

Your ref:
Our ref: EW/PI1788

2 December 2016

Planning Policy
Warrington Borough Council
New Town House
Buttermarket Street
Warrington
WA1 2NH

By post and email: ldf@warrington.gov.uk

Dear Sir/ Madam,

**REPRESENTATIONS TO THE WARRINGTON CALL FOR SITES EXERCISE – THELWALL HEYS,
GRAPPENHALL**

HOW Planning has been instructed by Liberty Properties to submit representations to the above Call for Sites consultation, in respect of land at Thelwall Heys, Knutsford Road, Grappenhall. Please find enclosed the completed 'Call for Sites' form, which along with this letter highlights that the site has excellent potential to be used for residential purposes and to be able to make a substantial contribution to the housing needs of the Borough.

As agreed with WBC Officers, a supplementary Development Statement will be submitted shortly after the submission of these representations in early 2017. The Development Statement will both supplement and support the information detailed within these representations with a greater focus on technical, landscape and high level flexible masterplanning in the context of the wider area.

We respectfully request that these representations are taken into account in the preparation of the Publication Version of the Local Plan, which the Council are due to consult on in May 2017.

EXECUTIVE SUMMARY

Both HOW and Liberty Properties consider the subject site affords a unique opportunity to logically and sensibly provide land to contribute to Warrington's Housing land availability over the Plan period. We believe its relationship and context with the existing built form and local geography lend itself to this use particularly well.

Importantly, the land is within one single ownership and is being promoted on behalf of the owners by Liberty Properties; a Cheshire development and Investment company with over 25 years' experience in successfully planning and delivering strategic development projects. The site is entirely deliverable for residential purposes.

Planning and Environmental Advisers

Partners:

Gary Halman BSc FRICS MRTPI
Richard Woodford BA (Hons) BSc BTP MRICS MRTPI
Jon Suckley MTCP (Hons) MRTPI
Richard Barton BSc (Hons) MA MRTPI
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Associates:

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Registered Office: 40 Peter Street, Manchester M2 5GP
Registered in England and Wales Registered Number: OC318465
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This said, it is recognised that the any future application will need to respond sensitively to any development constraints, which are set out in brief below. We do however consider that any constraints can all be sensitively and satisfactorily mitigated in promoting this land for future residential use. All of these matters will be considered in detail in subsequent submissions.

THE SITE AND SURROUNDINGS

The site forms a natural extension to the existing settlement of Grappenhall, with mature vegetation to the northern and western boundaries. To the north, the site is adjoined by Stockport Road and the former railway line along which runs the Trans Pennine Trail. Beyond these boundaries the site adjoins the existing settlement edge. To the east, the site boundary is defined by All Saints Road, beyond which lies a narrow strip of pastoral land between the Bridgewater Canal and Stockport Road. To the south, the site adjoins the Bridgewater Canal and scattered residential development off Cliff Lane. Beyond the Canal lies further residential development associated with Weaste Lane. To the west the site boundary is defined by Knutsford Road and the adjoining settlement edge beyond.

The site has excellent public transport access with the A50 Knutsford Road immediately to the west connecting the site to the M6 Motorway to the south and Warrington Town Centre to the north. The entirety of the site would fall within reasonable walking distance of an existing bus stop, with a number of bus stops located along the A50 and the A56 Stockport Road to the north.

SITE ASSESSMENT - TECHNICAL OVERVIEW

The Development Statement to be submitted in the New Year will be underpinned by a series of technical assessments and reports, which will demonstrate the sites suitability to accommodate residential development and will set out mitigation measures to any identified constraints. For the purposes of these representations, a brief summary is provided below of each of the potential constraints which could affect development for the proposed use:

Built Heritage

The proposed development has the potential to alter the setting of nearby heritage assets. The setting of nearby designated heritage assets will be assessed in detail, including the Grade II Listed Thelwall Heys (NHLE: 1380268) which is surrounded by the site. A sympathetically designed scheme, which responds appropriately to the character and features of this Grade II listed property can be achieved at the site and this will be demonstrated through the masterplanning exercise.

Landscape and Visual

An initial high level landscape and visual appraisal has been undertaken by Tyler Grange LLP in response to desktop analysis and preliminary fieldwork in order to advise upon the feasibility of development of the site in terms of landscape character and visual amenity matters, as well as to provide a review of the existing Green Belt context.

The site itself contains few of the characteristic features associated with the 'Appleton Park & Grappenhall' Character Area within which it is identified, with only the on-site hedgerows, watercourse and ponds being noted within the Warrington Landscape Character Assessment. Visually the site is well contained by the surrounding roads, settlement edge, and mature vegetation at its boundaries, with occasional gaps in vegetation allowing views across the fields on site from the adjacent roads and neighbouring properties.

The site is considered capable and suitable to accommodate new residential development through a careful development response that retains the existing landscape features on site and respects and enhances the parkland surroundings of Thelwall Heys. A landscape offset from the Bridgewater Canal would ensure the character of the Canal and its visual presence in the landscape is retained, as well as provide a robust edge to development to the south. New screen planting can also be incorporated to strengthen the visual containment already provided and restrict the extent to which new development

can be perceived in accordance with the recommendations of the local landscape character assessment.

With respect to landscape and visual matters, it is considered that through the correct development response, the site could be considered suitable for residential development and release from the Green Belt without undue harm to the surrounding landscape or visual amenity of the users of the area.

Highways

The site has a number of potential access opportunities. Primary access is likely to be taken off the A50 via Cliff Lane. This junction has extensive adopted highway to allow a suitable access into the site as well as a junction to accommodate the levels of traffic likely to be generated by the proposals. A secondary/emergency access could be achieved via the A50 Knutsford Road around 100m to the south of the junction with the A56 or via Cliff Lane although this route is limited by a height and width restriction. The site is accessible by non-car travel modes with the potential to substantially improve pedestrian and cycle links to the amenities within Grappenhall. The site is also well served by buses with regular and frequent services running along Stockport Road and Knutsford Road connecting to Warrington town centre, Lymm and Knutsford'.

The impact of the proposals will need to be included within a formal submission at the appropriate time. However, there is no evidence that suggest that the traffic likely to be generated by the proposals cannot be accommodated by the existing local highway network with some potential off site mitigation works.

Archaeology

From an initial review of available online sources, there do not appear to be any recorded archaeological constraints that would preclude development within the site.

Land Contamination

From a review of the site the majority of the land appears to be greenfield / rural in nature underlain by a mixture of glacial till and sand with peat layers across the site to a depth of c.11m below ground level. At this depth, the Helsby sandstone (Principal Aquifer) is encountered.

Significant site features on or in close proximity to the site include an open watercourse / ponds, a Grade II listed building, significant mature trees / hedgerows, a railway cutting and a UU sewer across the north western site section. Consequently, although the site area covers a significant area, the geo-environmental issues in terms of prospective planning constraints are not considered significant.

Flood Risk and Drainage

There is small 'main river' passing through the site with EA website mapping indicating potential flooding in a small area in the north west and south west corner of the site. A flood risk assessment is currently being prepared which forms part of the supplementary technical information.

The Bridgewater Canal which lies adjacent to the site will also need to be considered as part of any assessment. There would appear to be the potential for the use of SUDs techniques for post-development surface water drainage across the western section of the site subject to groundwater depth and site permeability testing.

Ecology

Based upon a desk review the site comprises agricultural grasslands, arable, broadleaved trees, hedgerows, broadleaved woodland/scrub and streams. Five ponds appear to be present within the site with an additional garden pond present within the grounds of Thelwall Heys. Deciduous woodland (a Habitat of Principal Importance) is present along the northern boundary of the site and the Bridgewater Canal Strategic Green Link borders the south east of the site. There is potential for the following protected species to be present within the site: birds, bats, great crested newt, common toad, badger

and water vole. Additionally, otter and salmonid species may also be present within Bridgewater Canal which is adjacent to the site. Development of the site should ensure that the aforementioned habitats and species are protected. Standard ecological survey and assessment will be carried out to ensure that suitable consideration is given to wildlife with respect to development of this area of land.

Opportunities for ecological enhancements may also be available through suitable landscaping, such as scrub, hedgerow and wildflower planting, maintaining and enhancing habitat corridors and the incorporation of bat roosting and bird nesting features throughout the development. Landscaping could enhance the Strategic Green Link along the south eastern boundary of the site

Trees

There are currently no tree preservation orders (TPO's) within the site itself, however several groups of protected off-site trees abut the sites northern and south-western boundaries. The key trees in planning terms are likely to be the peripheral boundary trees, the wooded brook bisecting the western part of the site, and trees and groups that contribute to the setting of the listed building.

For the purposes of the Development Statement, the relative qualities of the trees will be assessed and categorised in accordance with current best practice (British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations) to inform the design process, identify priorities for tree retention and removal and inform mitigation, with priority given to the retention of 'high' and 'moderate quality' trees; 'low quality' trees are unlikely to constrain development; 'unsuitable' trees are not considered to be material in planning terms.

Services and Utilities

As the site is located immediately adjacent to the settlement of Grappenhall, all services are located within the vicinity of the site.

CONCLUSION

The site is considered to be physically suitable to deliver large scale residential development over the Plan period. It is appropriately located adjacent to the settlement of Grappenhall and its inclusion as a housing allocation within the emerging WBC Local Plan would make a valuable contribution to the Borough's open market and affordable housing land supply over the Plan period. Liberty Properties have proven experience in the planning process and delivering sites such as this for their intended use and are committed to delivering the site. It is requested therefore that the site be released from the Green Belt and allocated for residential development in the forthcoming Local Plan.

We request that these representations are taken into account in the preparation of the Publication Version Local Plan and further details on technical matters will be outlined in a supporting Development Statement that will follow shortly.

In the meantime should you have any queries or require additional information then please do not hesitate to contact me.

Yours sincerely,



**Emma Williams
Planner**



Enc. Completed Call for Sites Representation Form

Thelwall Heys Location Plan

For Office Use Only	
Date received:	
Scanned /Saved:	
Plotted:	
Site Ref:	
SHLAA Site Ref:	

'Call for Sites'

Warrington Borough Council Local Plan Review

Call for Sites Registration Form

October 2016

Please note this 'Call for Sites' is for five or more dwellings or economic development on sites of 0.25 ha (or 500sqm of floor space) and above, Gypsy, Traveller and Show People and Minerals and Waste sites.

The identification of sites does not imply that the Council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application.

Potential sites that have been identified will be further tested through the Plan-making process, including through the Spatial Distribution and Site Assessment Process, Sustainability Appraisal/Strategic Environmental Assessment, several stages of public participation and independent examination.

Please also note that all the responses and information received as part of the 'Call for Sites' will be published and made available for public viewing as part of the open and transparent Plan making process.

NOTE: Please read the accompanying guidance note [here](#) before completing this form and complete a **separate** form for each site that you are submitting to the Council.

Please return your completed form and any accompanying supporting material to Planning Policy, Warrington Borough Council no later than 5.00pm on Monday 05th December 2016.

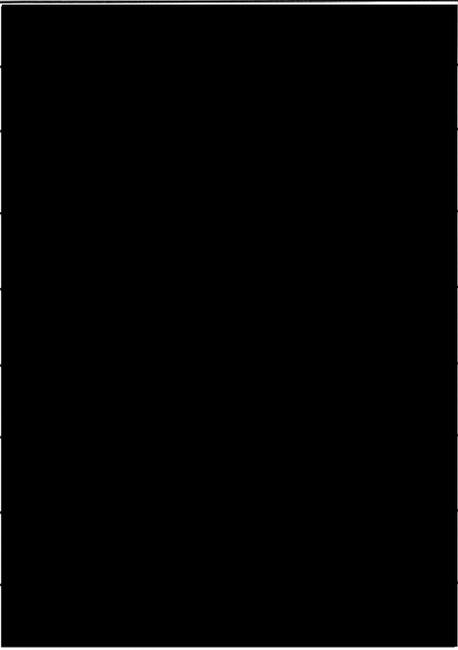
By e-mail: ldf@warrington.gov.uk

By post: Planning Policy, Warrington Borough Council, New Town House, Buttermarket Street, Warrington, WA1 2NH

Should you require further advice and guidance on completing this form, please contact the Planning Policy Team by telephone on 01925 442841 or by e-mail to ldf@warrington.gov.uk

(1) Your Details

Please provide your contact details and those of your agent (if applicable). Where provided, we will use your Agent's details as our primary contact.

	Your details	Your Agent's details
Name	Phillip Morris	Emma Williams
Position		Planner
Organisation		HOW Planning LLP
Address		40 Peter Street
Town		Manchester
Postcode		M2 5GP
Telephone		
Email address		

(2) Site Details

Please provide the details of the site you are suggesting. If you are suggesting more than one site, please use a **separate** form.

Name of site /other names it's known by	Thelwall Heys		
Address	Knutsford Road		
	Town	Grappenhall	
	Postcode	WA4 4SL	
Ordnance Survey Grid Reference	Easting : 364504		Northing : 386786
Site area (hectares)	23		
Net developable area (hectares)	16.1		
What is your interest in the site? (please tick one)	Owner	<input type="checkbox"/>	Lessee <input type="checkbox"/>
	Prospective Purchaser	<input checked="" type="checkbox"/>	Neighbour <input type="checkbox"/>
	Other	<input type="checkbox"/>	Please state:

Please Note: It is essential that you provide a map showing the site's location and detailed boundaries for each submission.

(3a) Proposed future use(s)

Please indicate the preferred use that you would like the site to be considered for. Please also indicate any other uses you would consider acceptable. If you wish the site to be considered for a mix of uses, please tick all uses that apply.

	Residential	Gypsy & Travellers	Employment	Retail	Leisure	Other*
Preferred future use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternative future use(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential Capacity	houses: 480 or flats:	Number of Pitches:	SqM	SqM	SqM	SqM
Employment Use Class (E.g. B1)						
* If "Other", please indicate which use(s):						
Potential Density	30 dph					
	Has any design, viability, master planning work or other studies been undertaken for any proposed use?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

(3b) Proposed future use(s) - Minerals and Waste

Details:

n/a

(4) Site Ownership

Please record the site ownership details. If there are more than three owners, please record the fourth owner, etc. on a separate sheet. Please indicate the extent of individual landholding(s) on the site map.

If you do not know who owns the site, please state so below.

	Owner 1	Owner 2	Owner 3
Name			
Address			
Town			
Postcode			

Or: I do not know who owns the site

Has the owner (or each owner) indicated support for proposed redevelopment?
Please also record these details for the 4th and subsequent owners (where necessary).

Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Don't know	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Are there any Restrictive Covenants & Ransom Strips affecting the site?

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(5) Market Interest

Please choose the most appropriate category below to indicate what level of market interest there is in the site:

		Any comments
Site is owned by a developer	<input type="checkbox"/>	
Site under option to a developer	<input checked="" type="checkbox"/>	Liberty Property have entered in to a Promotional Agree
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	

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(6) Site Condition			
Please record the current use(s) of the site (or for vacant sites, the previous use, if known) and the neighbouring land uses.			
Current use(s)		Agricultural	
Neighbouring Uses		Residential development to the north, agricultural land to the south.	
If vacant	Previous use(s)	n/a	
	Date last used	n/a	
What proportion of the site is made up of buildings, and what proportion is (open) land?			
Proportion covered by buildings	0 %	Proportion not covered by buildings	100 %
If there are buildings on the site, please answer the following questions:			
How many buildings are there on the site?	0	buildings	
What proportion of the buildings are currently in use?	% in use: 0	%	
	% derelict: 0	%	
	% vacant: 0	%	
Are any existing buildings on the site proposed to be converted?	No		
For the parts of the site not covered by buildings , please answer these questions:			
What proportion of the land is currently in active use?	100	%	
What proportion is greenfield (not previously developed)?	100	% (A)*	
What proportion is previously developed and cleared?	0	% (B)*	
What proportion is previously developed but not cleared? (e.g. demolition spoil, etc.)	0	% (C)*	
* A plus B plus C should add to 100%.			
Please provide any additional comments on a separate sheet if necessary.			

(7) Constraints to Development

Please tell us about any known constraints that will affect development for the proposed use, details of what action is required, how long it will take and what progress has been made.

Please use a separate sheet where necessary to provide details. If using separate sheets, it would be helpful to make reference there to the particular constraint, e.g (7)(e) – Drainage.

	Yes, No or Don't know	Nature and severity of constraint *	Action needed, timescales and progress	Confirmed by technical study or by service provider?	
				Yes	No
a) Land contamination	No	Please refer to covering letter		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Land stability	No	Please refer to covering letter		<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Mains water supply	No	Please refer to covering letter		<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Mains sewerage	No	Please refer to covering letter		<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Drainage, flood risk	No	Please refer to covering letter		<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Tree Preservation Orders	No	Please refer to covering letter		<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Electricity supply	No	Please refer to covering letter		<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Gas supply	No	Please refer to covering letter		<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Telecommunications	No	Please refer to covering letter		<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Highways	No	Please refer to covering letter		<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Ownership, leases etc.	No	Please refer to covering letter		<input checked="" type="checkbox"/>	<input type="checkbox"/>
l) Ransom strips, covenants	No	Please refer to covering letter		<input checked="" type="checkbox"/>	<input type="checkbox"/>
m) Other (Please provide details)	No	Please refer to covering letter		<input checked="" type="checkbox"/>	<input type="checkbox"/>

(8) Site Availability

Please indicate when the site may be available

Excluding planning policy constraints, when do you believe this site could be available for development?

Immediately Yes

(Note: to be “immediately available”, a site must be cleared, unless being considered for conversions.)

If not immediately, please state when it could be available:

If the site is not available immediately, please explain why – e.g. the main constraint(s) or delaying factor(s) and actions necessary to remove these:

(9) Any Other Information

Please tell us anything else of relevance regarding this site if not already covered above that will ensure that it contributes positively to the achievement of sustainable development. Please use a separate sheet/s if necessary.

Please refer to covering letter

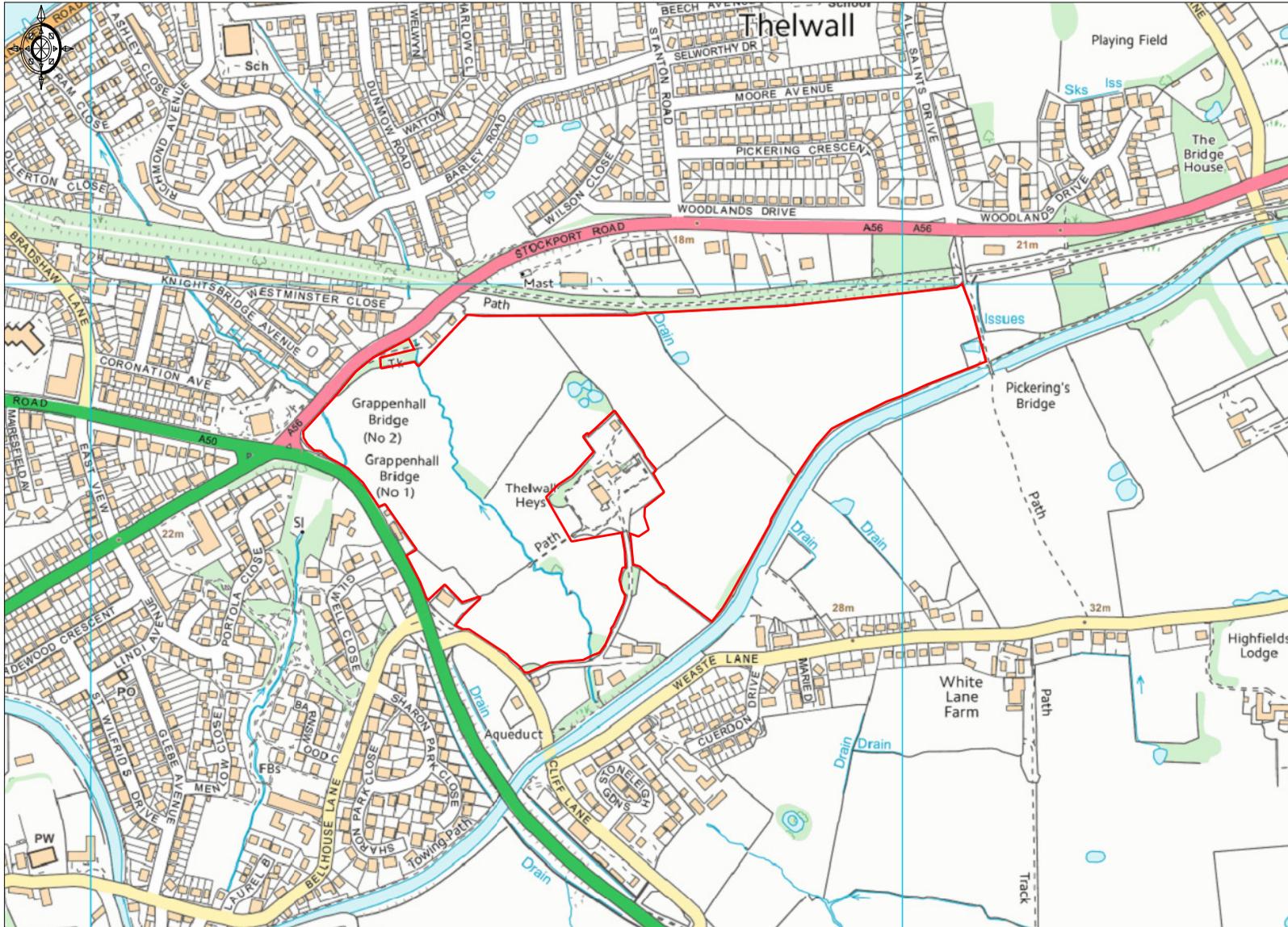
Planning Policy– Warrington Borough Council,
New Town House, Buttermarket Street, Warrington, WA1 2NH

ldf@warrington.gov.uk

01925 442841

This form is available in other formats or languages on request.

Thelwall Hayes, Grappenhall, Warrington



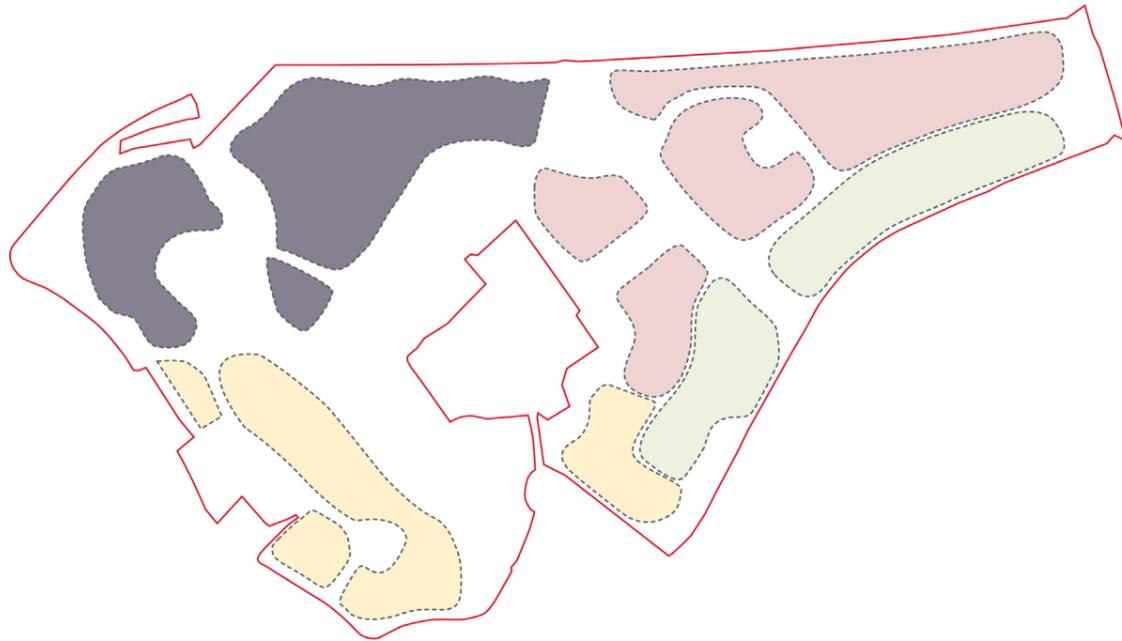
Ordnance Survey © Crown Copyright 2016. All rights reserved. Licence number 100022432. Plotted Scale - 1:7500

2.2 Overall development framework

- KEY**
-  Grade II Listed Building
 -  Development blocks
 -  Key node: hard space
 -  Key node: soft space
 -  Green corridor
 -  Central loop landscape feature
 -  Existing hedgerow
 -  Existing water body
 -  Existing trees
 -  Boundary planting
 -  Primary movement
 -  Secondary movement
 -  Tertiary movement
 -  Vehicular access
 -  Pedestrian access
 -  Trans Pennine Trail / Sustrans route 62
 -  Public Right of Way



DENSITY



KEY

-  10 DPH Total area = 2.2 Ha
= 22 UNITS
-  25 DPH Total area = 2.0 Ha
= 50 UNITS
-  30 DPH Total area = 3.5 Ha
= 105 UNITS
-  40 DPH Total area = 3.3 Ha
= 132 UNITS

TOTAL = APPROX. 309 UNITS