there will be an increase in the number of trees at the Site.

LOCAL LANDSCAPE



-  Preliminary Site Boundary
-  1km buffers from site boundary
-  Unitary Authority boundaries
- Landscape Designations :**
-  Country Parks
-  Authorised Landfill Sites
-  Authorised Landfill Sites (Current status and usage to be confirmed)
- Public Access :**
-  Public Footpaths
-  Public Bridleways
-  CROW Access Land exc Section 15
- Heritage Designations :**
-  Conservation Areas
-  Scheduled Monuments
- Listed Buildings
-  Grade II*
-  Grade II
- Biodiversity Designations :**
-  Special Areas of Conservation
-  Sites of Special Scientific Interest
-  Local Nature Reserves
-  'Cadishead and Little Woollen Moss' Wildlife Trust Nature Reserve
-  Wildlife Trust Reserve

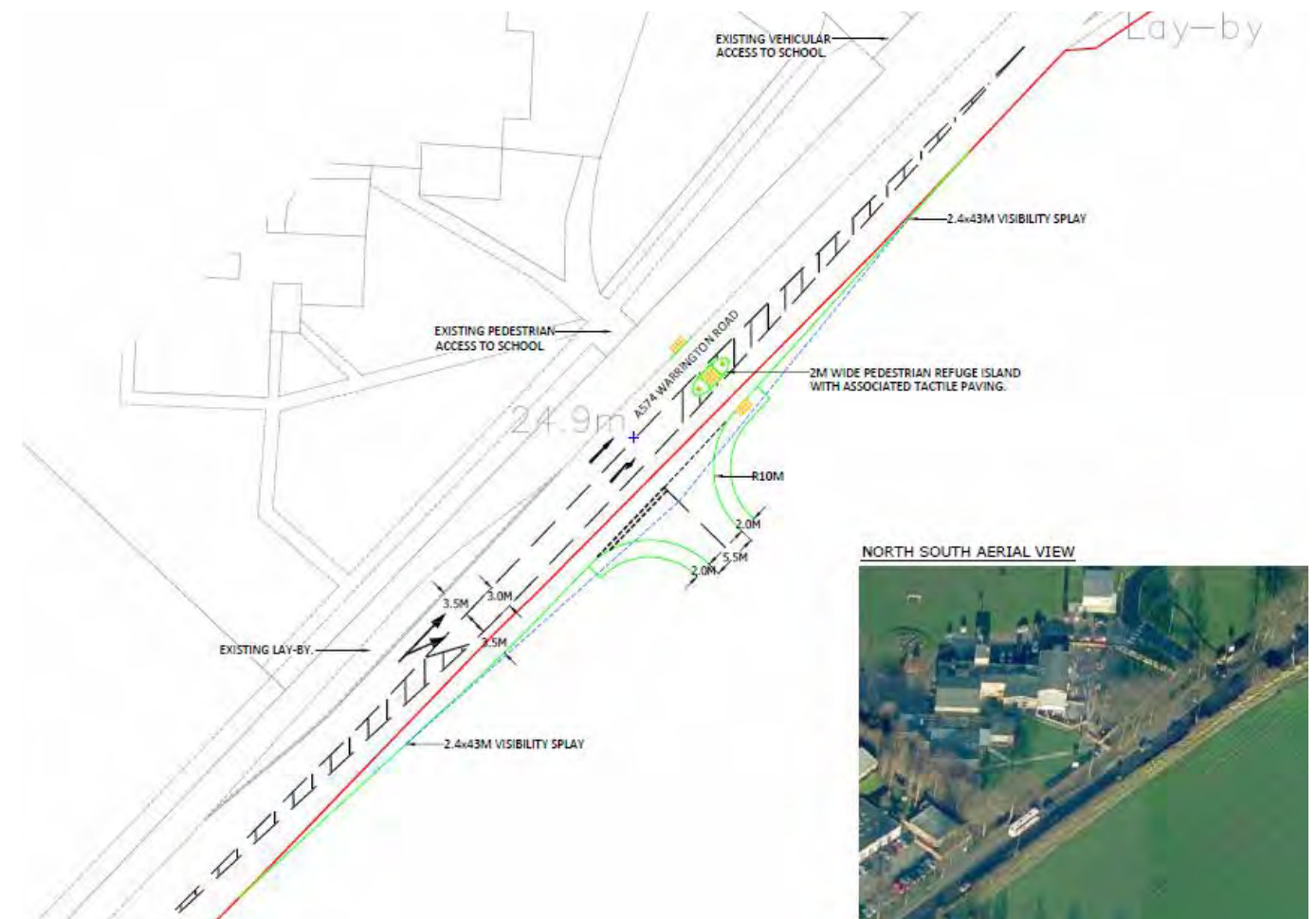
CONSTRAINTS AND OPPORTUNITIES

Highways

A detailed appraisal of the highway network and access constraints and opportunities has been undertaken by Croft Transport Solutions. Vehicular access to the Site can be achieved both off Warrington Road and from Holcroft Lane. It is proposed to serve the Site through a primary and secondary access solution.

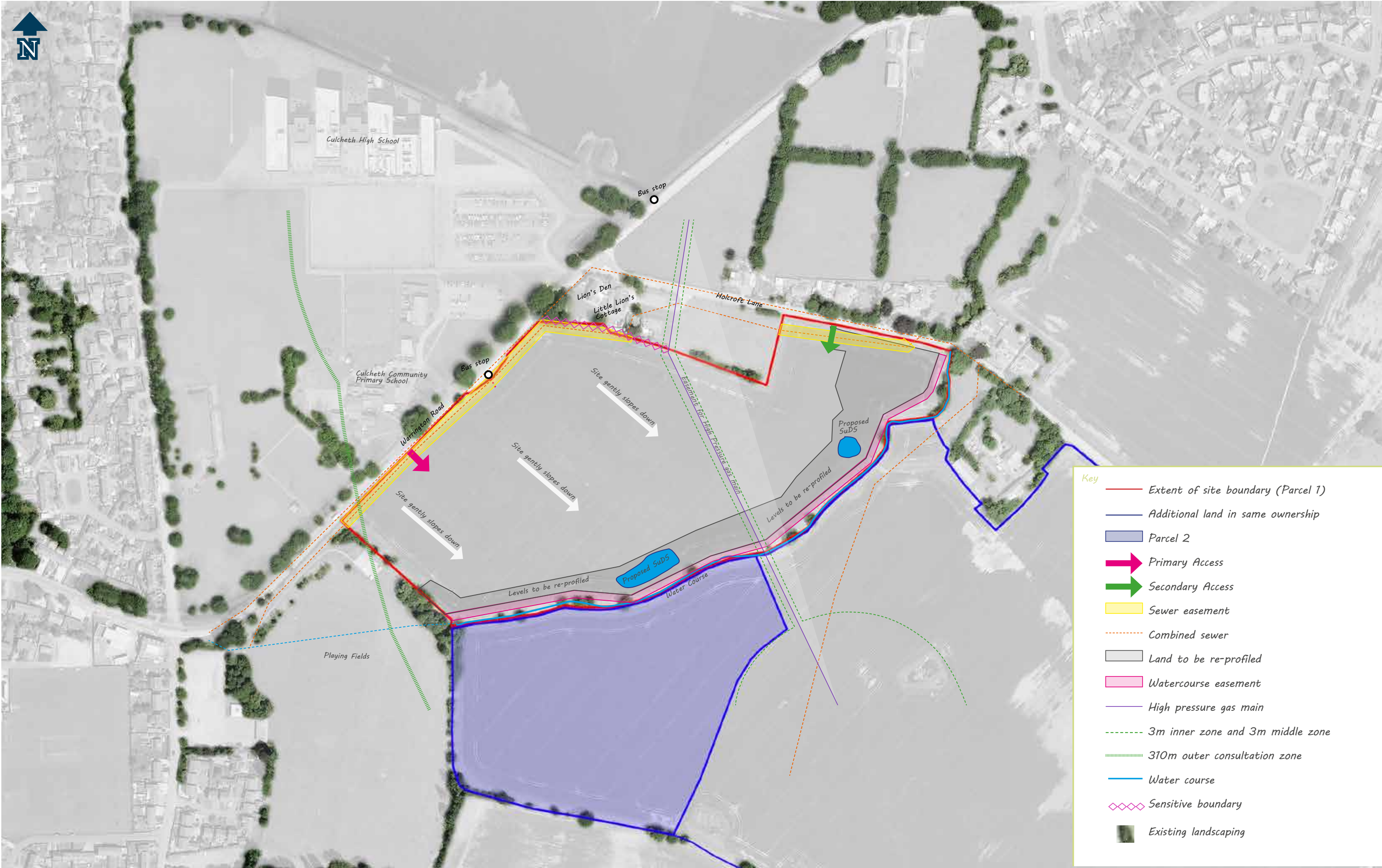
The main vehicular access located on Warrington Road can accommodate a formal priority junction arrangement with standard geometric parameters for residential developments with a 5.5 metres wide carriageway, footway on both sides of 2 metres wide and 6 metre radii. Sufficient visibility can be achieved in both directions of at least 2.4 metres by 43 metres which ensures it complies with the guidance in Manual for Streets and Manual for Streets 2. All of this geometry can be accommodated within either the Site boundary or within the current limits of adopted highway. This junction has been shown on Drawing Number PROP-CULCHETH-F01 and demonstrates that the proposed vehicular access can be adequately accommodated. If Parcel 2 is required to assist in the delivery of additional housing and community facilities, the number of units the currently proposed access could serve in excess of the 300 units proposed for Culcheth. Furthermore, if a secondary access were to be provided along either the Warrington Road or the Holcroft Lane frontages then this would clearly allow the potential for a much higher number of units, subject to the standard junction capacity analyses for the two site access points and the surrounding highway network.

The frontage of the proposed Site along Warrington Road provides for a comprehensive highway strategy to be facilitated in this area, entirely within the adopted highway and Story Homes controlled land. Story Homes would welcome discussions with the Councils highways and transport department as soon practically possible. In terms of off-site impact the proposals are likely to generate in the region of 130 vehicular trips in the two busiest hours of the day which are likely to be between 0800 and 0900 hours and 1700 to 1800 hours. There are numerous routes for traffic to be dispersed onto the local highway network. There are no particular capacity constraints to the local highway network which would provide an issue for this additional traffic generation and this will be demonstrated in detail within a Transport Assessment that would accompany any formal detailed application for this Site.



Proposed Site Access: PROP-CULCHETH-F01





Key

- Extent of site boundary (Parcel 1)
- Additional land in same ownership
- Parcel 2
- ➔ Primary Access
- ➔ Secondary Access
- Sewer easement
- Combined sewer
- Land to be re-profiled
- Watercourse easement
- High pressure gas main
- 3m inner zone and 3m middle zone
- 310m outer consultation zone
- Water course
- Sensitive boundary
- 🌳 Existing landscaping

Constraints & Opportunities

Warrington Road, Culcheth



Drawing Number: WD17-19-MP02 B
 Scale: 1:2000
 Date: August 2017
 Sheet Size: A2





07 THE MASTERPLAN

Story Homes have prepared a Concept Masterplan for the Site. This responds to the identified opportunities and constraints and shows how the proposed number of houses will be accommodated. The masterplan gives an indication of the look and feel of the proposed development. Two variations of the Concept Masterplan have been prepared for the Site: the first covers Parcel 1 only and the second covers Parcels 1 and 2. The key features of both are described on the following pages.



MASTERPLAN PARCEL 1



DWG: 019-01

SHEET SIZE: A0

SCALE: 1:1000



MASTERPLAN
LAND SOUTH OF WARRINGTON ROAD, CULCHETH

MASTERPLAN PRINCIPLES

- 1** The layout has been designed so that a unique sense of arrival is created immediately upon arriving at the development. Houses will face outwards towards Warrington Road set back behind attractively landscaped green spaces. A vista towards the arrival green has been created providing a welcoming and inviting environment.
- 2** A well connected Arrival Green and nodal area, distinct in character it will help visitors navigate further into the development. This area will be framed by feature dwellings facing onto this important area.
- 3** Courtyard serving higher density plots. Landscaping will soften edges and help delineate public and private realm.
- 4** Small cul-de-sac serves a crescent of houses.
- 5** Central green space creates a distinct and attractive space centrally within the development. It will be highly accessible with good pedestrian and cycle connectivity. It will provide panoramic views into the southern part of the development. Houses will face out onto this important space responding positively with it. Existing high quality trees retained providing a mature landscape setting.
- 6** Houses will face onto the East-West linear green. Soft landscaped nodal area will highlight the junction running south. Existing high quality trees and hedges retained.
- 7** Linear landscaped areas along the southern boundary will provide a soft edge to this important area. Plot positions and orientations will be organic in form, they will face out taking advantage of the long distant views to the south. Lower density plots will respond positively with this rural edge. A new pedestrian route will provide pedestrian permeability connecting the development together. Existing trees and hedges will be retained and enhanced.
- 8** A series of nodal areas around the development will assist in navigation as well as providing attractive areas.
- 9** Landscaped green located at the head of this important route. This area will provide a nodal point helping navigate around the development.
- 10** Houses set back from Warrington Road facing out over a landscaped green wedge responding positively with this highly visible area.
- 11** Landscaped Green will provide an attractive space at the head of the street. It will also provide a buffer between the development and the existing properties to the north. A pedestrian link will connect the development with the wider footpath network around the development.
- 12** Small courtyard serving higher density plot.
- 13** Pedestrian link runs north to south through the development. This area utilises the Gas pipe line easement which runs through the Site.
- 14** Pedestrian route crosses the street. Change in carriage width, colour and texture will help calm vehicle speeds. Only one vehicular crossing over the gas pipe line is permitted, this street layout connects Warrington Road with Holcroft Lane whilst discouraging 'rat running' through the development.
- 15** Arrival green located at the entrance into the development from Holcroft Lane. This area will create a completely different environment from the arrival green serving the Warrington Road access. This will ensure a unique sense of arrival is created from both access points into the development.
- 16** Houses will face onto Holcroft Lane set back behind a landscaped green wedge. Hedge and tree planting will help assimilate the development into the street-scape.

MASTERPLAN PARCELS 1 & 2



Land South Of Warrington Road, Culcheth
Masterplan

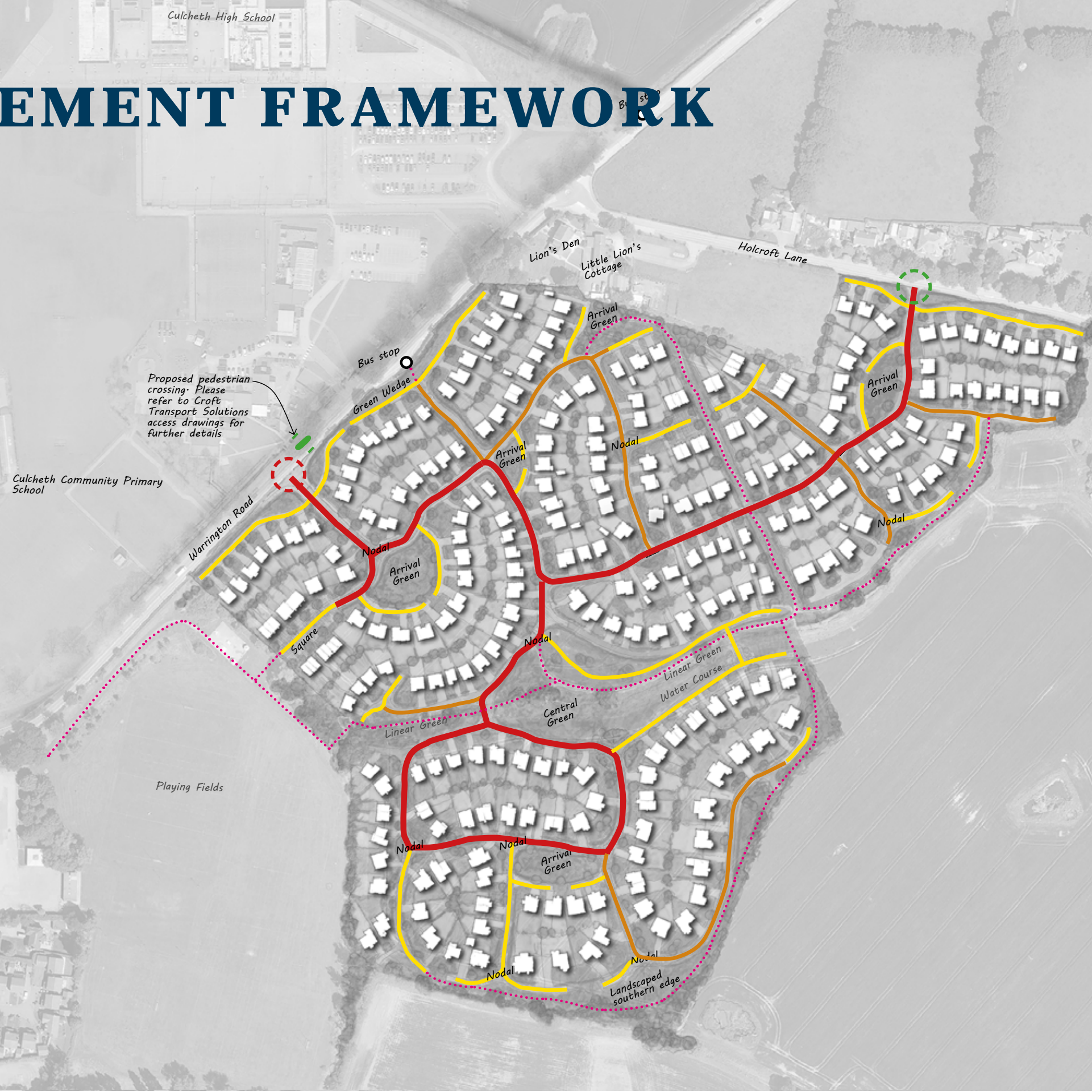


MASTERPLAN PRINCIPLES

- 17 Shared surface street will serve homes overlooking the central green.
- 18 Amenity green will highlight two important junctions serving the most southern parts of the development. Homes will be carefully positioned and orientated around this important space. Soft landscaping will delineate the public and private realm as well as promote a rural setting to this part of the development.
- 19 Large detached houses generously spaced will provide a visually permeable edge to the most southern edge of the development. High quality landscaping and boundary treatments will create a soft of edge to the development.
- 20 Enhanced landscaping to the southern edge will soften views into and out of the development.
- 21 Key nodal with possible views out of the development.
- 22 Generously spaced houses in large plots will face out of the development over looking a multifunctional green space area. Enhanced landscaping will soft this edge of the development.



MOVEMENT FRAMEWORK



Key	
	Extent of site boundary
	Additional land in same ownership
	Primary Access
	Secondary Access
	Primary movement route
	Secondary movement route
	Tertiary movement route
	Pedestrian/cycle route
	Bus stop

Movement Framework

Warrington Road, Culcheth



Movement Framework

A primary movement route runs centrally through the development. It connects Warrington Road with Holcroft Lane, however this route has been designed to deter 'rat running' through the development. This route will also allow direct access to individual properties.

A network of secondary and tertiary movement routes branch off the primary and provide vehicular and pedestrian access to individual properties. The secondary and tertiary streets will be designed as high quality shared surface streets to calm vehicle speeds and create a safe pedestrian environment.

A series of nodal areas and green spaces have been carefully positioned around the development. As well as provide attractive spaces, they will help visitors and occupants navigate around the development.

Active frontages along all of the routes ensures a safe and welcoming environment.

Pedestrian & Cycle permeability

There are no existing Public Rights Of Way which cross the Site. The proposals include new pedestrian & cycle only routes, these will connect the green network areas and multi functional green spaces together. They will also connect the development with the wider footpath and cycle networks, encouraging walking, cycling and public transport.

Public transport

There are two bus stops located within close proximity of the Site on Warrington Road. along the northern boundary. These serve bus routes running from and to Warrington Interchange, Leigh bus station and Taylor Business Park.

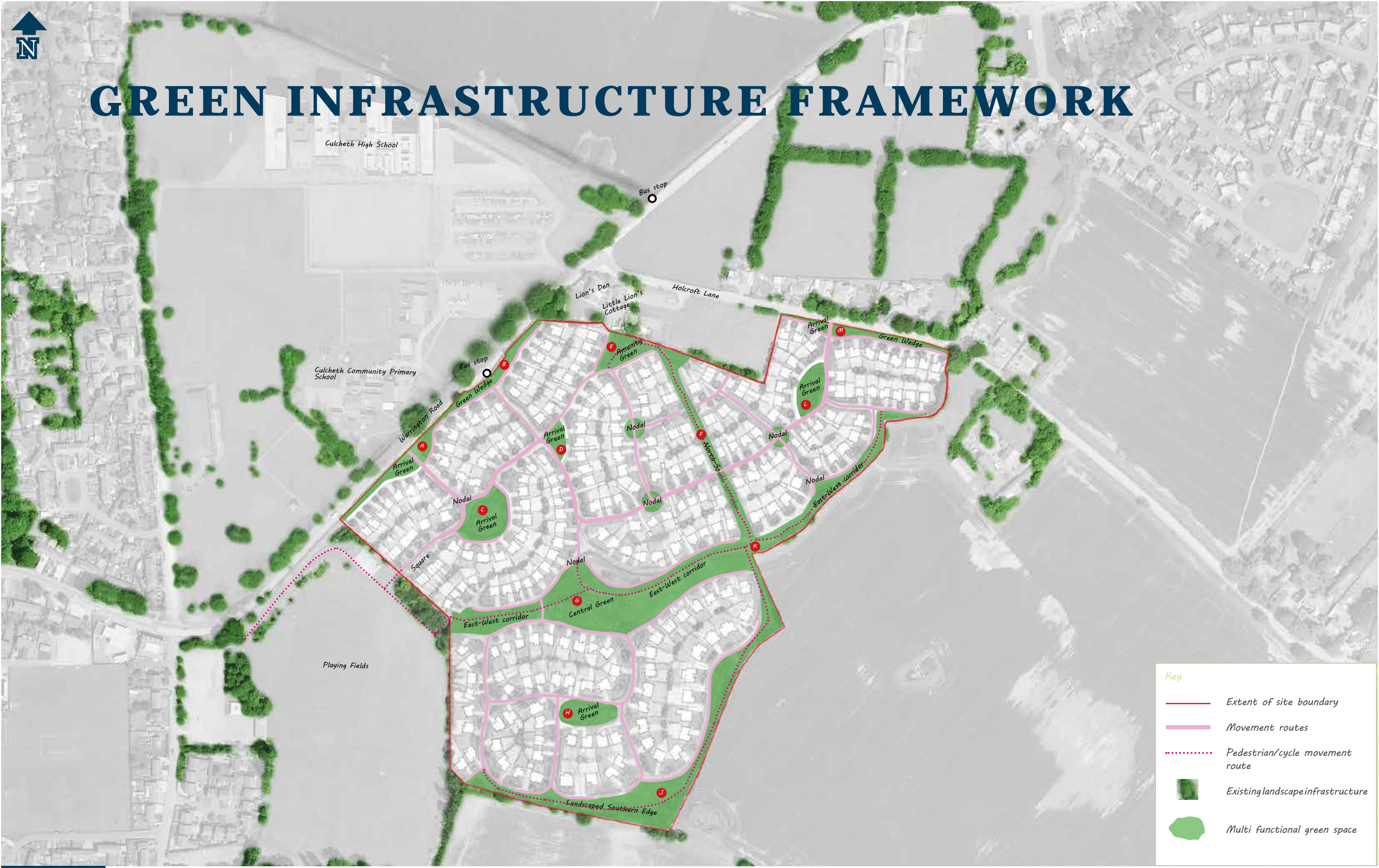
Parking Provision

On site car and cycle parking will be provided in accordance with the relevant parking standards and guidance. Parking provision will be dealt with at the appropriate reserved matters application stage.





GREEN INFRASTRUCTURE FRAMEWORK



Key

- Extent of site boundary
- Movement routes
- Pedestrian/cycle movement route
- Existing landscape infrastructure
- Multi functional green space



Green Infrastructure
 Warrington Road, Culcheth

Drawing Number: WD17-19-MP04-B
 Scale: 1:2000
 Date: August 2017
 Sheet Size: A2



urban design | masterplanning | architecture



F - North-South corridor will form an important part of the green network connecting the southern green network areas with the north. This route will be dedicated to pedestrians and cyclists.

G - Central green space creates a distinct and attractive space centrally within the development. It will be highly accessible with good pedestrian and cycle connectivity. Houses will face out onto this important space responding positively with it.

H - Arrival green will act as an important nodal area highlighting two important junctions within the development serving the southern most parts of the development.

J - The landscaped southern edge will provide a soft edge to the development. Lower density houses will face out of the development along this edge.

K - East-West corridor located along the southern boundary. This space will be easily accessible and create an active travel route. It will provide a soft edge to the development.

L - Arrival green located near the Holcroft Lane entrance. The shape and layout of this green space differs from that of the arrival green near the Warrington Road entrance. This will give visitors a completely different experience depending which entrance into the development they use.

M - Holcroft Lane arrival green creates a welcoming environment soft edge to the development.



The Green Infrastructure includes new and existing established green spaces which will thread through and surround the development's built environment. These green spaces will be multi-functional and are positioned on main movement lines to ensure they are well overlooked, usable, accessible and safe. These important spaces will form an integral part of the development and its pedestrian / cycle networks. They will provide attractive and functional spaces, as well as create distinct nodal markers for movement within the development. The design and management of these spaces will provide ecological benefits and help assimilate the development's built environment into the landscape setting.

A - Warrington Road Arrival green located at the gateway into the development.

B - Green wedge will provide a soft edge to the development along Warrington Road.

C - Central Arrival Green, attractively landscaped formal open space area. This will act as an important nodal area within the development. It will create impact upon arrival when entering the Site from Warrington Road.

D - Arrival green located along the main movement route through the development highlighting an important junction.

E - Northern amenity green highlights the entrance into the North-South pedestrian/cycle corridor.

VISION PRINCIPLES



The Site (Parcel 1) can accommodate up to 220 high quality family homes comprising a range of 2, 3, 4 and 5 bed homes. The proposed scheme will retain a consistent reference to the character of Culcheth and will embody the key principles of sustainability, promoting healthy lifestyles and a high quality of life through the enhancement of public rights of way and access to safe and multi-functional green spaces. The properties will be generously spaced and softened by a network of green infrastructure where open spaces will function individually, but will together add up to a comprehensive green environment which permeates throughout the development.

The layout has been designed so that a unique sense of arrival is created immediately upon arriving at the scheme. Houses will face outwards towards Warrington Road set back behind attractively landscaped green spaces. A vista towards the arrival green has been created providing a welcoming and inviting environment further connecting to nodal points within the scheme to frame and feature dwellings and assist with navigation.

08 BENEFITS AND INFRASTRUCTURE



In order to justify the release of this Site from the Green Belt the Council must in their plan making demonstrate exceptional circumstances but also ensure that this would constitute sustainable development. The NPPF states that “sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.”

The development of approximately 220-300 new homes on this Site in Culcheth will deliver significant and lasting economic, social and environment benefits to the local community.

Social Benefits

As part of this development Story Homes will be providing the policy requirement of 30% affordable housing. The exact number of units will be determined through a detailed planning application and led by initial discussions with Warrington Council to determine the local need for social rented and discounted sale homes. This will have significant social benefits for the local community.

In addition to helping WBC meet the housing needs of the borough, the development of the Site will provide significant social, environmental and economic benefits to the local community. The presumption in favour of sustainable development within the NPPF includes social, environmental and economic sustainability.

The provision of new housing (and especially the affordable housing element) is a clear social benefit. The Warrington Local Plan Core Strategy identifies Culcheth as a neighbourhood centre (a ‘larger village centre’) in its Vision (p.72) and in Policy SN4. Objective 72 is to “maintain and enhance centres identified in the retail hierarchy throughout the borough as accessible, key locations for shops, services and community facilities”.

The allocation of the Site for housing will play an important role in contributing to this objective and realising the vision. It will provide an increase to the local catchment population, which will help to support the shops and public services that exist in the village, with potential additional improvements funded through planning contributions. Furthermore, there will be additional economic benefits in terms of construction jobs and training, and additional tax revenues.

Economic Benefits

The Home Builders Federation have produced a useful tool to estimate the value of these wider economic benefits (<http://www.hbf.co.uk/index.php?id=3197>). For 220 new homes (Parcel 1) this is estimated to:

- Support the employment of 946 people
- Provide 8 apprentices, graduates or trainees
- Generate £2,200,000 in tax revenue, including £282,920 in Council Tax revenue.
- New Homes Bonus – 220 new homes will result in a New Homes Bonus payment of £1.9m.

If the scheme were to include Parcel 2, there is the potential for the wider site to deliver 300 homes in this location Using the HBF tool this is estimated to:

- Support the employment of 1,290 people
- Provide 12 apprentices, graduates or trainees
- Generate £3,000,000 in tax revenue, including £385,800 in Council Tax revenue.
- New Homes Bonus – 220 new homes will result in a New Homes Bonus payment of £2.6m.

Story Homes have provided further information about the values of the company within their vision brochure demonstrating their investment into apprentices and graduates as a key area of their business.

BENEFITS AND INFRASTRUCTURE



The Site will provide a range of new and expanded infrastructure to ensure that the new development is sustainable and self-sufficient, has access to day-to-day services and facilities, and is capable of integrating successfully with the existing local community.



Community Benefits

Through local engagement with the Culcheth Community Primary School Story Homes are proposing to:

- Provide a new pedestrian crossing on Warrington Road. This will improve pedestrian access and also slow traffic on Warrington Road.
- Improve the pickup and drop-off process surrounding the nearby educational facilities and the bus lay-bys to improve traffic flows at peak periods. We would welcome a meeting with the Council highways and education departments to establish how these improvements can be brought forward
- In addition to a network of green infrastructure throughout the Site, Story Homes are also proposing to provide a network of public footpaths across the Site that utilise the recreational value of the new green spaces.
- Explore with the Council how we can look to discourage anti-social behaviour in the unlit play area/skate park after dark.

Story Homes can confirm that the Site is:

- Available for development. Story Homes has an agreement with all of the landowners with an interest in the Site, to bring it forward for residential development (subject to its release from the Green Belt). There are no legal or ownership constraints to its delivery;
- Achievable and viable for residential development. It is located in a strong market area which experiences high demand for new homes and there are no overriding constraints which present an obstacle to its delivery.

09 CONCLUSION



The emerging Local Plan recognises that Warrington must provide new homes both to meet the needs of its population and to underpin economic growth. Warrington Borough Council acknowledges that this cannot be achieved on brownfield land alone. Green Belt releases are essential.

This Vision Document sets out how the land at Warrington Road, Culcheth can provide a new, high quality residential development. It will provide attractive and well-built family homes as part of a sustainable natural and tranquil environment, integrated with new green and blue infrastructure. It will help Warrington to meet its growing and urgent housing needs.

The Site can be brought forward using a comprehensive masterplanning process, with significant involvement from both Warrington Borough Council and the existing local community.

This vision document provides the evidence to demonstrate that Warrington Road in Culcheth represents a logical and sustainable development opportunity where the exceptional circumstances to support its release from the Green Belt are clear. A number of technical assessments have been undertaken which confirm that there are no physical constraints or other potential impacts or environmental conditions which could preclude the development of the Site for housing. The proposed development clearly accords with the three dimensions of sustainable development as set out in the NPPF.

NEXT STEPS

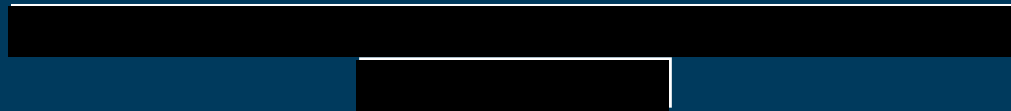
The Site is in the control of a well-known high quality housebuilder (Story Homes), and is considered suitable and deliverable within the first 5 years of the emerging Local Plan period.

Story Homes are committed to progressing the emerging Concept Masterplan towards a high quality residential development that responds to the local housing need, whilst taking into account and reflecting the character of the surrounding settlement, and ensuring the development of the Site would form a new defensible Green Belt boundary to the east of the village.

Story Homes looks forward to working with Warrington Borough Council to progress the proposals for the Site.







www.storyhomes.co.uk