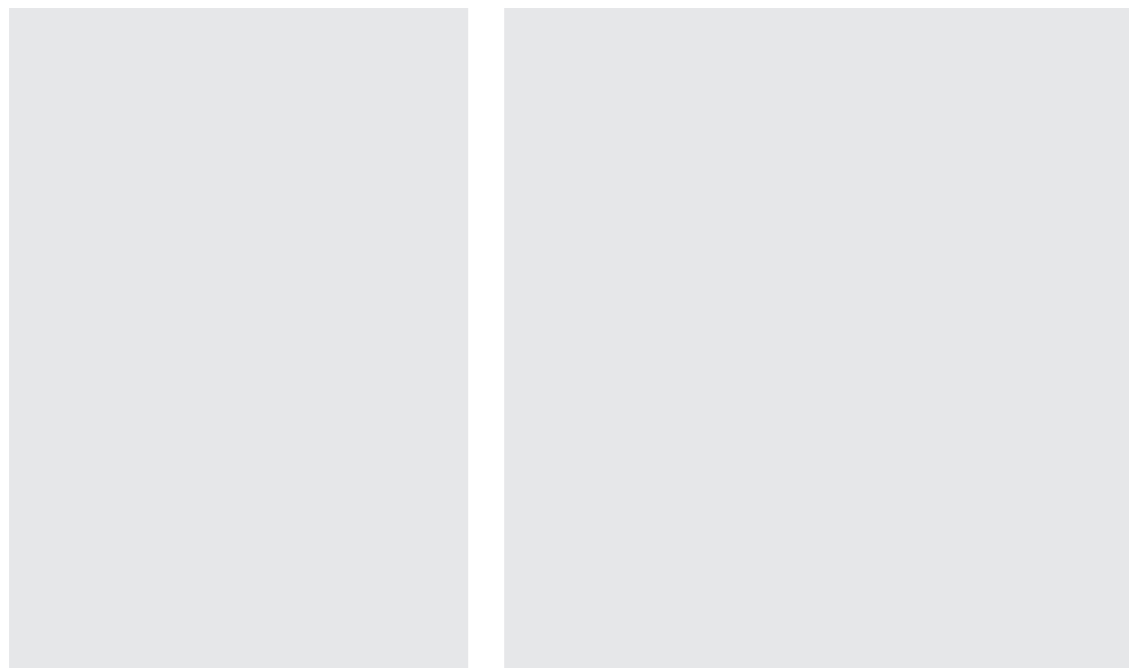


# Stocks Lane Penketh



## Landscape Note





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**Randall Thorp Document Control**

Doc Reference: 637A/V2

Document date: 2018-04-17

Author(s): CD

Checker: NJ

QM status: Checked

Product status: Confidential client issue

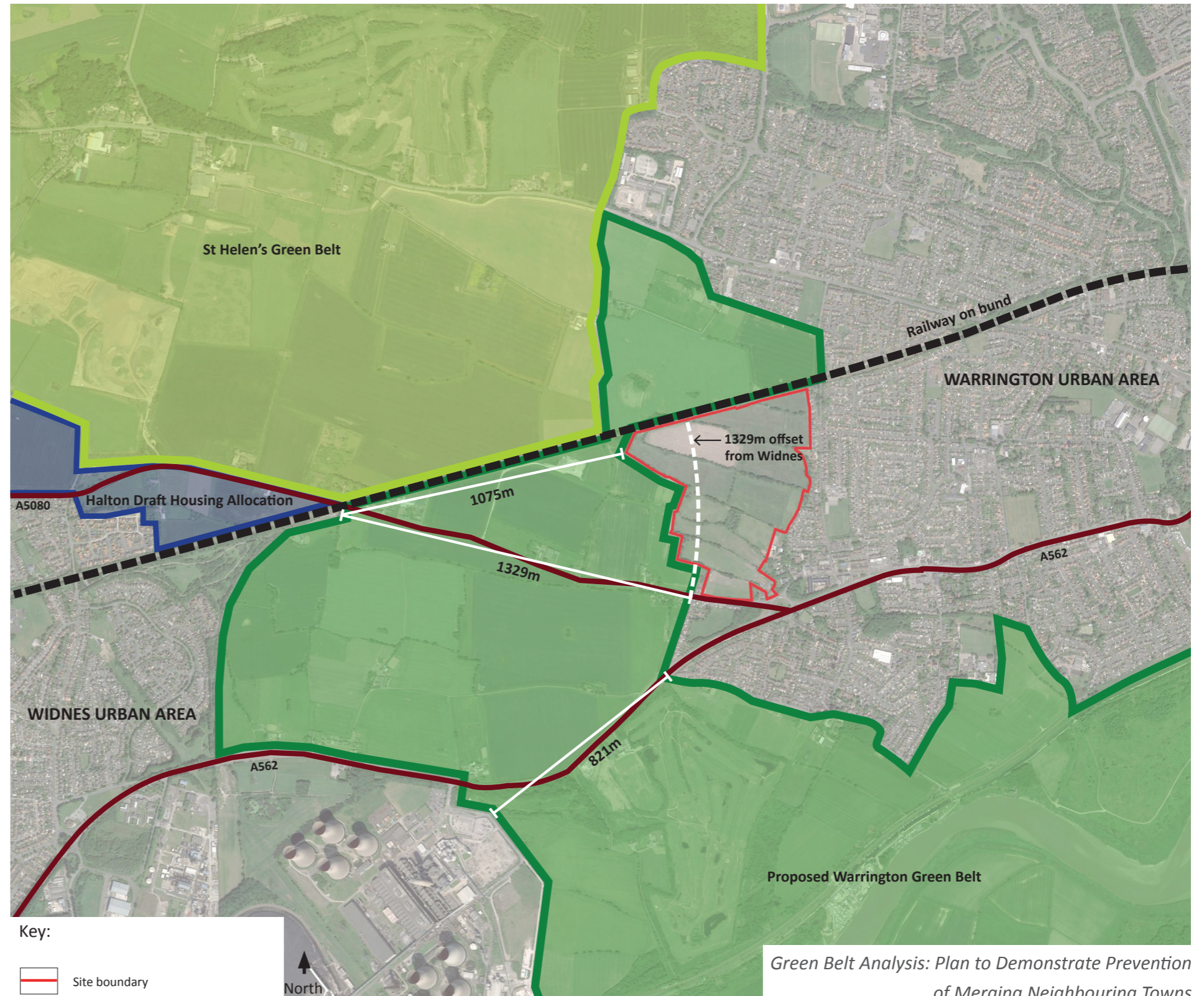
## Introduction

- 1.1. This Landscape Note highlights and summaries the key points relating to the suitability of the Stocks Lane, Penketh site for release from the Green Belt for in order to be allocated for residential development, in accordance with the submitted Illustrative Masterplan. The Note discusses the site in response to the following key issues raised by the Council:
- Coalescence between Warrington and Widnes.
  - General landscape issues.

## Coalescence between Warrington and Widnes

### Physical coalescence












- 1.2. The existing minimum width of the Green Belt separating Warrington and Widnes is 821m along the A562.
- 1.3. The existing distance between Widnes and Warrington in the vicinity of the site, along the A5080, is 1329m. Removal of the site from the Green Belt would marginally reduce the width of the Green Belt in this location to a minimum of 1075m, which also takes into account the draft allocation [W11] in the Halton draft Local Plan.
- 1.4. The proposed release of the site from the Green Belt would not result in physical coalescence between Warrington and Widnes.

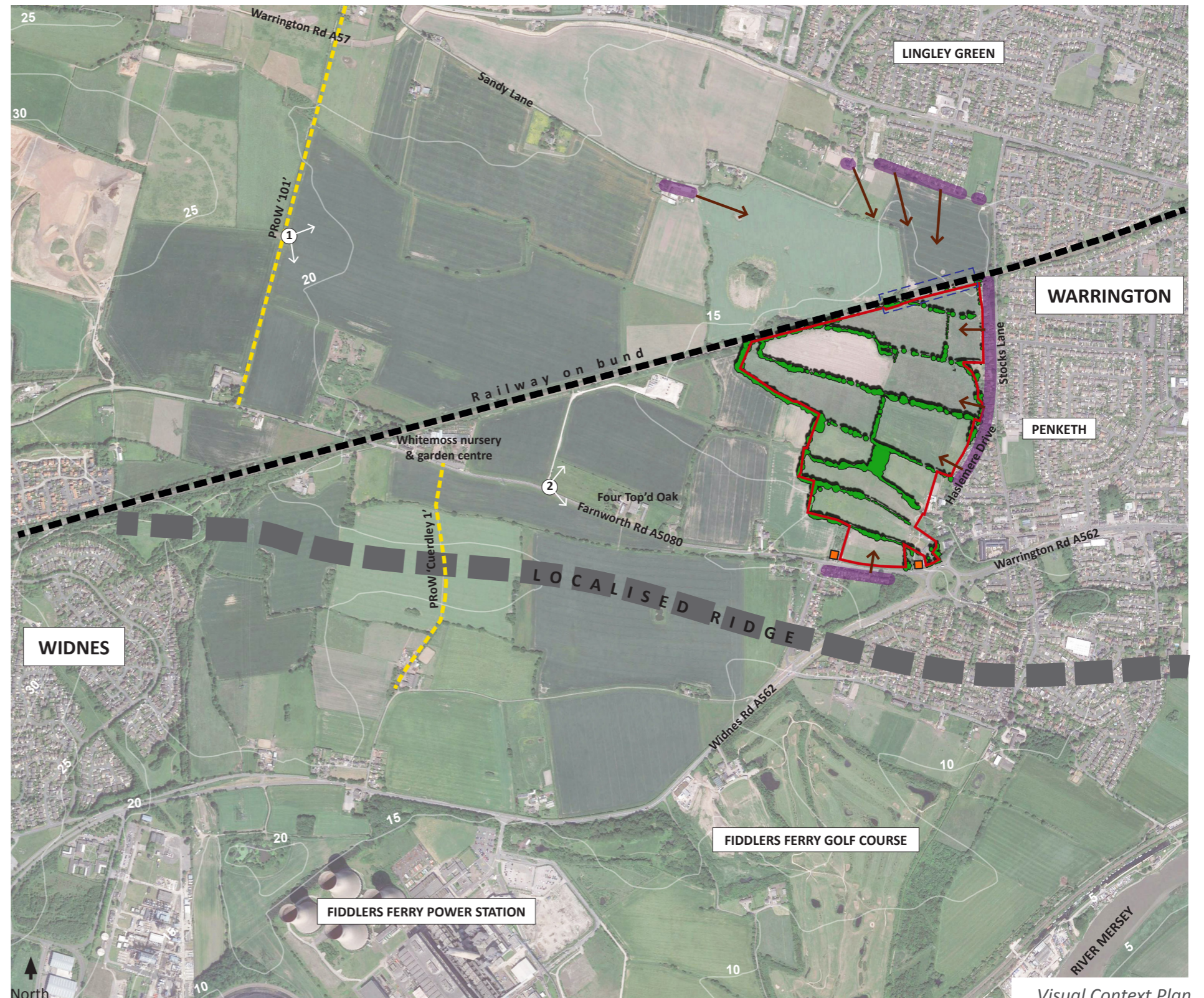


## Perceived coalescence

- 1.5. The site has strong vegetated boundaries, particularly along the western site boundary. This makes the site well contained with a defensible green edge, that would soften the existing urban edge to Penketh.
- 1.6. The visual containment caused by the elevated railway to the north and west of the site, within an otherwise relatively flat landscape, limits the potential visibility of the site or the site boundary, to a short section of the A5080; rail users travelling on the railway line within close proximity of the site; and to existing residential areas in the immediate vicinity of the site. The potential visibility of the site is further reduced by existing field boundary trees and hedgerows which generally screen the site from view.
- 1.7. The limited visibility of the site from the wider landscape and the lack of any visual relationship between the site and Widnes will ensure that development of the site would not result in any perceived coalescence between Warrington and Widnes.

### Key:

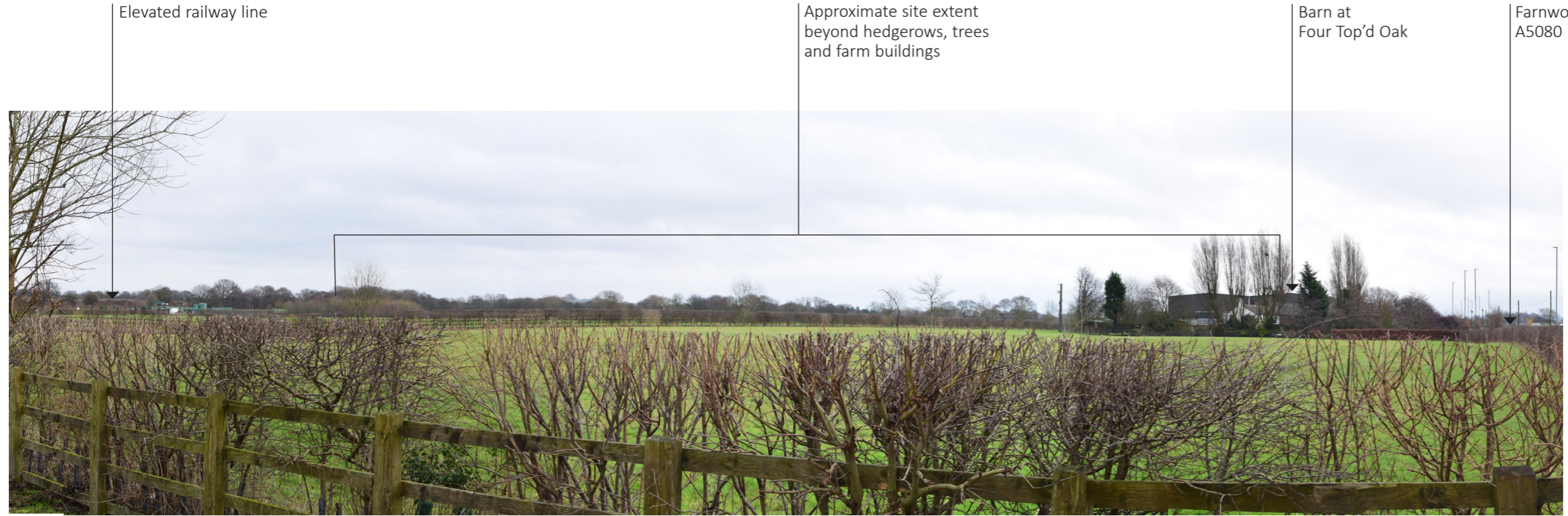
	Site boundary		Residential area with views of site
	Public Right of Way (PRoW)		Partial views to site
	Railway on bund restricts views		Residential properties framing the site
	Area of decreased bund height		5m Contours with annotation
	Ridgeline of higher ground prevents long distance views from the south		Vegetation within the site
			Viewpoint location



Visual Context Plan



**Viewpoint 1** - View towards the west of the site from South Lane Entry PROW 101



**Viewpoint 2** - View towards the west of the site from Farnworth Rd

## General landscape issues

### Landscape character

- 1.8. The Development Statement demonstrates that the site:
  - is not representative of the 'Penketh and Cuerdley' landscape character area;
  - amounts to urban fringe, with a currently negative frontage created by existing properties backing onto the eastern site boundary;
  - has a small field pattern with a strong network of trees and hedgerows, that contribute to the character of the site and its limited visibility in the wider landscape.
- 1.9. Development of the site would not result in significant adverse effects on the landscape setting of the site.

### Visual context

- 1.10. The Development Statement demonstrates that the site has generally limited visibility in the wider landscape due to the relatively flat nature of the land and the existing vegetation within the site, at site boundaries and in the wider landscape.
- 1.11. Development of the site would not result in significant adverse effects upon local views.





**Photo A** - View from within the site looking north towards the elevated railway line



**Photo B** - View from the centre of the site looking north across the site



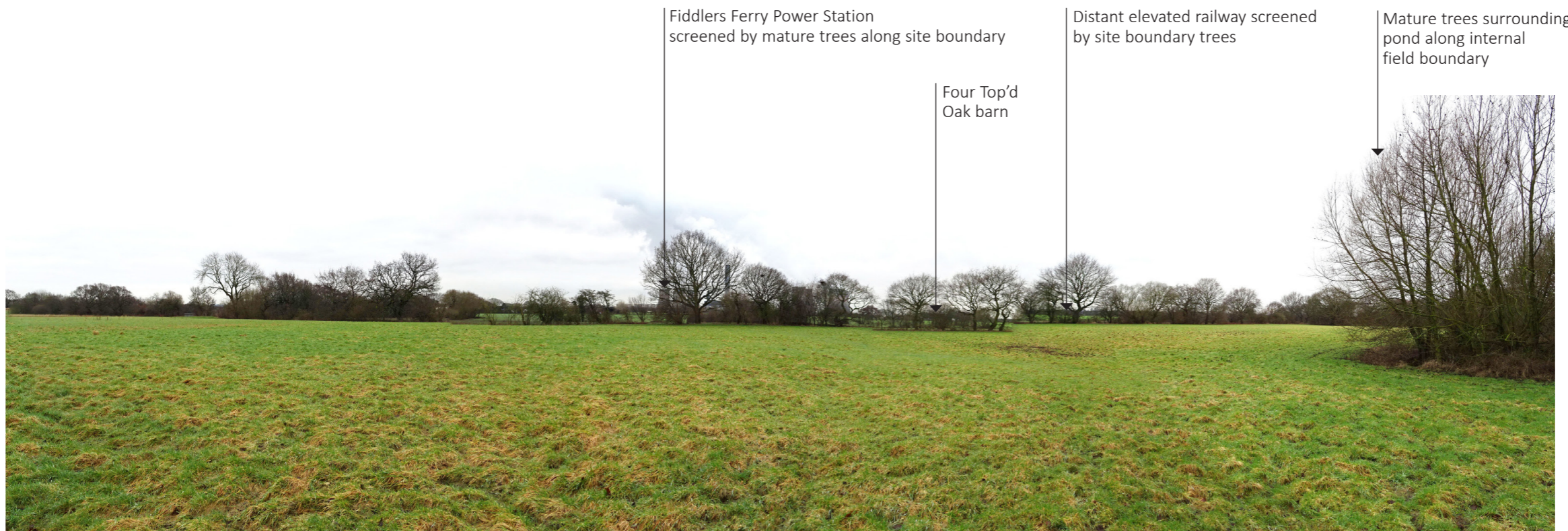
# Stocks Lane, Penketh



Photo C - View from within the site looking south east towards housing on Haslemere Drive which backs onto the site



Photo D - View from within the site looking south towards Farnworth Rd



**Photo E** - View from within the site looking south west towards Widnes



**Photo F** - View from within the site looking north west towards the north west boundary



Photo G - View from Farnworth Rd looking north across the site

## Masterplan objectives

1.12. The landscape-led masterplan proposals for the site will:















- retain and enhance the site's existing character;
- create a strong new and defensible Green Belt boundary;
- retain and enhance the majority of trees and hedgerows within the site;
- result in no significant adverse effects on landscape features or landscape character;
- achieve many of the management objectives of the 'Penketh and Cuerdley' landscape character area;
- protect existing residential amenity;
- improve the urban edge of the settlement;
- provide a gateway for users of the A5080 and railway entering Warrington from the west.

1.13. There is potential on the Stocks Lane site to develop a high quality residential scheme with a coherent landscape structure which conserves the natural assets present on the site. Development in accordance with the Illustrative Masterplan will avoid adverse effects on landscape character, landscape features or views.

## Masterplan detail

1.14. The high quality residential scheme proposed will deliver the following key features:

- Up to 565 dwellings, based on an assumed 30 to 35 dwellings per hectare;
- Approximately 12 hectares of accessible, safe and multi-functional greenspace, providing recreational and environmental benefits;
- Extensive new footpaths and cycleways encouraging sustainable transport and informal recreation.

Key:	 Site boundary	 Proposed footpaths
 Existing buildings	 Pedestrian route and emergency vehicle access	 Proposed primary road
 Existing vegetation	 Proposed secondary road	 Proposed private drive
 Proposed vegetation	 Development parcels	 Proposed mews courtyard
 Proposed greenspace		
 Existing waterbodies		
 Proposed waterbodies/wetland		

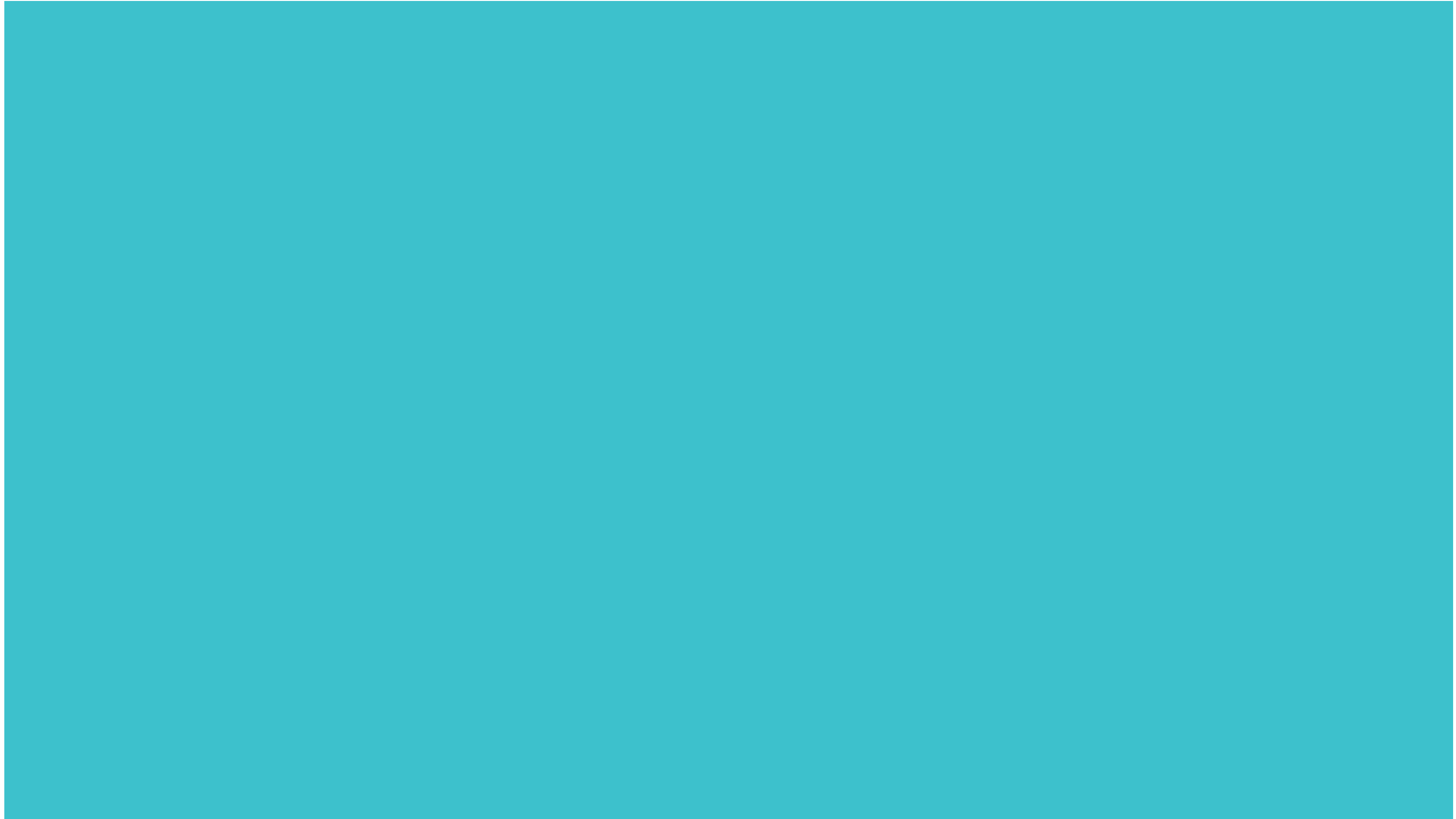


Illustrative Masterplan



## Conclusion

- 1.15. The release of the site from the Green Belt and its allocation for residential development, in accordance with the submitted Illustrative Masterplan, would not contribute to neither physical nor perceived coalescence between Widnes and Warrington, nor would it present any landscape or visual issues, as explained in the submitted Development Statement and demonstrated within this Landscape Note.
- 1.16. There is no landscape reason to prohibit land at Stocks Lane, Penketh from being released from the Green Belt, to become a sustainable and suitable site for residential allocation.



Prepared for:

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