

Proposed Submission Version Local Plan

PART A - About You

1. Please complete the following:

Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique reference number.

Name of person completing the form: Matt Dugdale

Email address: [REDACTED]

2. What type of respondent are you? Please select one option only.
If you are an agent please select the type of client you are representing.

Other (please specify):

Agent

3. Please provide your contact details:

	Contact details
Organisation name (if applicable)	Bellway Homes Limited (Manchester)
Agent name (if applicable)	Nexus Planning
Address 1	[REDACTED]
Address 2	[REDACTED]
Postal Town	[REDACTED]
Postcode	[REDACTED]
Telephone number	[REDACTED]

PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate?

From the drop down list please select one option.

Plan as a whole

2. What does your comment relate to? Please select one option.

Both of the above

If a paragraph or policy sub-number then please use the box below to list. (For example - Policy MD2.1 part 3 or paragraph 10.2.13 etc as applicable).

Vision;
Paragraphs 3.3.6-3.3.8, 3.3.14, 3.4.10;
Section 3.4;
Policy DEV1 parts 1, 4, 7;
Policy DEV2 parts 11, 13, 15, 16, 17, 18;
Policy DEV4;
Policy GB1;
Policy INF1;
Policy DC1;
Policy DC6;
Policy ENV7;
Policy ENV8;
Policy OL6.

3. Do you consider the Draft Local Plan to be: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate	X	

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.

Please be as precise as possible.

Please refer to supporting representations

5. If you answered 'Yes' to any of the options in question 3 then please give details in the box below the reasons why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate.

Please be as precise as possible.

Please refer to supporting representations

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text.

Please be as precise as possible.

Please refer to supporting representations

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

Yes, I wish to participate at the oral examination

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To provide further clarification on our representations and to aid the Planning Inspector in the determination of 'soundness'.

8. If you wish to upload documents to support your representation form then please select 'choose file' below. You can upload a max number of 2 files (up to 25MB each).

If you are submitting more than one representation form please note: If this file upload supports more than one representation form then please do not attempt to upload the same file on subsequent forms. On additional representation forms please use the comments/file description box to type in the 'name of the file', or 'see previous form'.

If the file upload is a different document for additional representation forms then please continue to upload the file as normal.

- File: Land to the north of Winwick - Bellway Homes reps (15 Nov 2021).pdf - [REDACTED]

Comments/file description

Representations to the Updated Proposed Submission Version Local Plan (November 2021), together with supporting Delivery Statement (June 2019) and Coloured Sketch Layout (November 2019) in relation to the land north of Winwick (Policy OS6).

You have just completed a Representation Form for Plan as a whole.

Please select what you would you like to do now?

Complete the final part of the form, Customer 'About You' questions and submit response **(Part C)**



Local Plan
Planning Policy and Programmes
Growth Directorate
Warrington Borough Council
East annexe, Town Hall
Sankey Street
Warrington
WA1 1HU

15 November 2021

Our Ref: 35733

Dear Sir/Madam

Warrington Updated Proposed Submission Version Local Plan Land to the north of Winwick – Representations on behalf of Bellway Homes

We write on behalf of Bellway Homes Limited (Manchester) to submit representations to the Warrington Updated Proposed Submission Version Local Plan 2021-2038 (September 2021).

Summary

These representations focus on the land to the north of Winwick (Policy OS6), which is controlled by the Manchester division of Bellway Homes ('Bellway').

Our representations are made with reference to the 'tests of soundness' in paragraph 35 of the National Planning Policy Framework, July 2021 ('NPPF'). Where relevant, we consider changes that have been made to the emerging Local Plan since the Proposed Submission Version was published in March 2019.

In summary, we consider that the updated plan is 'sound' overall. In particular, we are understandably pleased to see that, despite the extensive changes to the plan, Bellway's site at Winwick continues to be a draft allocation. That said, there are a few areas of the plan that could be improved from a soundness perspective and so we write to make suggested amendments and trust these are helpful.

Land to the north of Winwick

Bellway controls the land to the north of Winwick, between Golborne Road and Waterworks Lane, which is proposed to be allocated by Policy OS6 for a minimum of 130 homes.

A supporting Delivery Statement (Appendix 1) was prepared in support of Bellway's representations to the Proposed Submission Version in June 2019. A Coloured Sketch Layout (Appendix 2) was subsequently prepared in November 2019 and shows an illustrative layout for 160 new homes.

In short, the land to the north of Winwick is a sustainable site, which is available, suitable and achievable to accommodate new homes and there are no technical constraints to its delivery. The allocation and



subsequent development of the site will provide much needed new homes of a mix of tenures and sizes to meet local needs, and will deliver a range of social, economic and environmental benefits.

In terms of delivery timescales, Bellway are committed to applying for full planning permission at the earliest opportunity, with the intention of starting on-site in 2022 and delivering the first family and affordable homes in 2023. It is anticipated that around 40 dwellings per annum ('dpa') will be built in a single phase, with completion by 2026/27.

Vision and Spatial Strategy

Bellway are supportive of Warrington's vision for 2038+, including the aspiration for new housing development to support economic growth and be focused on creating attractive, well designed, sustainable and healthy communities.

We support the acknowledgement at paragraphs 3.3.6-3.3.7 of the plan that it is not possible to meet all of Warrington's development needs within the existing urban area, and that there is a requirement to release Green Belt land in order to meet its housing requirement.

Whilst we believe that the Council could have been more aspirational in terms of the scale of housing growth (see our response to Policy DEV1 for further details), we are content that the new spatial strategy for meeting Warrington's need for new homes as described at paragraph 3.3.8 still disperses some 'incremental growth' to sustainable outlying settlements, such as Winwick.

We also support section 3.4 which sets out the 'exceptional circumstances' for Green Belt release, in accordance with paragraph 141 of the NPPF. In particular, we support the recognition at paragraph 3.4.10 that Green Belt release in the outlying settlements will increase housing choice and support the vitality and viability of local services without placing unacceptable pressure on local infrastructure, and while maintaining local character (paragraph 3.3.14). In this regard, we find that the plan is **positively prepared, justified, effective and consistent with national policy**.

Policy DEV1 (Housing Delivery)

Housing requirement (part 1)

Bellway are supportive of the revised 18-year plan period from 2021 to 2038. However, we are disappointed to see that the annual average housing requirement has been reduced by 14% from 945 dpa to 816 dpa. Whilst it is acknowledged that Warrington is meeting its minimum local housing need as identified by the standard method, we believe that the plan should set out a much more aspirational requirement to grow the borough. Bellway would advocate the reinstatement of 945 dpa as the minimum figure to be provided.

By way of context, the latest 2020 Housing Delivery Test results show that Warrington had only delivered 57% of the total number of new homes required over the previous three years, thereby triggering 'the presumption' in paragraph 11 of the NPPF. A higher housing requirement would create more flexibility to help ensure that a greater number of new homes are provided over the plan period. In this regard, we find that the plan is **not positively prepared**.

Housing distribution (part 4)

Bellway are supportive of the new distribution of housing across the borough, and the dispersal of some growth to outlying settlements, including the proposed allocation of a minimum of 130 homes at Winwick (part 4(e)). The application of minimum (rather than maximum) requirements is a pragmatic approach

which will allow the plan to adapt to changing housing needs over the plan period. It aligns with the updated supporting evidence base. In this regard, we find that the plan is **justified** and **effective**.

Stepped housing requirement (part 7)

Bellway note that the plan proposes a stepped approach to housing delivery, with a lower requirement (678 dpa) in the first five years (2021 to 2025), and a higher requirement (870 dpa) in the latter 13 years (2026 to 2038). We understand that this is due to the lead-in times for the infrastructure required to support the larger proposed allocations. However, smaller unconstrained sites (such as the land north of Winwick – Policy OS9) can come forward in the meantime to deliver much needed housing. Indeed, it is Bellway's intention to submit a planning application at the earliest opportunity to facilitate the early delivery of new homes from 2023.

Policy DEV2 (Meeting Warrington's Housing Needs)

Housing type and tenure (part 11)

Whilst Bellway are committed to delivering a wide range of house types and tenures, it is important that the plan is flexible enough to react to changing needs over the plan period, including at the local level. We note that the policy wording has been amended to refer to the "*most up to date Local Housing Needs Assessment*" and are pleased that reference to site specific considerations has been retained. This is important as there will be many considerations which inform the housing mix for individual sites. In this regard, we find that the plan is **effective**.

Space standards (part 13) and optional standards (parts 15, 16 and 17)

As a national volume housebuilder accredited with the National House Building Council, Bellway complies with all relevant minimum requirements within the Building Regulations 2010 (as amended). However, we note that the policy has introduced a requirement to meet nationally described space standards and has increased the requirement for all homes to be accessible/adaptable (Part M4(2)) and be wheelchair user dwellings (Part M4(3)), which are voluntary optional (rather than mandatory) standards.

We are concerned that there is no evidence to justify the introduction of higher optional standards and that the policy does not consider there may be other site-specific factors (beyond viability and technical reasons) which make a site less suitable for such standards. This conflicts with paragraphs 7, 8 and 20 of the 'Housing: optional technical standards' section of Planning Practice Guidance ('PPG') (Reference IDs: 56-007-20150327, 56-008-20160519 and 56-020-20150327).

Again, whilst Bellway are committed to delivering a wide range of house types to different specifications, such requirements should be determined on a site-by-site basis, with consideration given to the need of the individual area in question and viability, as this may differ by location. Part 17 of the policy goes some way towards this, but much more flexibility is required in part 13. We therefore request that the relevant parts of this policy be amended to reflect the approach taken in part 11, i.e. by making reference to local need and site specific considerations. Without these changes, the policy is **not justified** or **effective** in this regard.

Housing for older people (part 18)

Bellway are pleased that the requirement for 20% of homes to meet the needs of older people has been removed and replaced with a more generic statement that housing for older people should be provided on sites with 10+ units. In our view, this is a much more flexible approach and would allow such

requirements to be determined on a site-by-site basis, with consideration given to the need of the individual area in question and viability. In this regard, the plan is **effective**.

Policy DEV4 (Economic Growth and Development)

Bellway support the provision of over 316 hectares of employment land to support both local and wider strategic employment needs. The land to the north of Winwick (Policy OS6) is well-placed to provide new housing in a logical location to support the growth of the employment areas identified in this policy, including Omega, Winwick Quay, Birchwood Park and Gemini Westbrook. It is also well-placed in relation to nearby strategic sites located in adjacent boroughs, including the Omega Extension (in St Helens) and the Parkside development and associated link road to the north of Winwick (also in St Helens), which were approved by the Secretary of State on 11 November 2021. However, the strategic importance of the cross-boundary travel to work areas that exist within the sub-region has not been properly recognised.

Therefore, we request the policy be amended to make reference to strategic sites in other boroughs. Without this change, the plan is **not positively prepared** or **effective**.

Policy GB1 (Warrington's Green Belt)

Bellway supports the removal of the land at Winwick from the Green Belt, to facilitate the allocation of the site to deliver minimum of 130 homes under Policy OL6. In this regard, the plan is **positively prepared, justified, effective** and **consistent with national policy**.

Policy INF1 (Sustainable Travel and Transport)

Bellway supports the proposed direction of development to sustainable and accessible locations, including the land north of Winwick (Policy OS6), to ensure priority is given to walking, cycling and public transport and reduce the need to travel by private car. In this regard, the plan is **justified** and **consistent with national policy**.

Policy DC1 (Warrington's Places)

Bellway supports the approach to the inset settlements (including Winwick) to be protected in terms of their relationship with the main urban area and their individual scale and function. We welcome the commitment to accommodating some new development outside of the existing settlement boundary through release of Green Belt. In this case, the proposed allocation of the land north of Winwick (Policy OS6) would help prevent Winwick from merging with the main urban area of Warrington to the south, in accordance with paragraph 138 of the NPPF. In this regard, the plan is **deliverable** and **consistent with national policy**.

Policy DC6 (Quality of Place)

Bellway note that part 6 expects masterplans and design codes to be used for larger sites and areas, and in particular for proposed urban extensions. Such masterplans and/or design codes may be formally adopted as supplementary planning documents. However, the policy does not clarify what site size threshold this requirement would apply to. Given the relatively modest scale of the proposed allocation at the land north of Winwick (Policy OS6) and its relationship to the existing settlement, it would be unreasonable to impose this requirement on Bellway's site. Such an approach would unnecessarily delay the delivery of much needed housing within Winwick.

We therefore request that the reference to masterplans and design codes to be deleted and any such requirement be incorporated into the specific site allocation policies (except for Policy OS6), but only

where this is considered necessary and it serves a meaningful planning purpose. Without this change, the plan is **not effective** in this regard.

Policy ENV7 (Renewable and Low Carbon Energy Development)

We note that part 5 has introduced a requirement for a 10% reduction in carbon emissions (Part L) alongside 10% renewable and/or other low carbon energy sources, as alternatives to the requirement for maximising opportunities for the use of decentralised energy networks. However, it is unclear how it is intended that developers should interpret this requirement or how it would work in practice.

Whilst Bellway are committed to delivering a wide range of house types to different specifications, the new homes that are built by Bellway are some of the most energy efficient in the company's history. This is already achieved through compliance with minimum Building Regulations requirements and a 'fabric first' approach. As Building Regulations requirements are increased by the Government over time, then energy efficiencies will consequently be achieved without the need to duplicate or increase standards through planning policies.

We therefore request that the Council should instead comply with the Government's intention of setting standards for energy efficiency through Building Regulations, as part of its ambitious climate change targets. As such, part 5 should be removed or alternatively be expressed more as an ambition that such sites should aspire to achieve (instead of being imposing mandatory requirements). Without this change, the plan is **not justified** or **consistent with national policy**.

Policy ENV8 (Environmental and Amenity Protection)

Bellway are concerned that part 8 requires development proposals to demonstrate that any loss of the best and most versatile agricultural land will be minimised. In some instances, the public benefits of development outweigh the economic and other benefits of retaining agricultural land. Indeed, the plan has already concluded this to be the case in proposing to release sites from the Green Belt and allocate them for development – many of which are in existing agricultural use, including the land north of Winwick (Policy OL6). As worded, the policy would unnecessarily increase the burden for developers of proposed allocated sites.

Therefore, part 8 should be amended to make clear that this requirement does not apply to allocated sites. Without these changes, the plan is not **effective** or **consistent with national policy**.

Policy OL6 (Winwick)

Bellway strongly support the proposed allocation of the land north of Winwick for a minimum of 130 homes. It is available, suitable and achievable to accommodate new homes and there are no technical constraints to its delivery. The allocation and subsequent development of the site will provide much needed new homes of a mix of tenures and sizes to meet local needs, and will deliver a range of social, economic and environmental benefits. It will positively contribute towards meeting Warrington's overall housing requirement and supports the Government's objective of significantly boosting the supply of homes in paragraph 60 of the NPPF.

We note that a number of changes have been made to the requirements within the policy compared with the earlier draft Policy OS9 in the Proposed Submission Version (March 2019). Overall, we are broadly supportive of the revised policy and find the plan **positively prepared, justified, effective** and **consistent with national policy** in this regard. That said, we would like to offer the following comments to help improve the soundness of specific parts of the policy:

New homes (parts 2 and 4)

Firstly, in relation to part 2, whilst Bellway does deliver housing to meet the needs of everyone, the provision and extent of which should be assessed and agreed on a site-by-site basis between the Council and the developer, having regard to local needs, the latest evidence and viability at the time of any planning application (Bellway have raised similar concerns with draft Policy DEV2 above). A suitable caveat should therefore be included within the wording of part 2, which would improve the policy from a **justified** and **effective** perspective.

Secondly, in relation to part 4, and the imposition of provision for self-build/custom build plots, Bellway are not aware of any substantive evidence to justify such provision on the land to the north of Winwick. It is understood that the Council's self-build register shows limited need; the Local Housing Needs Assessment identifies a waiting list of 168 on the self-build register, but the report itself notes that there may be some double-counting. There is no indication that the Council has sought to understand the preferences (e.g. location and type of housing) of those who have expressed an interest. Neither Bellway nor the existing landowner have received any interest for self/custom builds on the site. Indeed, we anticipate that such a large housing estate would not be attractive to self/custom builders.

In order to obtain a robust assessment of the demand for self/custom build housing, local planning authorities should assess and review the data held on their registers, and then supplement it with secondary data from sources such as building plot search websites, 'Need-a-Plot' information available from the Self Build Portal and enquiries for building plots from local estate agents. Furthermore, it should be recognised that there is a need for smaller housing allocations such as Winwick to deliver homes quickly and early on in the plan period to help boost the five year supply. This is in comparison to the larger strategic sites which will require delivery of infrastructure to come forward meaning that housing delivery will be slower. The Council should reflect on the delays that could be caused by the delivery of complex self/custom builds on all sites.

We therefore request that part 4 be deleted. Instead, the Council should encourage self-build/custom-builders on non-allocated sites across the borough, or alternatively allocate more appropriate specific sites for this purpose, as opposed to requiring provision from sites that are under control of major housebuilders such as Bellway. Without this change, the plan is **not justified**.

Open space and recreation (parts 8 and 9)

Whilst Bellway do not object to the principle of the requirements in parts 8 and 9, we reserve the right to comment on any methodology established in relation to financial contributions for built leisure facilities and playing pitches. For the avoidance of doubt, Bellway would not support any requirement if it threatened the viability and/or deliverability of the site. To do so would **not be effective** or **consistent with national policy**.

Natural environment (part 11)

Bellway request that part 11 should seek to encourage biodiversity net gain ('BNG') to be incorporated to the site's overall design concept. The Defra Metric is only one way that BNG can be calculated and so any mandatory requirement for BNG to be achieved via the metric calculator should be deleted. Without this change, the plan is **not justified, effective** or **consistent with national policy**.

Green Belt (part 13)

In terms of the supporting evidence base, we note that the updated Green Belt Site Selection paper (August 2021) concludes the land north of Winwick only makes a moderate contribution to the five purposes of the Green Belt, as set out by paragraph 138 of the NPPF. Developing the land to the north of Winwick would not result in the merging of settlements and has the potential to offer strong screening and a transition from the settlement to the countryside. The new boundary will become a robust, permanent and defensible feature.

In terms of the policy itself, Bellway objects to part 13's required scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt. Paragraph 2 of the 'Green Belt' section of PPG (Reference ID: 64-002-20190722) states that authorities should set out policies for compensatory improvements informed by supporting evidence and opportunities could include new or enhanced green infrastructure, woodland planting, landscape and visual enhancements and new walking routes. Paragraph 3 (Reference ID: 64-003-20190722) goes on to say that there should be early engagement with all interest groups to consider matters such as the scope of works required.

However, the Council has not demonstrated that such early engagement has taken place and there is no evidence to support the requirement for compensatory measures. There is no indication as to what such measures would consist of, or what the implications may be on viability. It is unclear as to how an applicant, and the decision-maker, may interpret and respond to this policy requirement. We therefore request that this part be deleted or clarified. Without this change, the plan is **not justified, effective or consistent with national policy**.

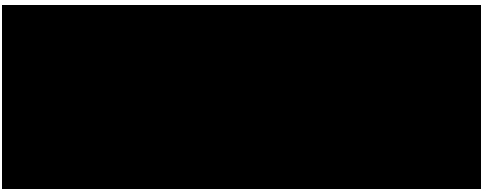
Conclusion

In summary, Bellway find that the Warrington Updated Proposed Submission Version Local Plan 2021-2038 (September 2021) is 'sound' overall, subject to the minor changes which we identify would be helpful to make through main modifications.

We therefore request that these representations are submitted to the Planning Inspector and are taken into account during the Examination of the plan. We would be very grateful to be kept notified as to the progress of the plan's submission to the Secretary of State, and look forward to participating in the relevant hearing sessions in due course.

We trust that the above is self-explanatory but should you have any queries regarding the content of our representations, or the land north of Winwick, please do not hesitate to contact me.

Yours faithfully



Matt Dugdale



Nexus Planning

enc: Appendix 1: Delivery Statement (June 2019)
Appendix 2: Coloured Sketch Layout (November 2019)

Appendix 1: Delivery Statement (June 2019)

Land to the north of Winwick

Delivery Statement

June 2019



THE ENVIRONMENT PARTNERSHIP

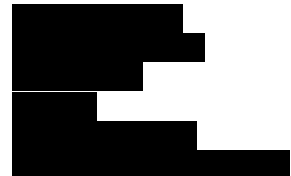


indigo.

26050005

Land to the north of Winwick, Delivery Statement

Indigo Planning Limited



indigo.planning.com

This report is the copyright of Indigo Planning Limited and is for the sole use of the person/organisation to whom it is addressed. It may not be used or referred to in whole or in part by anyone else without the express agreement of Indigo Planning Limited. Indigo Planning Limited do not accept liability for any loss or damage arising from any unauthorised use of this report. Indigo Planning Limited is a private registered company, registered in England, number 2078863. Registered office [REDACTED]

© Indigo Planning Limited 2019



Land to the north of Winwick

Delivery Statement

1. Executive summary	4
2. Introduction	6
3. Proposed Submission Local Plan	7
4. Borough context	11
5. Local context	12
6. Masterplan	16
7. Conclusion	7
Appendix 1	24
Appendix 2	26

Executive summary

Reasons to allocate Land to the north of Winwick (Ref OS9)

Warrington needs to identify land to meet its objectively assessed housing needs

Housing is a fundamental human right and a basic need. The Government recognise that the housing market is broken. It falls on all parties within the planning and development sector to ensure the right homes are built in the right place, in order to help meet needs and demands, whilst delivering the social and economic benefits that are inextricably linked with housing development.

Land to the north of Winwick has rightly been identified as a suitable site to provide new homes of a mix of tenures and sizes that will meet local need. This document will demonstrate the site is available and suitable to accommodate new homes at that there are no technical constraints to its delivery.

New sites are needed to boost the delivery of new homes

In the last three years there has been a significant fall in housing completions with only 55% of the required homes having been delivered in Warrington. There is an insufficient supply of homes to demonstrate a five-year supply. This places all sites under pressure from housing development; if a sound local plan is not produced, there will be greater uncertainty over where these homes are built, and less control over the benefits that can be derived from housing development.

Bellway Homes will apply for detailed planning permission at the earliest opportunity with the intention of putting shovels in the ground come 2021 and delivering the first family homes in 2021/22. Early delivery of the site thereby reduces the pressure on delivery of other allocated sites which may be more challenging to deliver during the early years of the plan period

The site will also deliver much needed affordable housing which will act as a catalyst for physical change and investment in local social infrastructure and a means of rebalancing deprivation in accordance with a key objective of the plan.

Residential development at Winwick will provide new homes in an accessible location

The principle of focusing development at locations well-served by existing infrastructure is long established. The site is located on the edge of Winwick, but within walking distance of the heart of the settlement. The site benefits from an existing footway along Golborne Road which connects the site with the centre of Winwick.

Residents will enjoy walking and cycling to local facilities

The location of the site promotes walking and usage of the proposed green lung running through the centre of the development for leisure and amenity purposes



Executive summary

Land to the north of Winwick will contribute to sustainable development

Sustainable development is integral to the proposals. It is vital that Warrington allocates sufficient land to meet its **economic** aspirations, including housing as well as employment land.

New homes will help redress **social** disbalance, including new affordable properties and homes ideal for first-time buyers and the demand for high quality housing in this area of Warrington

Environmental benefits will be provided through landscaping, net biodiversity gain, sustainable urban drainage and new green spaces for habitats, for play and for recreation. Bellways proposals will be of a high-quality design, which will enhance the site and makes a positive contribution to the immediate and wider area.

Releasing this site from the Green Belt is a sound, justified, effective and positive decision

The Council has identified that there are **exceptional circumstances** that justify the review of Green Belt boundaries and the release of sites for development. This is sound town planning and fully justified in light of NPPF paragraphs 136 and 137. Paragraph 138 requires the promotion of sustainable patterns of development to be taken into account in reviewing the Green Belt boundaries, with land well-served by public transport to be considered first.



Introduction

Warrington is an important borough at a strategic location. Its rail and road infrastructure connect the borough to several points of the compass: to Greater Manchester, to Chester and Liverpool, to Crewe and the Midlands, to south Lancashire and beyond to the north of England.

The borough is centred on the town of Warrington, a place of great economic potential. Yet the hinterland of smaller settlements is also vital, providing a counterpoint to the urban mass of Warrington itself.

Warrington needs a new local plan that can respond to the borough's challenges and opportunities. There are several reasons why only 55% of the new homes meant to have been delivered in the past three years have been built, and it is important that measures are put in place to ensure new homes are built in the future, including in the short-term.

New homes should not, however, be at the expense of environmental considerations. This is why Bellway Homes has undertaken various assessments of the site to support the work already done by the Council. New homes can be built on land to the north of Winwick without significant harm to ecological interests or to the landscape. Green infrastructure will be at the heart of the development, creating a pleasant and attractive place to live.

Bellway Homes has grown from a small, family owned firm to the fourth largest housebuilder in the country, having completed over 10,000 units in the 2017/18 year. Bellway Homes has an excellent track record of delivering high quality housing and has worked positively with Local Authorities across

the north-west in securing planning to deliver 565 new homes in the year 2017-18. Bellway Homes has entered into a legal agreement with the landowners to promote and deliver housing on the site to the north of Winwick. Bellway is keen to work with Warrington Borough Council to ensure the development is delivered in line with local and national policy requirements.

Purpose

WSP | Indigo has prepared this document with contributions from APD (masterplanning), Croft (highways and transport) and TEP. It demonstrates that the site **is available, suitable and achievable** and that Warrington Borough Council has made the right decision to allocate the site for new housing. It concludes that the development will be

providing new properties in the first few years of the local plan period, helping to meet local need and ensuring the Council can adopt a sound local plan.

It is with this in mind that APD has prepared a masterplan for the site, as a basis for more detailed design work in the coming 12-18 months and the preparation of a planning application. This document sets out next steps in this regard, including local consultation with stakeholders and interested parties, and detailed design of the proposed development and the enhancements and benefits that it will deliver.

The site is in one ownership and Bellway Homes will be submitting a detailed planning application as soon as reasonably practicable.



Proposed Submission Local Plan

Emerging policy OS9 allocates land to the north of Winwick for residential development, providing a **minimum of 130 new homes of different tenures, types and sizes**. Bellway Homes is committed to delivering a range of housing from one and two bedroom maisonettes, to large, detached family homes, addressing the recognised need within the borough and the settlement. The policy sets a minimum requirement of **30% affordable homes** and an average minimum density of 30dph.

Development will be designed appropriately to the site's location on the edge of the settlement, creating **new planted boundaries and corridors**. The proposals for the site will include a softer edge to the western boundary closest to the battlefield to protect its setting. Bellway Homes recognise the historic significance and are committed to delivering a housing scheme which reflects this through sensitive landscaping and a considerate layout. In accordance with current open space standards, the development will provide in excess of **0.77ha of public open space and 0.075ha of equipped play**.

A number of contributions are required to fund infrastructure in Winwick necessary to support the increased population. Contributions to community facilities such as **schools, healthcare and sport and recreation facilities** are expected, as well as any off-site improvements to pedestrian and cycling infrastructure.

Although the site falls within Flood Zone 1, no specific flood prevention measures will be required however, the proposal will include Sustainable Urban Drainage Systems (SUDS) and surface flooding alleviation measures will be integrated if necessary.

The proposed allocation identifies the site as being sustainably located, near to existing services and facilities in Winwick local centre and Warrington Town Centre and close to existing and proposed employment opportunities such as Omega, Gemini and Winwick Quay.

Bellway Homes agree that the site is well situated and future residents would benefit from nearby facilities, services and employment opportunities, whilst existing residents would benefit from **greater choice of homes and the improved infrastructure and community facilities** that will arise from the development.

The **deliverability** of the site is recognised within the policy, stating that development should come forward quickly and comprehensively, within the early part of the plan period. Bellway Homes will be building new homes in the **short-term**, creating a new community and helping to meet local need within the borough.

Evidence base

Local housing needs assessment

This shows that Winwick is located in the northern housing market sub-area. It supports the allocation of the site for housing.

Habitats Regulation Assessment

The HRA (March 2019) notes that Land north of Winwick, along with several other proposed allocations, needs to be subject to appropriate assessment due to potential likely significant effects associated with air quality and increased urbanisation effects on Rixton Clay Pits SAC and Manchester Mosses SAC.

The **appropriate assessment** finds that an adverse effect on the integrity of the Rixton Clay Pits SAC would not result from increased housing development including at Winwick.

The appropriate assessment finds in respect of the Manchester Mosses SAC that air quality mitigation over and above the local plan's policy requirements would only be required if a specific development generates 200 HDV or 1,000 AADT trips along the M62. Therefore, there is no likelihood of significant effects arising from development at Winwick.

Proposed Submission Local Plan

Strategic Flood Risk Assessment

The site is located within Flood Zone 1 and therefore at the lowest risk of flooding from rivers. The site is therefore sequentially preferable to others sites where there is a greater probability of flooding,

The SFRA identifies that a small part of the site, like many other sites across Warrington, is at some risk of surface water flooding, but recommends this can be handled satisfactorily via detailed design. The site will include sustainable urban drainage to mitigate any potential risk.

Bellway Homes have commissioned detailed engineering work to determine and mitigate any risk.

Warrington Green Belt Assessment

The site is within land Parcel WI7 for the purposes of the Green Belt Assessment, which states that:

“The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one, and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as although it supports a strong degree of openness and the boundaries between the parcel and the settlement are non-durable, the parcel is very well connected to the countryside and there are durable boundaries between the parcel and the countryside. Thus any development would be contained and would therefore not threaten the openness and

permanence of the Green Belt. The parcel makes a moderate contribution in assisting in urban regeneration.”

WI7 performs as follows against the 5 purposes of the Green Belt:

1. To check the unrestricted sprawl of large built-up areas – no contribution
2. To prevent neighbouring towns from merging into one another – moderate contribution
3. To assist in safeguarding the countryside from encroachment – strong contribution
4. To preserve the setting and special character of historic towns – no contribution

To assist in urban regeneration, by encouraging the recycling of derelict and other urban land – moderate contribution The Green Belt Assessment found two parcels at Winwick made strong contributions (WI3, 4), five made moderate contributions (WI5, 6, 7, 8 and 10) and three made weak contributions (WI1,2 and 9). However the parcels making weak contributions are constrained in other respects.

Site ref: R18/P2/061 was an additional site assessed under the 2018 Additional Sites Assessments – Settlement report and although relatively comparable in terms of overall performance against the green belt tests, defensible boundaries with the countryside are considered to be weaker than the allocation which could result in encroachment.

On this basis, the site is concluded to be the most logical site for released without harming the 5 purposes or integrity of the green belt.

Infrastructure Delivery Plan

This report confirms that no specific infrastructure delivery is required in conjunction with the allocation of land to the north of Winwick.

Air Quality Assessment

The AQA identifies many parts of the borough's road network where air quality could be improved. Most new development across the borough could impact upon air quality, but proposals can include green infrastructure to help mitigate effects, as well as be designed to encourage active and healthy lifestyles and discourage reliance on the private car.

The settlement is easily accessible from the site on foot via a 2m pavement along Golborne Road. Opportunities for cycle usage will be maximised, thereby reducing reliance on less sustainable means of transport.

Opportunities to reduce air quality impacts can be maximised by future residents of the development owing to the proximity of amenities, services and jobs and direct access to a range of public transport modes alongside an extensive tree and landscape planting strategy

Proposed Submission Local Plan

Strategic Housing Land Availability Assessment

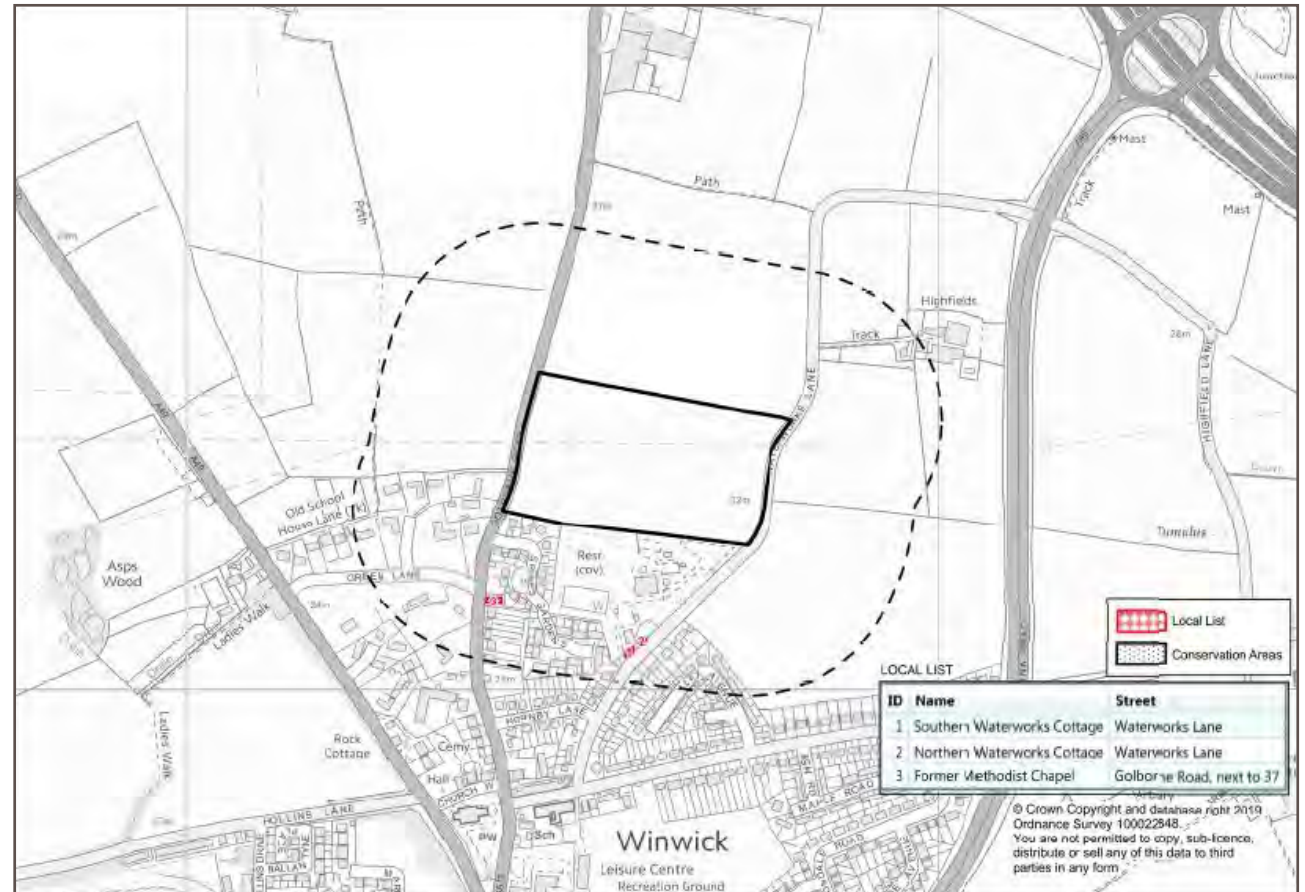
The SHLAA (2018) estimates lead-in times for sites without permission with a capacity of fewer than 150 homes to be 2.5 years, with a build-out rates of 35 dpa. For sites above 150 dwellings, the SHLAA estimates that lead in times will be 4 years with a build out rate of 55 dpa. It is anticipated that Bellway would build out the site in accordance with these estimates.

Heritage Impact Assessment

A Heritage Impact Assessment has been carried out by the Council that looks at the heritage impacts of developments at the six 'outlying' settlements: not only Winwick, but also Lymm, Culcheth, Burtonwood, Croft and Hollins Green.

This assessment identified various heritage assets within the settlement, along with a Registered Battlefield to the west of the site. A 200m zone of influence was provided in Map 4 of the Assessment, shown below.

The proposed allocation is separated from the settlement's listed church by the built-up area of the village and is approximately 400m from the site. With no views from the site, the site was found to be outside of the church's setting. Other non-designated assets were also assessed (ie locally listed buildings), but the site was also found to make no contribution to these asset's significance and/or be outside of their respective settings.



Proposed Submission Local Plan

The HIA also considered the Winwick battlefield, finding that although within its setting, a sensitive and sympathetic approach to design and layout would adequately mitigate any potential harm to the setting or the asset's significance.

WSP | Indigo's heritage assessment is provided later in this report.

Sustainability Appraisal

The local plan's sustainability appraisal has regard to the potential for likely significant environmental effects associated with the site's development. Only the site's location within a Groundwater Source Protection Zone was identified as an environmental constraint likely to need mitigation to avoid impact. The Sustainability Appraisal also noted mitigation may be required in terms of access to play space, proximity to healthcare, air quality effects, contaminated land and the use of previously-developed land.

The site was found to be unlikely to affect green infrastructure corridors. The site's agricultural land value was identified as largely being Grade 3b. The site was found to not be likely to have effects on any designated habitats.

Conclusion

The Council's evidence base underpins the draft local plan and supports the proposed allocation. This Delivery Statement provides additional evidence to further support the allocation of the land for housing and the release of the land from the Green Belt.

Borough context

There is understandably great potential for the town of Warrington to grow, building on its role as a **sub-regional centre** of importance.

Around 13,700 of the borough's new homes will likely be on brownfield land, potentially constrained by the challenges of viability associated with remediating contaminated land or the need to assemble land in different ownerships.

Hence the decision to extend Warrington in the form of a new garden suburb of 5,000 homes and a new sustainable urban extension of 1,600 homes, which will provide mixed-use communities across the local plan period. However these large complex sites are contingent upon significant new infrastructure and lengthy lead-in periods before the first dwellings will ever be occupied.

In addition to Warrington, the other settlements in the borough all have their own forms and functions, and their own needs and demands. Modest housing development at these settlements will reduce the pressure on Warrington itself to accommodate all housing growth, allow land at strategic locations to be provided for employment purposes, and enable these communities to thrive: providing additional support for **social and community infrastructure**, providing a **choice of homes** in places where families want to live, and adding **a mix of tenures and housetypes** to the property markets.

Winwick is correctly identified in the draft local plan as one such settlement. With good connectivity to

Warrington, as well as to the strategic road network, it is a place where people have struggled to find new homes. Land to the north of Winwick will not only provide homes for workers in Warrington wanting a short commute to work by bus or on bike, but also offers new homes for local people hitherto unable to buy or rent nearby.

As Winwick is within the northern part of the borough, it is close to the boundary with St Helens. The emerging St Helens Local Plan includes strategic-scale developments at Parkside East and Parkside West, located 1-2km to the north of Winwick along the M6. These developments will include a Strategic Rail Freight Interchange and associated employment land, with new road links.



Local context

Winwick is a clustered settlement around a small historic core. At its centre is St Oswald's Church, The Swan Inn and Winwick CE Primary School. Winwick benefits from a range of local amenities including a nursery, public house, hotel, church, primary school, care home and hair dressers. Newton-le-Willows, Gemini Retail Park and Warrington town centre are all located a short distance from Winwick providing access to all necessary amenities and services. The **A49** runs north-south through Winwick, providing direct access to **Junction 9 of the M62** and Warrington to the south; to the north the A road continues to Newton-le-Willows. The settlement is also bypassed to the east by the Winwick Link Road that connects with **Junction 22 of the M6**.

Future investment in the nearby Parkside link road by St Helens Council will connect the A49 with Junction 22 of the M6 and include provision for cycleways and footpaths further improving access and connectivity in the area.

The site is accessible to existing public transport infrastructure with bus stops located approximately 350m and 400m from the site on A49 Newton Road and Myddeton Lane respectively which are easily accessible via footpaths from the site. The A49 serves as an important bus route between Warrington and Newton-le-Willows. Winwick is also connected to Croft to the east by bus. Services also provide direct links to Warrington town centre within 15 minutes providing connections to the local and national rail network..

Winwick is connected by:

- half-hourly bus services to **Warrington**, Warrington & Vale Royal College, **Padgate railway station**, **Birchwood railway station**, Culcheth and Leigh (Number 19)
- hourly services to Warrington, **Newton-le-Willows railway station**, Garswood and Ashton-in-Makerfield (Number 22)
- hourly services to **St Helens** and Warrington (Number 329)
- school buses to Newton-le-Willows as well as Warrington and Culcheth (school bus numbers 49 and 280).

These connections to several railway stations allow for convenient onward travel to **Liverpool and Manchester, as well as the wider network** including Chester, Preston, Birmingham and London.

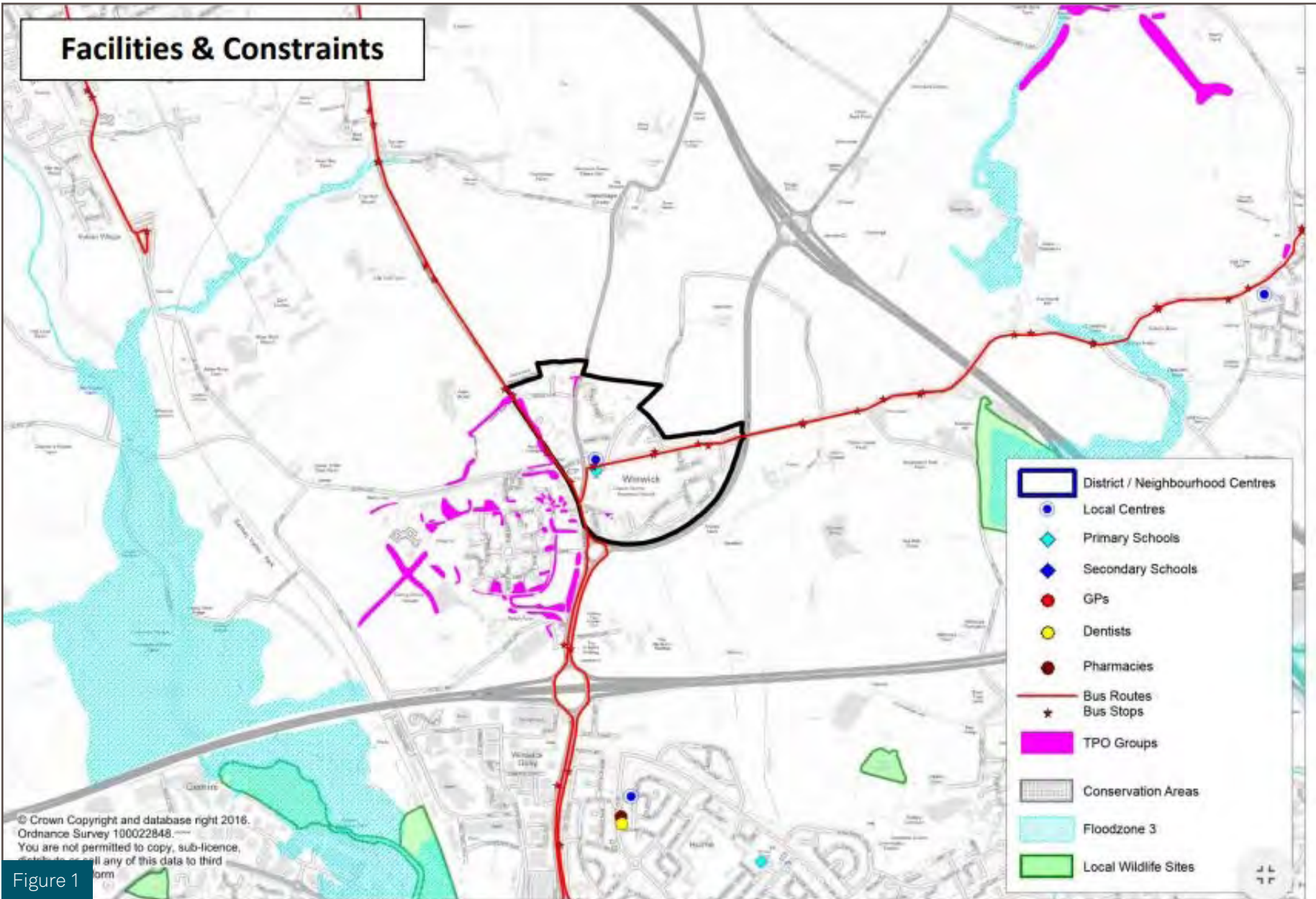
Figure 1 shows the settlement's facilities and constraints, taken from the Outlying Settlement Profiles report (July 2017).

There are two pre-school nurseries within Winwick, as well as Winwick CE Primary School. These are all within walking distance of the site.

The two most local high secondary schools, according to the Outlying Settlements Report, are Culcheth High School and Beamont Collegiate Academy. Both are served by buses from Winwick.

Winwick also has a leisure centre, owned and run by the Parish Council. This is a multi-purpose hall including for sport and leisure.

Facilities & Constraints



Local context

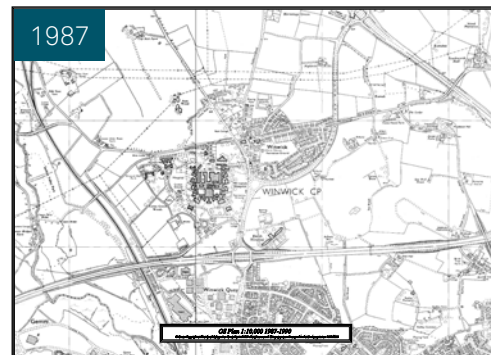
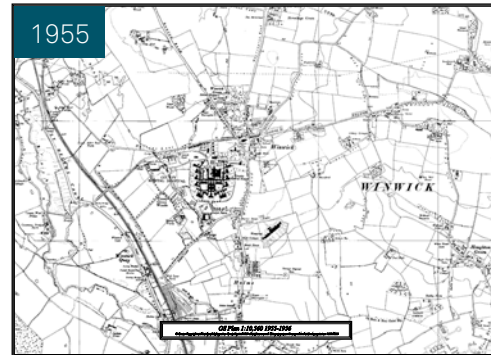
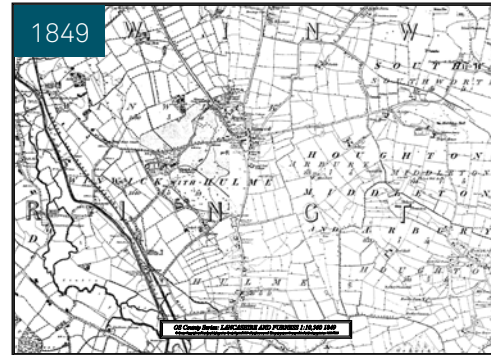
Historical context

Winwick was the site of a battle in the second English Civil War on 19 August 1648, where Oliver Cromwell defeated a mainly Scottish royalist army. At the time of the Domesday Survey, the village itself was also known as St. Oswalds. This was little more than four hundred years after the death of St. Oswald. In the church, the remains of a 7th century stone cross with an engraving of the reputed demise of Oswald can be seen.

As can be seen in the early historical maps for the settlement dated 1849, the nuclei of the settlement focused around and to the north of St Oswalds Church with the majority of development centred between Waterworks Lane, Golborne Lane and the A49 to the south of the allocation. In morphology terms, the settlement initially grew quickly to the south west with the building of Winwick Hall and Winwick Asylum (later Winwick Hospital) in 1902. More recently, the majority of this area has been redeveloped for housing.

Over subsequent years, the settlement expanded to the south following the completion of Winwick Interchange in 1963 with new homes built between Winwick and the road. Later, new homes were delivered to the north of Myddleton Lane and along the A49 at the outer limits of the Winwick.

Development of the proposed allocation will form a logical extension to Winwick and represents an organic pattern of growth.



Local context

Social context

Figure 2 is taken from the Outlying Settlement Profiles report and shows that Winwick benefits from public outdoor sports fields (used by local football teams), but little in the way of equipped play, or green corridors. Therefore the land to the north of Winwick allocation will provide green corridors and equipped childrens' play areas, to the **social benefit** of the whole settlement.

This is important, because the demographic profile shows approximately 20% of the parish's residents are aged under 16, which is a higher proportion than at ward level*.

Approximately a further 14.6% of the parish is aged 65+, which is significantly lower than the ward level (Burtonwood & Winwick) figure of 22.9%. Consequently, Winwick's parish has a greater proportion of its population of working age, with almost two-thirds aged between 16 and 64. The unemployment rate is lower than the surrounding area, at just 4.2%. This supports the need to deliver new family homes.

Just over three-quarters of Winwick's properties are owner-occupied, compared with 83% within the ward. Delivery of market and affordable housing on this site will assist in readdressing this imbalance.

Environmental context

The settlement of Winwick is more constrained to its west in environmental terms, than to the north; there are many Group TPOs to the west half of the settlement, including in and around the site of the former Winwick Hospital.

There are no ecological or biodiversity designations that affect the site or surroundings.

The site is within Flood Zone 1 and therefore, sequentially preferable in food risk terms.

A high-level review of agricultural land classification within the Outlying Settlement Profiles (July 2017) shows that land around the edge of Winwick to the south and to the west is Grade 2 (ie best and most versatile). Land to the north is Grade 3, ie of lesser value.

Green Belt assessment

The Council has assessed the Green Belt across the borough, including different parcels around the settlement of Winwick. Land to the north of Winwick has been assessed as only functioning moderately against the purposes of the Green Belt, whereas parcels to the west have a stronger role. If land to the south of Winwick was developed, it would lead to coalescence with Warrington to the south.

Developing land to the north of Winwick would not result in the merging of settlements and would include the creation of a strong tree line parallel with the northern boundary, offering strong screening and a transition from the settlement to the countryside; the boundary will be a permanent and defensible feature.

*source: <https://www.nomisweb.co.uk/reports/localarea?compare=E04000335>

Masterplan

Access and accessibility

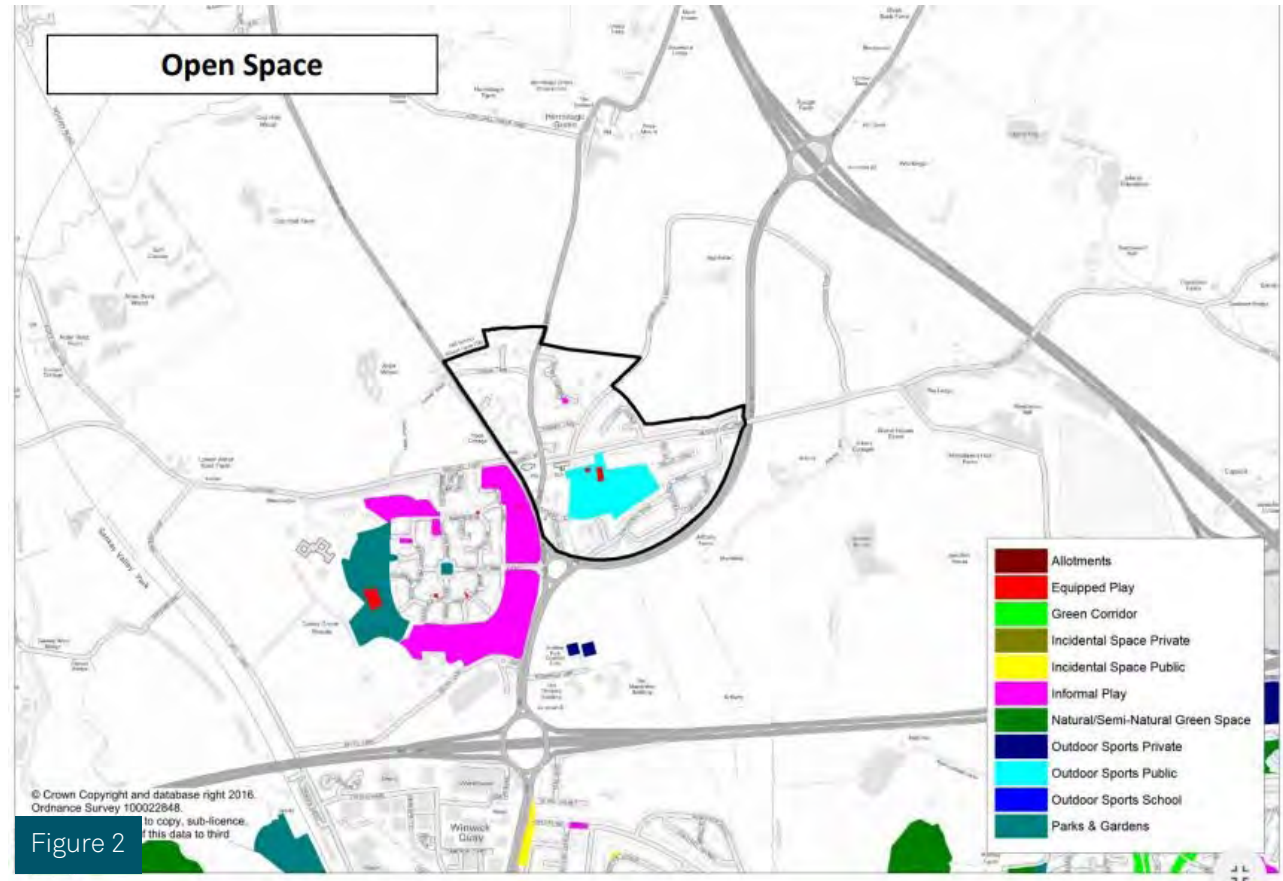
There are no public rights of way immediately connecting with the site that will influence the masterplan. However improving pedestrian and cycle connectivity in Winwick is one of the benefits of this proposal.

The primary vehicular access is proposed to be taken from the A573 Golborne Road, which bounds the site to the west.

An indicative site access arrangement is shown on Croft Drawing Number PROP-F01 (Appendix 1). This is based on the provision of a 5.5m carriageway, 2 x 2m footways, 6m radii and visibility splays of 2.4m x 59m, which are in accordance with a 40mph speed. Access can be delivered without the involvement of any third parties.

It is also proposed that access to a small number of properties will be gained directly from Waterworks Lane, which bounds to the site to the east. Whilst Waterworks Lane is derestricted, its alignment is such that vehicle speeds are substantially lower than the speed limit. It is also lightly trafficked and, as such, the provision of direct access to a limited number of dwellings should be acceptable. An emergency access will also be taken off Waterworks Lane.

The internal road layout will be designed to accord with Warrington Borough Council's design standards and car parking will be provided at a level that also accords with the Council's standards.



Masterplan

Deliverability

As Bellway Homes have contractual position with the landowner, there is commitment to apply for full planning permission as soon as practical.

Bellway Homes intend to submit a detailed planning application for the entirety of the site and expect to begin building homes on the site during 2021.

Phasing

Bellway will develop the site at a rate of 40 dpa in a single phase therefore, the site would likely be completed by the end of 2026.

Constraints

There are no overall physical or technical constraints that prevent the site being developed at the rate and capacity set out in the draft local plan..

Bellway Homes has undertaken various assessments to confirm that any potential issues that would influence design and layout can be satisfactorily addressed. These include:

Heritage: the masterplan will have a softer edge and less dense development to the western boundary, to limit any potential impact on the setting of the battlefield, in order to avoid any harm to the significance of the asset.

Ecology: The site is essentially a former arable field that has been left to naturally colonise and it has vegetated over, mainly with grass species. Our ecologist has determined that there are no protected or invasive plant species on the site and there are no habitats on site that are considered to be priority habitats. There are some boundary hedgerows but these are generally species-poor hawthorn hedges. The occasional boundary tree exists but these are all young and none were observed to have bat potential.

There are no ponds on site and there are no roosting opportunities for bats however the hedgerows could provide foraging opportunities and commuting along hedgerows. Bellways proposals protect the hedgerows and will integrate new planting thereby offering net environmental gains.

The site does not provide suitable reptile habitat and the lack of ditches/watercourses means there are no water vole and otter implications.

The land owner currently keeps horses on part of the field and grazes sheep and takes crops of grass from the land. The managed nature of the site will preclude nesting birds.

The usual requirements for nesting bird checks prior to vegetation removal will apply.

Any important features - for example field margins or hedgerows – will be retained wherever possible, whilst the green corridor through the site will enable **net biodiversity gain** and **ecological enhancements**.

Opportunities

The development will result in a significant increase in the number of **trees** on site.

The green corridor will improve accessibility across the site and be ideal for green and blue infrastructure and open space. This will benefit local drainage infrastructure and help improve the local environment.

The development will generate improvements to local pedestrian and cycling infrastructure, to the benefit of local residents.

Sustainability

Sustainable development is an integral part of proposals for the site. There are significant **economic** benefits associated with the development of the site which contribute to its sustainability. The allocation will provide high quality accommodation in a sustainable location for residents seeking to live in close proximity to Warrington. It will directly benefit the local and wider economy as a result of an increase in the number of people living in the area. This increase will assist in supporting new jobs and existing local businesses whilst delivering increased expenditure as a result of additional consumer spend in the area. Development of the site will also create additional revenue for the Council through Council Tax receipts.

Masterplan

New homes will help redress **social** disbalance, including new affordable properties and homes ideal for first-time buyers and the demand for high quality housing in this area of Warrington. Development will assist in providing quality in terms of housing choice and broaden the appeal of housing in Winwick. Future residents will also benefit from direct access to sustainable modes of transport, local shops services and other facilities within Winwick and the wider Warrington area beyond.

Environmental benefits relating to landscaping, net biodiversity gain, sustainable urban drainage and new green spaces for habitats, for play and for recreation will be realised upon delivery of the site. Any future scheme will be of a high quality design, which will enhance the site and make a positive contribution to the immediate and wider area.

The scheme will be designed to maximise the prospect of walking and cycling, including for recreation and wellbeing purposes.

A green travel plan and improved infrastructure will encourage the use of public transport via the settlement's excellent bus connectivity.

Design principles

The proposed allocation is an ideal site for family homes. The masterplan identifies areas for green open space and new planting. The development will incorporate a mix of house types and tenures to comply with local plan policy and local needs at the time of the application, likely to be predominantly 3 and 4-bed homes, two-storey in height. Some smaller homes will also be accommodated to create tighter urban grains and denser development in some pockets of the site.

Site specific benefits



New tree planting



Sustainable urban drainage



New footpaths and cycle paths



Affordable homes



Enhanced field boundaries



Financial contributions towards local infrastructure which will be determined at planning application stage



GOLBORNE ROAD

WATERWORKS LANE

1:500 0 5 10 15 25m

COLOURED SKETCH LAYOUT

1:500@A0
Drawing Number: BHM137 SK01 June 2019



Masterplan

Contribution to local plan objectives

The draft local plan includes a bold **vision** for **2037** including

- A place to be proud of
- Strong economy that benefits everyone
- Strong, active and resilient communities
- Improvements to infrastructure
- One of the most important economic hubs in the UK
- Highly skilled workforce
- Attractive, well designed, sustainable and healthy communities

To deliver this vision, the plan includes six objectives, of which the following are relevant:

W1	
Delivering a minimum of 18,900 new homes between 2017 and 2037	Land to the north of Winwick will deliver at least 130 homes by 2027
W2	
To ensure Warrington's revised Green Belt boundaries maintain the permanence of the Green Belt in the long term	New trees will be planted to the northern edge of the site to create a new permanent and defensible boundary to Winwick
W4	
To provide new infrastructure and services to support Warrington's growth; address congestion; promote safer and more sustainable travel; and encourage active and healthy lifestyles	The development will include new on-site foot and cycle paths. The development will contribute to the delivery of any necessary off-site green travel infrastructure. The development is close to Winwick's bus connections to Warrington and to other important destinations
W5	
To secure high quality design which reinforces the character and local distinctiveness of Warrington's urban area, its countryside, its unique pattern of waterways and green spaces and its constituent settlements whilst protecting, enhancing and embracing the Borough's historic, cultural, built and natural assets.	The development will be designed to respect the setting of the local heritage assets and the character of Winwick
W6	
To minimise the impact of development on the environment through the prudent use of resources and ensuring development is energy efficient, safe and resilient to climate change and makes a positive contribution to improving Warrington's air quality.	The development will be laid out to maximise solar gain. The development will include sustainable urban drainage and new trees and biodiversity

Masterplan

Soundness tests

The allocation of the land to the north of Winwick will help ensure the Warrington Local Plan is **sound**.

The site will help meet the borough's housing needs, as required for the plan to be **positively prepared**.

The evidence supporting the allocation, including the Council's own evidence base and the details within this statement, is proportionate, making the plan **appropriate and justified**.

The site is **deliverable** within the early years of the plan period, helping make the local plan **effective**.

Development of new homes on land to the north of Winwick will be consistent with the NPPF and will deliver **sustainable development with environmental, social and economic benefits** for the settlement of Winwick and its existing and future populations.

Conclusion

The borough of Warrington needs a sound local plan. The thorough evidence base and the draft policies and allocations will provide the certainty and ambition to meet the Council's vision and objectives for the period to 2037.

Delivering at least 130 new homes on land to the north of Winwick will contribute to the vision and the objectives included within the local plan, and help increase the supply of new homes in the five years following the plan's adoption.

New homes will benefit the current and future populations of Winwick and the rest of the borough. The development will increase the choice of homes and help meet housing demands and housing needs.

The development will include blue and green infrastructure, new tree planting and improvements to biodiversity. It will foster a healthy and active lifestyle, whilst providing new homes in a place where people want to live.

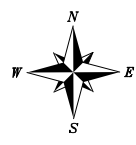
The masterplan will be developed further, including through discussions with stakeholders and engagement with the local community. The masterplan provides a new permanent – and green – boundary to the Green Belt and respects the setting of local heritage assets.

The development will contribute towards local infrastructure and community facilities, and will provide a range of economic, social and environmental benefits, such that the proposal is unarguably sustainable development.

Appendix 1



NORTH SOUTH AERIAL VIEW



NOTES

THIS IS NOT A CONSTRUCTION DRAWING AND IS FOR INDICATIVE PURPOSES ONLY. THE DRAWING WILL BE SUBJECT TO CHANGE FOLLOWING LOCAL AUTHORITY REVIEW AND CONFIRMATION OF PUBLIC HIGHWAY AND THIRD PARTY LAND BOUNDARIES.

- INDICATIVE SITE BOUNDARY
- DENOTES NEW KERBS

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:
BELLWAY HOMES

PROJECT:
GOLBORNE ROAD, WINWICK

DRAWING TITLE:
PROPOSED SITE ACCESS ARRANGEMENT

SCALES:
1:500 @ A3

DRAWN: SM	CHECKED: TR	DATE: APR 18
---------------------	-----------------------	------------------------

Croft Transport Planning & Design

Email: [REDACTED]
Tel: [REDACTED]
Web: www.crofts.co.uk

CROFT

DRAWING NUMBER: PROP-F01	REVISION: -
------------------------------------	-----------------------

Appendix 2

Appendix 2

Heritage

Development of the site has the potential to affect the setting of a number of statutory listed buildings in proximity to the site. This section assesses any potential effects against relevant policy and guidance.

The conservation and enhancement of heritage assets forms an important part of the NPPF Section 16, paragraphs 184 to 202 deals specifically with conserving and enhancing the historic environment. Whilst section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting...special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Warrington Council's Proposed Submission Version Local Plan Heritage Impact Assessment for the Outlying Settlements Allocations (2019) identifies a series of heritage assets within a 200m buffer zone of the site which have been assessed in the context of the proposed allocation. Development of the proposed allocation also has the potential to impact other assets which are beyond the 200m buffer zone given it lies within their setting and have also been included within the assessment.

Impact of the proposed allocation the following nationally and locally listed heritage assets are in proximity to the site:

Statutory listed

1. Church of St Oswald, Golborne Road, Winwick – Grade I Listed

Locally listed buildings

2. Former Methodist Chapel, Golborne Road, Winick
3. Northern Waterworks Cottage, Waterworks Lane, Winwick
4. Southern Waterworks Cottage, Waterworks Lane, Winwick

Registered battlefield

5. The site is also located outside of the registered Battle of Winwick Battlefield (also known as Battle of Red Bank) albeit within its setting.

Each of these assets are identified at Figure 3 and 4.

Statutory listed buildings

Church of St Oswald

The church is located at the junction of Golborne Road and the A49 Newton Road. The site is located approximately 400m to the north of the church between which lies the northern part of the settlement of Winwick.

Parts of the Grade II listed Church of St Oswald date back to the early C13 with parts rebuilt and additions made during C14, C16 and C18 and later restored in C19 and C20. It comprises a west tower with recessed spire, six bay aisled nave, chapel, chancel and sanctuary and north vestry.

St Oswald's church is important as this is where the denouement of the Battle of Winwick took place and where many of those that had retreated were surrounded, imprisoned and quartered. The church is a feature that is visible from several locations across the battlefield (see Battle of Winwick section below for further details).

The allocation is not located within the setting of the heritage asset and it is not possible to see the site from the church. Limited and transitory views of the church spire are experienced from the site above existing built form and mature trees within the settlement.

Appendix 2

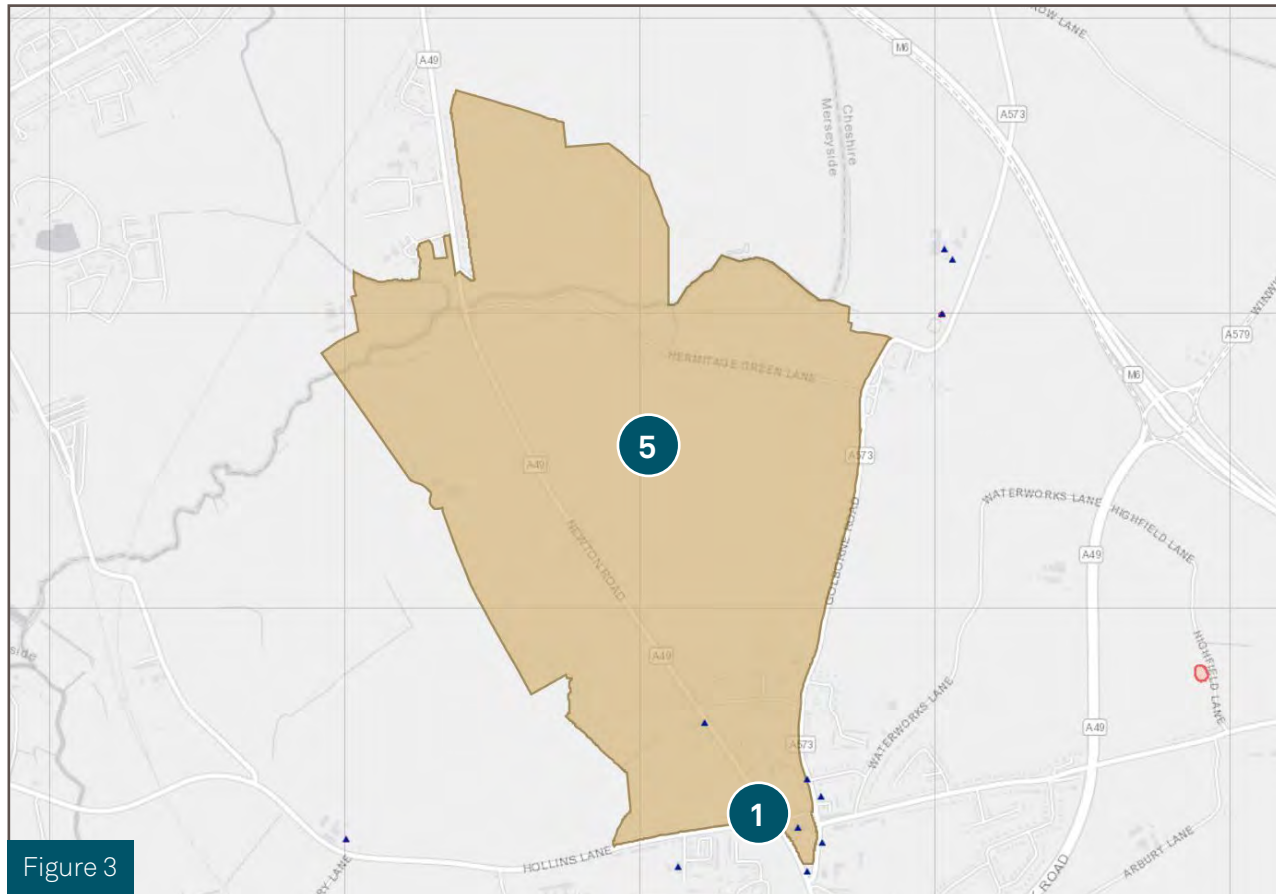


Figure 3

The proposed allocation does not contribute to the buildings significance nor does it impact upon its setting. The identified heritage asset has and is experienced within a village setting, which contributes to its significance, where the streetscape character has been shaped by cycles of change and development over time. The proposed development will bring change beyond the setting of the heritage asset albeit, at its northern limits, but this change will not harm the significance of the church as a building of architectural and historic interest.

Given the distance retained between the site and the asset and intervening built form, it is considered that the proposed allocation will have a no impact on the significance of the asset nor upon its setting.

Given development of the site is not considered to harm the asset, mitigation measures are unlikely to be required.

Locally listed buildings

Former Methodist Chapel

The former Methodist Chapel is a brick built church with a spire and located approximately 121m to

Appendix 2

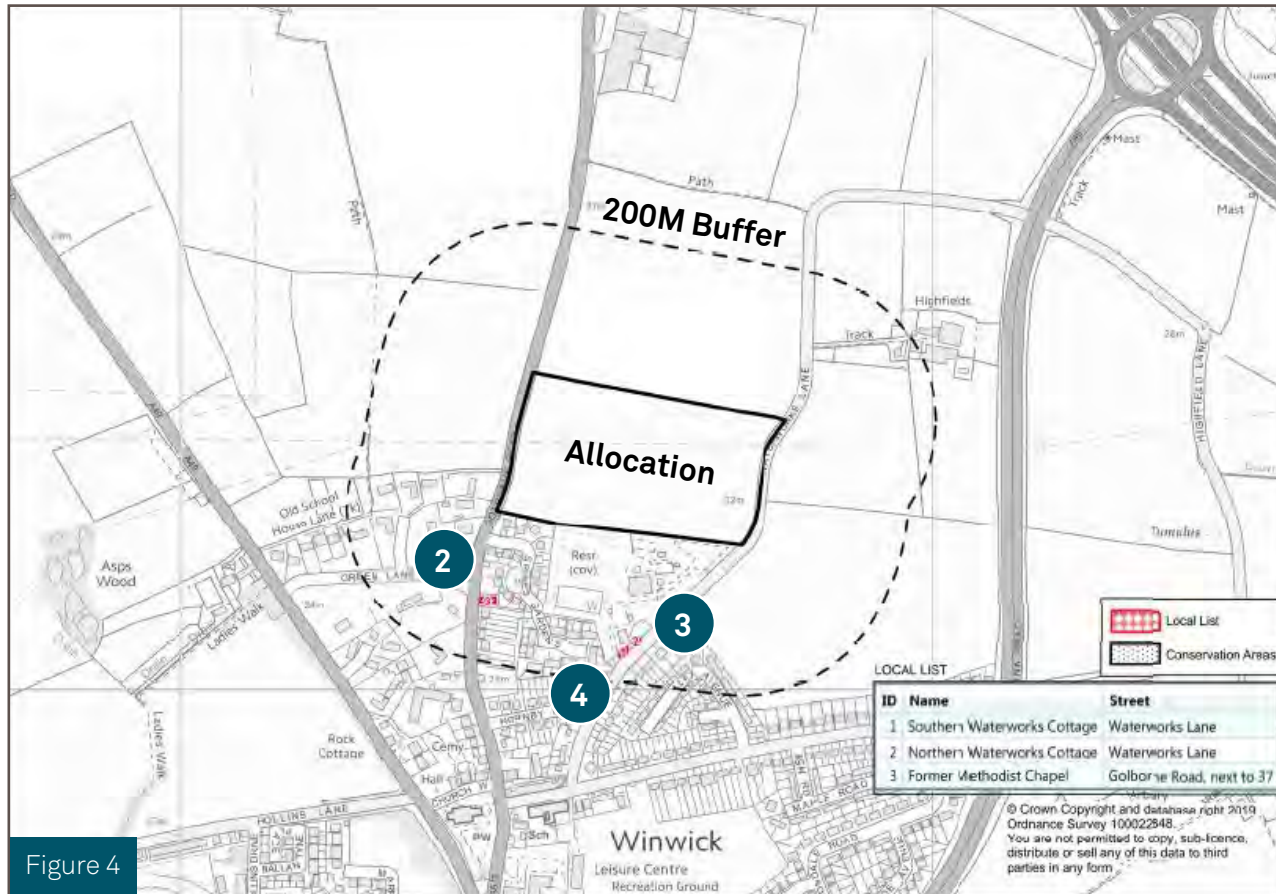


Figure 4

the south of the allocation on the western side of Golborne Road opposite the junction with Green Lane. No views of the chapel are afforded from the site and it is not considered to fall within its setting. The site provides no contribution to the setting of the asset due to distance and intervening built form.

Development of the allocation is likely to have no impact on the setting of the chapel and therefore, will not harm the significance of the asset.

Southern and Northern Waterworks Cottages

The Northern and Southern Waterworks Cottages are two storey brick built buildings with chimney stacks located approximately 146m and 166m respectively to the south of the allocation on Waterworks Lane adjacent to the Waterworks entrance. Their significance lies in their historic and architectural interest associated with the waterworks. No views of the building are afforded from the allocation due to its separation from a covered reservoir, associated buildings and mature landscaping which sit at a higher level to the site and the cottage. The site is not considered to fall within the setting of the cottages.

The allocation will have a negligible impact on the setting of the assets and given the siting and distance retained between the allocation and the assets, development of the site is unlikely to result in harm to the significance of the of the asset.

Appendix 2

Registered Battlefield

Winwick Battlefield

Winwick Battlefield is sited west, directly opposite the site separated by the A573 Golborne Road. It extends from Golborne Road (as identified on Figure 3) to the west, beyond the A49 Newton Road and to the north of Hermitage Green Lane and Newton Brook.

The Battle of Winwick (also known as the Battle of Winwick Pass and the Battle of Red Bank), fought in 1648 is included on the Register of Historic Battlefields for its historic importance, topographical integrity and archaeological potential.

The area of most importance to Winwick Battlefield is considered to be the north west of the application site centred on the Newton Brook, Hermitage Green lane, and Red Bank. The topography of the battlefield played an important part in the military tactics providing defensive and attacking positions for the opposing armies. These features are still visible within the landscape. The A49 is the main built feature of the battlefield as this was the route of retreat and fighting was focussed around it.

The A573 that lies between the site and the battlefield forms a natural boundary and might have been used by cavalry particularly after the retreat had begun. The land between the battle and St Oswald's Church falls gently towards Winwick is the natural area for the retreat and is also included within the registered area.

Although it does not appear to have been a key part of battle, the application site contributes to the rural setting of the site. It is generally accepted that the landscape in which battles were fought will have frequently changed but the open nature of the wider landscape including the application site will, to a degree, contribute to the appreciation of the context and the course of the battle.

The site provides a rural and open setting to the Battlefield and is considered to make a contribution to the heritage asset. Development of the proposed allocation will affect the rural experience of the area and the rural setting of the battlefield and would therefore result in less than substantial harm to the significance of the Battlefield.

The level of harm is not considered to be substantial and development proposals for the site will be sensitively designed to ensure connectively with the existing settlement and views towards the church spire. Density and massing of development will be sympathetic to the site's relationship with the village and carefully considered in the context of proximity to the Battlefield and rural surrounds, particularly to the north.

The site allocation has the potential to have less than substantial harm to the significance through development within the rural setting of the Battlefield however, it is considered the public benefits of delivering a scheme of the site would outweigh any identified harm. A suitably designed scheme could also assist in mitigating this harm. Any planning application will be accompanied by a heritage impact assessment and archaeological

desk-based assessment to assess the heritage impacts associated with the delivery of a specific development.

Other listed buildings

There are a number of other listed buildings and features located within Winwick which include the following:

- Milestone, Newton Road – Grade II listed
- Milestone, Golborne Road – Grade II listed
- The Manor House, Golborne Road - Grade II listed
- Church House Farmhouse, Golborne Road – Grade II listed

Impacts of any proposed development on individual heritage assets can be assessed as part of a heritage assessment submitted alongside an application. However, it is not considered that the allocation site sits within the setting of either of the identified assets and consequently does not impact on their significance.

Summary

Overall, it is considered that the proposed allocation will not bring substantial harm to the significance of the identified heritage assets.

Appendix 2

Any scheme brought forward on the site will be accompanied by a comprehensive heritage assessment and archaeological desk-based assessment at planning application stage to assess the individual impact of the development on the identified designated and non-designated heritage assets.

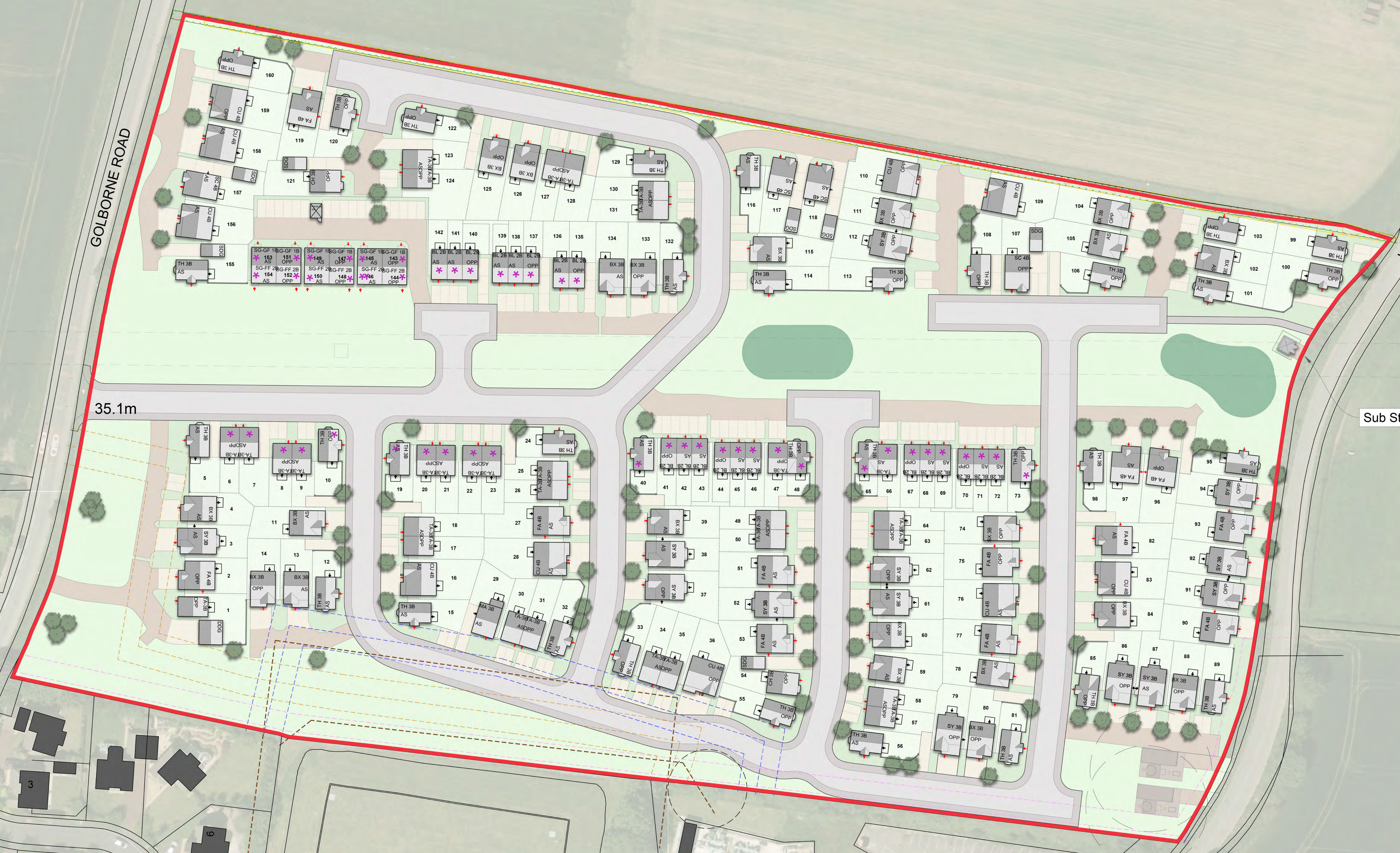
GOLBORNE ROAD



WILKS LANE

Appendix 2: Coloured Sketch Layout (November 2019)

GOLBORNE ROAD, WINWICK



GOLBORNE ROAD

WATERWORKS LANE

Sub Station

Reservoir (covered)

Tank

Tank

Old Chapel

SPIRES GARDENS



COLOURED SKETCH LAYOUT

1:500@A0

Drawing Number: BHM137 SK01 November 2019

Ordnance Survey, (c) Crown Copyright 2019. All rights reserved. Licence number 100022432

