

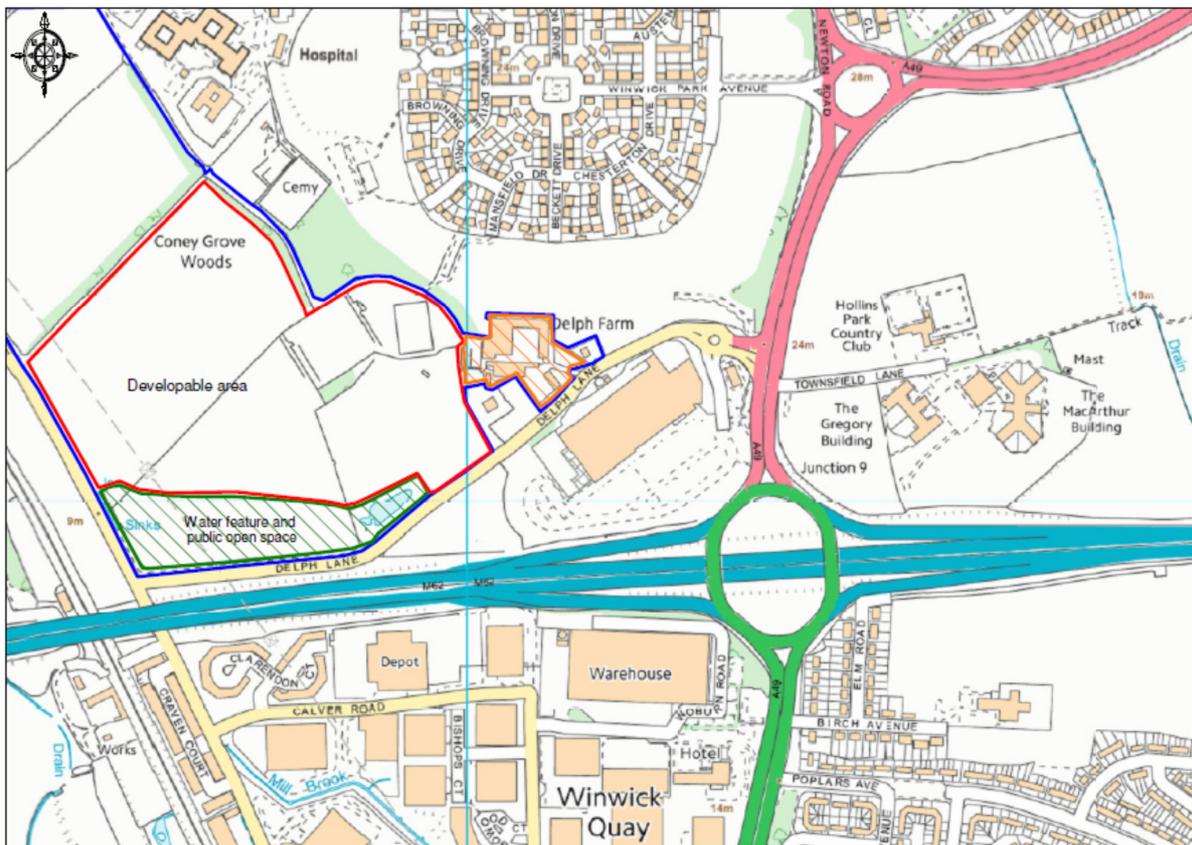
BERRYS

PROPERTY | BUSINESS | PLANNING

SUBMISSION TO THE WARRINGTON LOCAL PLAN REVIEW LAND WEST OF DELPH FARM, WINWICK

on behalf of

Mr D. Beattie & Mrs C. Leyland



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



SA21726-01



CONTENTS

	page no.	
1.0	Introduction	1
2.0	Strategic Case	3
3.0	Green Belt Review	6
4.0	Site Appraisal	9
5.0	Sustainability Appraisal	16
6.0	Development Concept	20
7.0	Summary & Conclusions	22

DATE	VERSION	PROJECT
5 th December 2016	Draft v1	SA21726

Prepared By

Helen Howie M.A., M.C.D., MRTPI
01743 239028
helen.howie@berrys.uk.com

Approved for Issue

Signed:



Planning Consultant:

Helen Howie MA (Hons) MCD MRTPI

Signed:



Head of Planning:

Stuart Thomas BA (Hons) MA MRTPI

BERRYS
1890

Willow House East
Shrewsbury Business Park
Shropshire
SY2 6LG
01743 239028
berrys.uk.com

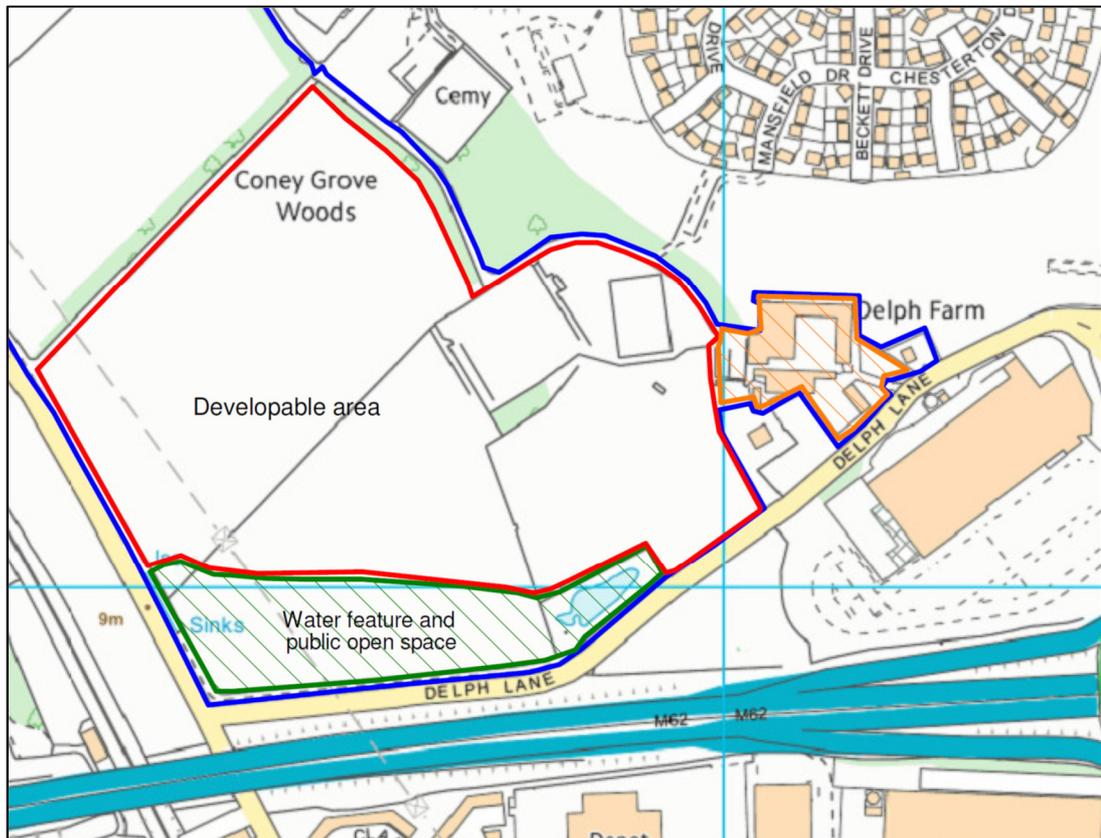
1 INTRODUCTION

- 1.1. This 13.3 hectare site lies to the west of B&Q on Delph Lane, Winwick. It is promoted for a number of uses, including residential, leisure, retail and office development. It would be accompanied by provision of public open space and a surface water balancing pond on 2.4 hectares of adjoining land (total site area 15.7ha) as shown in figure 1 below.
- 1.2. The site is suitable for both immediate development and over the longer term, to help Warrington Borough Council meet its long-term development needs.
- 1.3. The site is promoted to the Warrington Local Plan Review by Berrys on behalf of the landowners, Mr D. Beattie and Mrs C. Leyland. A number of developers have expressed interest in the site, which is eminently deliverable.

The site and surroundings

- 1.4. The site ownership is shown below in blue on the location plan below, with the area promoted for development shown in red. To the east of the site is Delph Farm, which is a brick-built barn complex that could be converted in accordance with national Green Belt policies.

Figure 1: Site location



- 1.5. To the south of the site lies Delph Lane and the M62. An existing pond would be enlarged under the proposals, to create a water feature in an area of public open space.
- 1.6. To the west lies Mill Lane, connecting to Winwick Quay. Beyond lies the railway line and the Sankey Valley Trail.
- 1.7. To the north is Coney Grove Woods with the hospital complex beyond. The site is ringed by mature trees, some of which are protected by tree preservation orders. The trees' root protection zones would be respected by development, and add to the site's attractiveness to future users, whilst containing views of development in the wider landscape.
- 1.8. The site comprises most of Green Belt Parcel WR5 and around 40% of SHLAA site 2590.

Fig 2. Aerial photograph



Structure of document

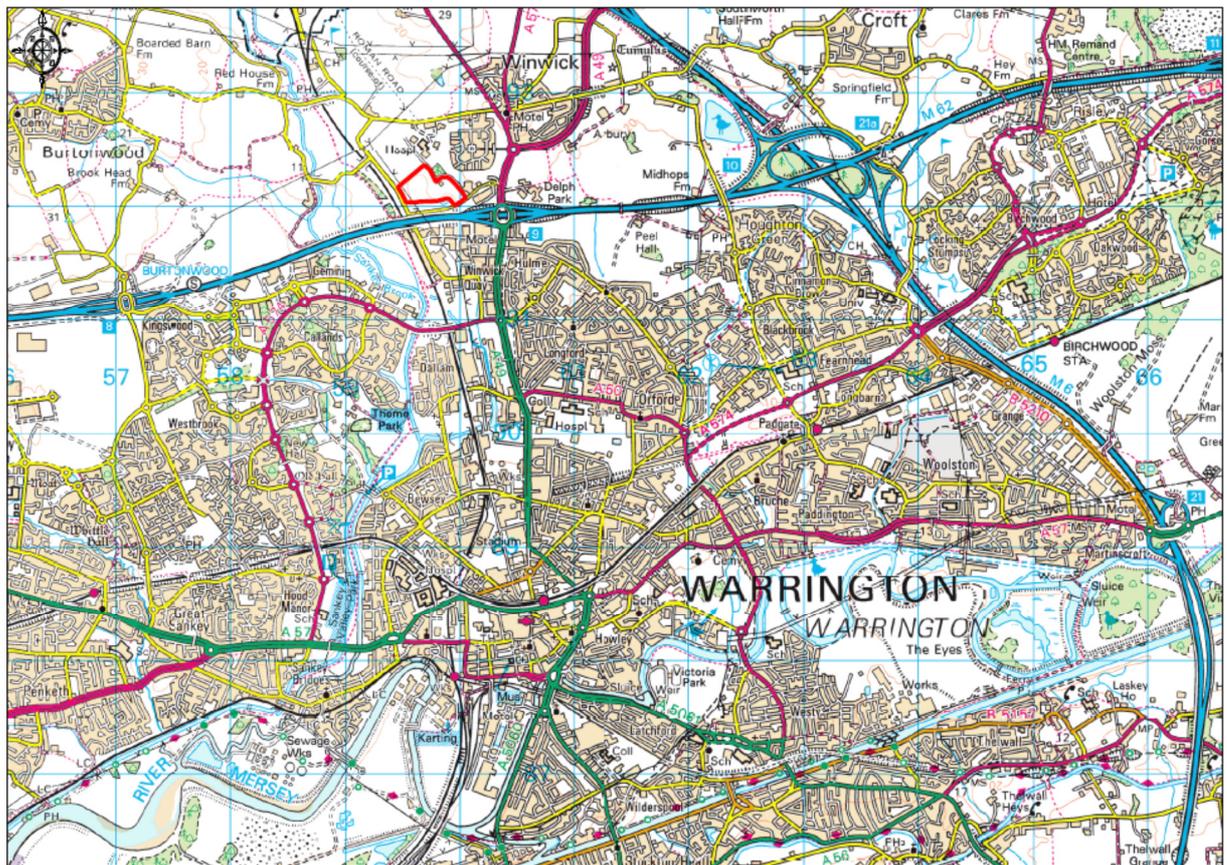
- 1.9. This representation addresses the strategic case for releasing this site from the Green Belt (sections 2 & 3); the characteristics of the site and its sustainability appraisal (sections 4 & 5); and the development concept for a good quality scheme that responds well to the environment (section 6). A summary and conclusion is provided in section 7.

2 STRATEGIC CASE

Strategic Location

- 2.1. Developable land in close proximity to motorway junctions is in relatively short supply. These highly accessible nodes offer a competitive advantage that the Council cannot afford to ignore. Such sites help protect the borough's prosperity and economic position relative to competitors. In essence, it makes good sense to maximise the use of the borough's best assets.

Fig 3. Strategic position



Promap

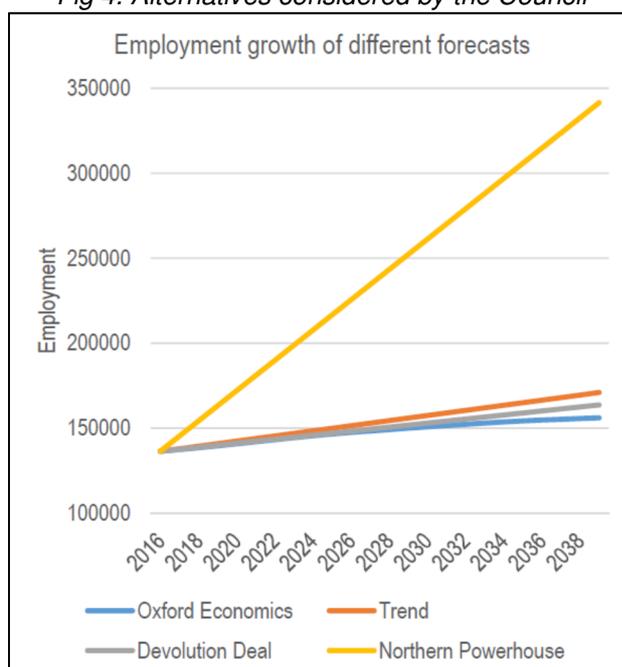
Amount of growth

- 2.2. The Council's 'Economic Development Needs Assessment' (EDNA) and 'Review of economic forecasts and housing numbers' (October 2016) link the borough's economic prosperity to the

provision of land for development. The Council recognise that the amount of land allocated in the Local Plan is directly related to how much economic growth it wishes to attract.

- 2.3. The Council assessed four scenarios, as shown in figure 4 below. Previous trends, shown in orange, indicate previous strong growth. This is, however, substantially less than the ‘Northern Powerhouse’ proposals, shown in yellow. The Devolution Deal, shown in grey, effectively represents a reduction in the borough’s growth. It is disappointing that the Borough Council is currently aiming for the Devolution Deal and is not making any attempt to respond to the Northern Powerhouse aspirations, or even to match previous trends.

Fig 4. Alternatives considered by the Council



- 2.4. Even under the Devolution Deal, 363 hectares of employment land are needed over the next 20 years. The more land the Local Plan identifies, the less constrained will be its growth prospects in an increasingly competitive world.

Need for other land uses

- 2.5. The Economic Development Needs Study (EDNS) notes that businesses have to compete for land, and that if enough land is not available for other uses then it can result in encroachment of business premises. The EDNS notes the, “reuse of premises for private health clubs and gyms, already a feature in areas such as Winwick Quay. The loss of employment land to alternative uses is thus a significant issue in Warrington and is likely to continue to be so over the period to 2037” (paragraph 9.46 of EDNS).
- 2.6. The EDNS concludes that, “Uses that may be located on active employment land are likely to include gyms, small scale medical and veterinary clinics, petrol filling stations and food

outlets. Clearly losses of B1/B2/B8 land to other uses are an ongoing issue in Warrington although it is difficult to estimate the full scale of loss which could occur to 2037. Accounting for such losses is one of the reasons why a five-year buffer of additional take up is applied to needs calculations” (EDNA paragraph 10.64).

- 2.7. The EDNA’s findings highlight the need for land and premises for miscellaneous uses, including leisure, medical, retail and office uses, in order to protect the existing employment areas from pressure. This site can help meet these needs.

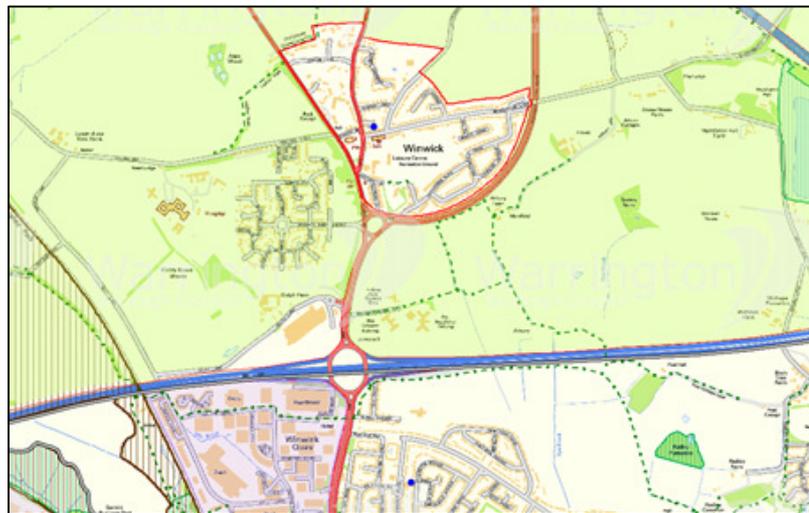
Reducing commuting

- 2.8. The two largest net daily commuting flows into Warrington are from Wigan (4,539 net movements) and St. Helens (4,288 net movements) (source: 2011 census, reported on page 112 of the Economic Development Needs Study October 2016). This strongly suggests a market need for residential development to the north of Warrington, which would contribute to greater sustainability by reducing commuting flows.

Summary

- 2.9. The site is attractive to the market and has:
- Proximity to Junction 9 of the M62 motorway and the A49;
 - No significant constraints that cannot be overcome through good design;
 - Willing landowners;
 - Good screening and potential to improve the local environment;
 - Strategic value to Warrington Borough Council.
- 2.10. Accordingly the site is promoted for a number of uses, including residential, leisure and commercial development.

Fig 5. Current Local Plan Policies Map - proximity to Winwick Quay & Winwick village



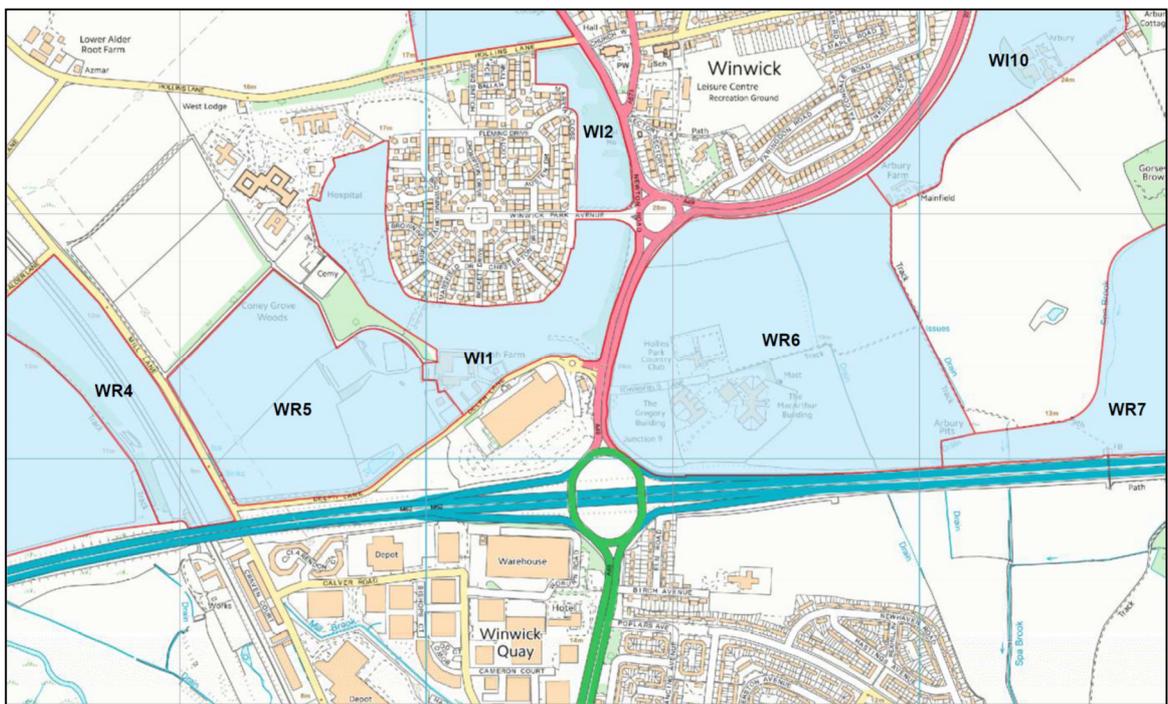
3 GREEN BELT REVIEW

- 3.1. The Warrington Local Plan Review covers a 20 year period. However in relation to the Green Belt a longer term perspective is necessary, because the National Planning Policy Framework requires any review of Green Belt boundaries to have, “*regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period*” (NPPF paragraph 84).
- 3.2. Consequently this once-in-a-generation Green Belt review needs to consider the release of enough Green Belt land to cater for two plan periods, as neighbouring local planning authorities have done, in order to be consistent with the Framework.

Inaccuracies in the Green Belt Assessment

- 3.3. This site is assessed within site WR5 in the Green Belt Assessment by Arup. There are a number of inaccuracies in the Assessment in relation to this site that need to be corrected, lest they undermine the validity of the assessment at the future Local Plan examination. The inaccuracies relate to Purpose 3 and the Overall Assessment, as detailed below.

Fig 6. Green Belt Parcel assessed by Arup



Purposes of the Green Belt	Arup comments on parcel WR5 (page H19)	Our comments
1: to check the unrestricted sprawl of large built-up areas	<p>“Weak contribution: The M62 combined with Delph Lane forms a durable boundary between the parcel and the built up area. This is a permanent boundary that is durable enough to prevent sprawl into the parcel in the long term. The parcel is only connected to the urban area along this southern boundary. Overall the parcel makes a weak contribution to checking unrestricted sprawl.”</p>	no comments
2: to prevent neighbouring towns merging into one another	<p>“Weak contribution: The parcel forms a less essential gap between Newton-le-Willows and the Warrington urban area whereby development of the parcel would slightly reduce the gap between the towns however would not result in them merging. Overall, the parcel makes a weak contribution to preventing towns from merging.”</p>	no comments
3: to assist in safeguarding the countryside from encroachment	<p>“Strong contribution: The boundary between the parcel and the settlement is the M62 and Delph Lane which is durable and would prevent encroachment. The boundaries between the parcel and the countryside consist of Mill Lane to the west which is durable and to the north and east is dense tree lining some of which is durable however may not be permanently durable enough to prevent encroachment beyond the parcel in the long term.</p> <p>The parcel is well connected to the countryside along three boundaries.</p> <p>The existing land use consists of open countryside. The parcel is flat, with no built form, minimal vegetation and open long line views and thus it supports a strong degree of openness.</p> <p>Overall, the parcel makes a strong contribution to protecting the countryside from encroachment.”</p>	<p>Arup’s statement that the parcel <i>“is well connected to the countryside along three boundaries”</i> is incorrect and at odds its earlier statement that the western boundary is Mill Lane and the southern boundary is the M62. To the east is the B&Q building and Delph Farm complex, while the northern and eastern boundaries are dense tree lining, protected by tree preservation orders (TPOs).</p> <p>Arup’s statement that there are <i>“long line views”</i> is incorrect, as it is not possible to see the wider countryside beyond the parcel, due to the mature tree belts, which are protected by TPOs.</p> <p>A more accurate statement would be that, ‘the parcel is connected to the countryside along its northern boundaries, although a mature tree belt limits long line views.’</p> <p>We consider that the contribution should be amended to ‘moderate’. This would not change the overall assessment.</p>

4: to preserve the setting and special character of historic towns	“ No contribution: Warrington is a historic town however the parcel is not within 250m of the relevant Conservation Areas. The parcel does not cross an important viewpoint of the Parish Church.”	no comments
5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	“ Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.”	Keeping this site undeveloped makes a weak contribution to this purpose of the Green Belt. It would be much better for the site to support economic regeneration in the area through its removal from the Green Belt altogether.
Overall Assessment	“The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to two, and no contribution to one. In line with the methodology, professional judgement has 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 countryside are not permanently durable, the boundaries between the parcel and the settlement consisting of the M62 and Delph Lane are durable enough to prevent development from encroaching into the parcel and therefore not threatening the openness and permanence of the Green Belt. The parcel makes a moderate contribution in assisting in urban regeneration.”	Arup’s statement that the parcel, “ <i>supports a strong degree of openness</i> ” under purpose 3 is inconsistent with the visual containment of the site by mature trees, the M62 and railway line. This should be amended. The parcel consequently makes only a moderate contribution to purpose 3. In summary, the parcel makes a moderate contribution to two purposes, a weak contribution to two, and no contribution to one. Overall, it makes only a moderate contribution to the Green Belt and would make a better contribution to economic regeneration if it were removed from the Green Belt altogether.

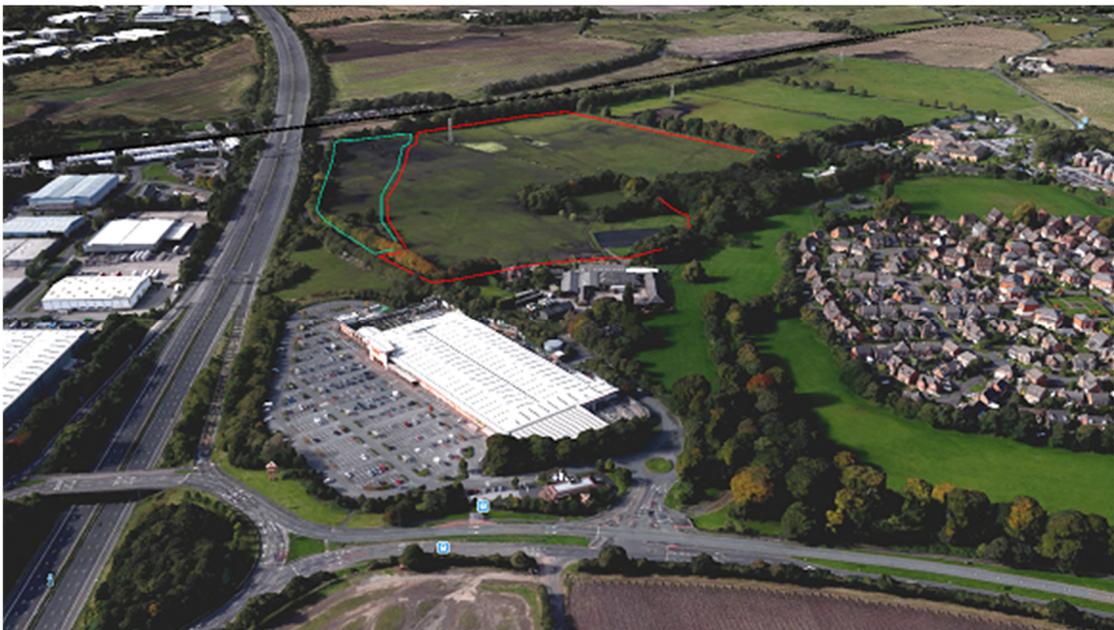
- 3.4. In summary, the Green Belt Assessment has errors which need correcting, in order to ensure the Local Plan is robust.
- 3.5. The Green Belt Assessment for parcel WR5 concludes that the parcel as a whole moderately fulfils the purposes of the Green Belt. A more detailed assessment indicates less contribution to the Green Belt than this.
- 3.6. On balance the site has greater strategic value as land to be allocated or safeguarded for development, given its proximity to the motorway junction.

4 SITE APPRAISAL

Overview

- 4.1. As shown in the aerial photograph below, the site lies 550 metres from junction 9 of the M62, with the motorway to its south. To its east lies a large B&Q retail unit and the A49 Newton Road. To its north-east is residential development on the site of the former Winwick psychiatric hospital. To the north are modern hospital buildings and agricultural land. To the west lies Mill Lane and the railway line, beyond which is the Sankey Valley Trail. To the south-west lies Winwick Quay, connected via Mill Lane which crosses beneath the motorway.
- 4.2. Adjoining the site on its eastern side lies the complex of buildings at Delph Farm, which are currently used for stabling and livery. Delph Farm is in the same ownership as the site, and its brick-built buildings are suitable for conversion to dwellings. Such development is in accordance with current local and national planning policies, and therefore it is not necessary to include the future of Delph Farm in these representations on the Local Plan, other than to note that redevelopment at Delph Farm would create adjoining residential uses and provide additional options for pedestrian linkages to and from the site.
- 4.3. The site is grazing land, used predominantly for horses at the livery. In the north-eastern section of the site is a menage, used for exercising the horses. Mature trees border the site.

Fig 7. View of the site looking west



Accessibility

- 4.4. The site is highly accessible by car, being situated on the A49 in close proximity to Junction 9 of the M62. It is also highly accessible from Winwick Quay, via Mill Lane.

Fig 8: Junction of Mill Lane and Delph Lane; site is behind the trees



- 4.5. The site is also highly accessible by bus, with a number of regular half-hourly services between Warrington and Wigan stopping at the B&Q Warehouse opposite the site (Arriva bus nos. 329 & 360 and Network Warrington bus nos. 22 bus to Newton le-Willows and No. 19 bus to Leigh).

Fig 9: Bus stop 350 metres from the site, looking south to motorway junction



Fig 10. Bus stop on adjoining A49 looking north



- 4.6. The site can also be accessed by bicycle, via the Sankey Valley Trail. The nearest access point to the Sankey Valley Trail is on Alder Lane 520 metres north of the edge of the site. The north Warrington and Newton-le-Willows are within a 3.5 km cycle ride of the site.

Fig 11. The Sankey Valley Trail south to Warrington and north to Newton-le-Willows



SHLAA appraisal

- 4.7. This site was submitted to the Strategic Housing Land Availability Assessment (SHLAA) in 2014 as part of site 2590 but due to its position in the Green Belt, it has not yet been categorised. To assist the Council, a summary of the site is provided below.

SHLAA headings	Assessment
Planning Permission History:	N/A
Green Belt:	Yes
GF / PDL:	GF
Flood Zone:	1
Contaminated Land Issues:	No
Ground Conditions Issues:	No
Site Access Issues:	No
Surrounding Land Issues:	No
Infrastructure Issues:	No
Hazardous Installations Issues:	No
Amenity Issues:	No
Ownership / Tenancy Issues:	No
Concluding Comments:	Subject to the outcome of the Green Belt Review, the site is deliverable within 5 years. There are no site constraints and the site has good accessibility by road and by public transport (bus).
Active Use:	Agricultural
Site Developable Now:	Yes
Promotion by Owner: s	Yes
Developer Interest:	Yes
Known Demand for Housing:	Yes
Similar Sites Developed Nearby in last 5 years:	No
Suitable:	Yes
Available:	Yes
Available in the future:	N/A
Achievable:	Yes
Concluding Recommendation:	Suitable, available and achievable

Biodiversity & protected species

- 4.8. The majority of the site is grazed, and therefore has limited biodiversity. The presence of houses nearby and the occurrence of domestic animals (dogs & cats) in the area is likely to have an effect on wildlife in the area. The greatest ecological interest is likely to be the mature trees that border the site, which are likely to harbour insect life, bats and birds. All trees would be retained and no development would take place within their root protection zones.
- 4.9. There are no SSSIs within 3.5km of the site. The nearest wildlife corridor is the Sankey Valley Park to the west, but this is separated from the site by Mill Lane, an intervening field, the railway line and scrap yard. Development of the site would not adversely affect the Sankey Valley Park
- 4.10. There is no reason to expect any protected species to be affected by development. In any event, a full ecological assessment would be undertaken at the appropriate stage in bringing a planning application forward. Development would provide ecological enhancements by providing a balancing pond and new planting with suitable native species. Overall the

biodiversity of the site is likely to increase rather than decrease as a consequence of any future development.

Drainage & flood risk

- 4.11. The site is in flood zone 1, namely with very low risk of flooding from rivers and streams. However there are surface water flood risk issues as shown on the map below, which are centred on the existing pond on Delph Lane and at the corner of Delph Lane and Mill Lane. The existing surface water flood risk in periods of wet weather will be addressed and improved by attenuation ponds designed to accommodate run-off, leading to better management of surface water than exists at present.

Fig 12. Environment Agency Surface Water Flood Risk Map



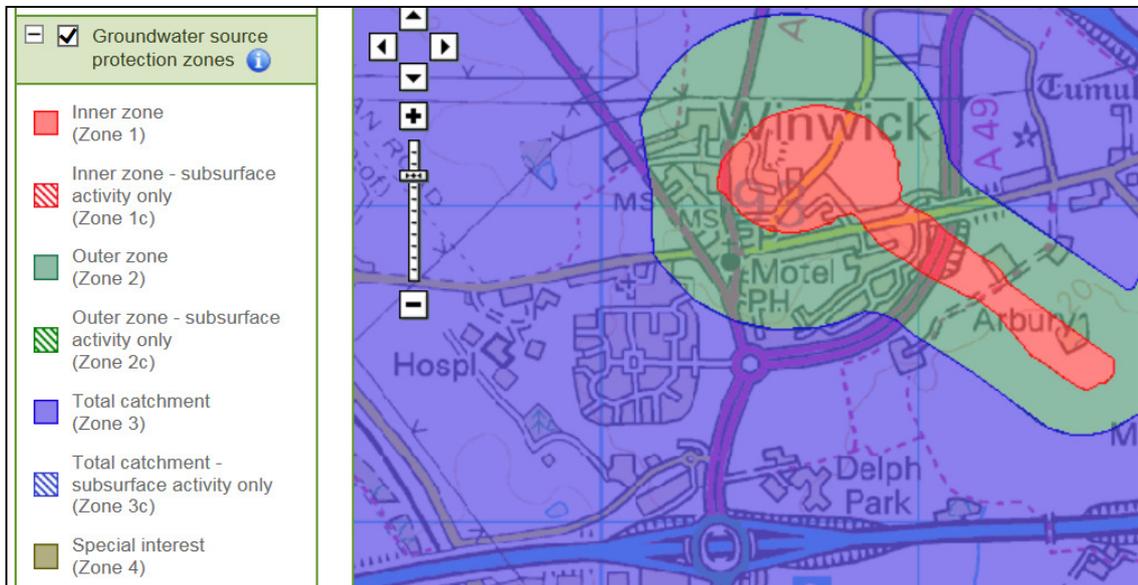
Fig 13. View from Delph Lane, with surface water and existing pond (left)



Impact on drinking water

- 4.12. The site lies in zone 3 of the groundwater protection zone around Winwick's groundwater borehole, as shown in the extract from the Environment Agency's online maps below. This makes it less sensitive to development than sites to the north of Winwick.

Fig 14. Environment Agency Groundwater Source Protection Zones



Countryside character

- 4.13. The site is well contained in the landscape, being surrounded by trees on all sides as shown in figure 15. The area is relatively flat, limiting long distance views.
- 4.14. The area around Winwick falls within area 1C of the Undulating Enclosed Farmland landscape character type, assessed by the Council's Landscape Character Assessment 2007. This notes the negative effect of intensive farming on the local landscape character and recommends:

“Although much of the area's original small-scale field patterns have been lost, a strong framework of medium to large field boundaries is still present and forms a major part of the landscape's character. In order to retain this character, it is imperative to encourage the retention, enhancement and better management of the remaining hedgerows, together with the re-introduction of new hedgerow trees.” (p281 Landscape Character Assessment 2007).

- 4.15. The study's recommended landscape management is to restore and enhance field patterns by reintroducing hedgerows and to soften and screen new development by the use of native planting, including woodlands. Development on the site can help secure these improvements to the local landscape.

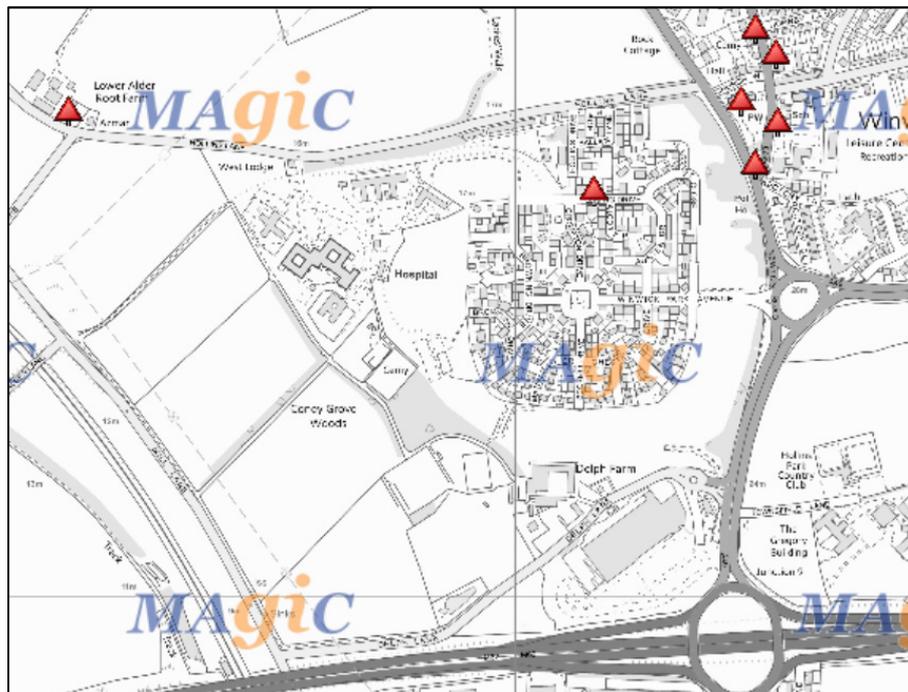
Fig 15. View of the site looking SE from the railway bridge on Old Alder Lane



Historic environment

- 4.16. There are no listed buildings in the immediate vicinity of the site, as shown in figure 14 below. Development on this site will have no adverse impact on heritage assets.

Fig 16: Listed buildings in the vicinity of the site



5 SUSTAINABILITY APPRAISAL

5.1. The Sustainability Appraisal Scoping Report published alongside the Council's consultation suggests a number of sustainability objectives for the Local Plan Review. These are reflected in the Council's draft Site Appraisal Framework, reproduced in the table below. Although this may change, to assist the Council we have assessed the site against their published draft criteria.

SA objectives	Criteria	Use	Effects	Notes
Economy and regeneration				
Strengthen the local economy and ensure sustainable economic growth	EC1: Would site development lead to the loss of employment land?	Housing & jobs	+	
	EC2: Distance to Principal Road Network by vehicle.		++	less than a mile from Junction 9 of the M62.
Improve the education and skills of the population overall	Not applicable	-	n/a	criteria ACC1 and ACC2 are relevant for this SA objective
Reduce poverty, deprivation and social exclusion and secure economic inclusion	EC3: How close is the site to key employment sites?	Housing	++	
Health and Wellbeing				
Improve physical and mental health and reduce health inequalities	Not applicable	-	n/a	
Reduce crime, disorder and the fear of crime	Not applicable	-	n/a	
Enable groups to contribute to decision making and encourage a sense of community identity and welfare.	HW2: Is the area supported by community facilities? (<i>Village halls, places of worship, community centres</i>)	Housing	+	
Provide, protect or enhance leisure opportunities, recreation facilities, green infrastructure and access to the countryside	HW 3: Access to local natural greenspace (ANGST). <i>1. Natural greenspace at least 2 hectares in size, no more than 300 metres from home;</i>	Housing	+	Sankey Valley Park is 350 metres from the edge of the site.

	2. At least one accessible 20 hectare greenspace site within two kilometre of home.			
	HW4: Access to formal play space	Housing	- -	Formal childrens' play could be provided on this site, benefitting local residents.
Accessibility				
Reduce the need to travel, especially by car, improve choice and the use of more sustainable modes Protect and enhance accessibility for all the essential services and facilities.	ACC1: How accessible is the site to the nearest primary school on foot?	Housing	+	
	ACC2: How accessible is the site to the nearest Secondary school?	Housing	+	
	ACC3: How well served is the site by a bus service?	Housing & jobs	++	
	ACC4: How accessible is the site to the nearest train station?	Housing & jobs	-	Winwick has no railway station; this score is the same for all sites in the village.
	ACC5: What is the overall distance to a GP service or health centre?	Housing	+	
Housing				
Ensure access to good quality, sustainable, affordable housing	HO1: To what extent will the development help to meet housing needs? <i>Deliverability and scale</i>	Housing	++	The site can be delivered as quickly as the Council wish. The site would make a significant difference to meeting needs.
Natural Resources				
Ensure the sustainable and prudent use and management of natural resources including the promotion of natural resources including the promotion of sustainable drainage & water conservation. Protect, manage and improve local environmental quality including land, air and controlled waters and reduce the risk of flooding.	NR1: What are the potential impacts on air quality?	Housing	-	The developable part of the site lies more than 75m from the AQMA – see drawing in section 5.
	NR2: Could development of the site lead to the remediation of land potentially affected by contamination?	Housing & jobs	+	
	NR3: Would allocation of the site result in the loss of High Quality Agricultural Land?	Housing & jobs	-	
	NR4: Does the site fall within a Groundwater Source Protection Zone, as identified by the EA?	Housing & jobs	-	

	NR5: Is the site (or part of) within an identified flood zone?	Housing & jobs	+	
	RU3: Is there potential for safeguarded or identified mineral reserves to be sterilised?	Housing & jobs	+	
Built and natural heritage				
Protect and enhance places and buildings of historic cultural and archaeological value.	BNH1: Proximity to designated heritage assets <input type="checkbox"/> <i>Conservation Area</i> <input type="checkbox"/> <i>Nationally listed buildings</i> <input type="checkbox"/> <i>Scheduled Ancient Monuments</i> <input type="checkbox"/> <i>Registered Park or Garden.</i>	Housing & jobs	+	
	BNH2: Effects upon the significance and setting of heritage assets / the historic environment.		+	
Protect and improve the quality and character of places, landscapes, townscapes and wider countryside whilst maintaining and strengthening local distinctiveness and sense of place.	BNH4: Capacity of the landscape to accommodate development, while respecting its character.	Housing & jobs	+	The landscape can accommodate development with mitigation to improve the landscape character, such as addition of native species hedgerows & trees.
Ensure high quality & sustainable design for buildings, spaces and the public realm that is appropriate to the locality.	Not applicable	n/a	n/a	Development will be designed to a high design quality.
Biodiversity and Geodiversity				
Protect and enhance biodiversity and geodiversity.	BG1: Could allocation of the site have a potential impact on a European Site SSSI, SPA or SAC?	Housing & jobs	+	
	BG2: Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient	Housing & jobs	+	

	Woodland (including where BAP species have been recorded)?			
	BG3: What is the potential impact on TPOs?	Housing & jobs	-	Coney Grove woodland that fringes the northern and NE sides of the site, has a group tree protection order. However, development will not adversely affect these trees as shown in section 5.
Climate Change and resource use				
Limit, mitigate and adapt to the impacts of climate change. Increase energy efficiency and production of renewable energy.	Not applicable	n/a	n/a	
Minimise waste and maximise reuse, recovery and recycling.	RU1: Would allocation of the site result in the use of previously developed land?	Housing & jobs	-	
	RU2: Is there good access to a Household Waste Recycling Centre (HWRC)?	Housing	+	

5.2. The site scores very positively (++) against 4 criteria; positively (+) against 15 criteria, negatively (-) against 6 criteria and very negatively (- -) against 1 criteria. It therefore scores relatively highly against the Council's draft site appraisal framework overall.

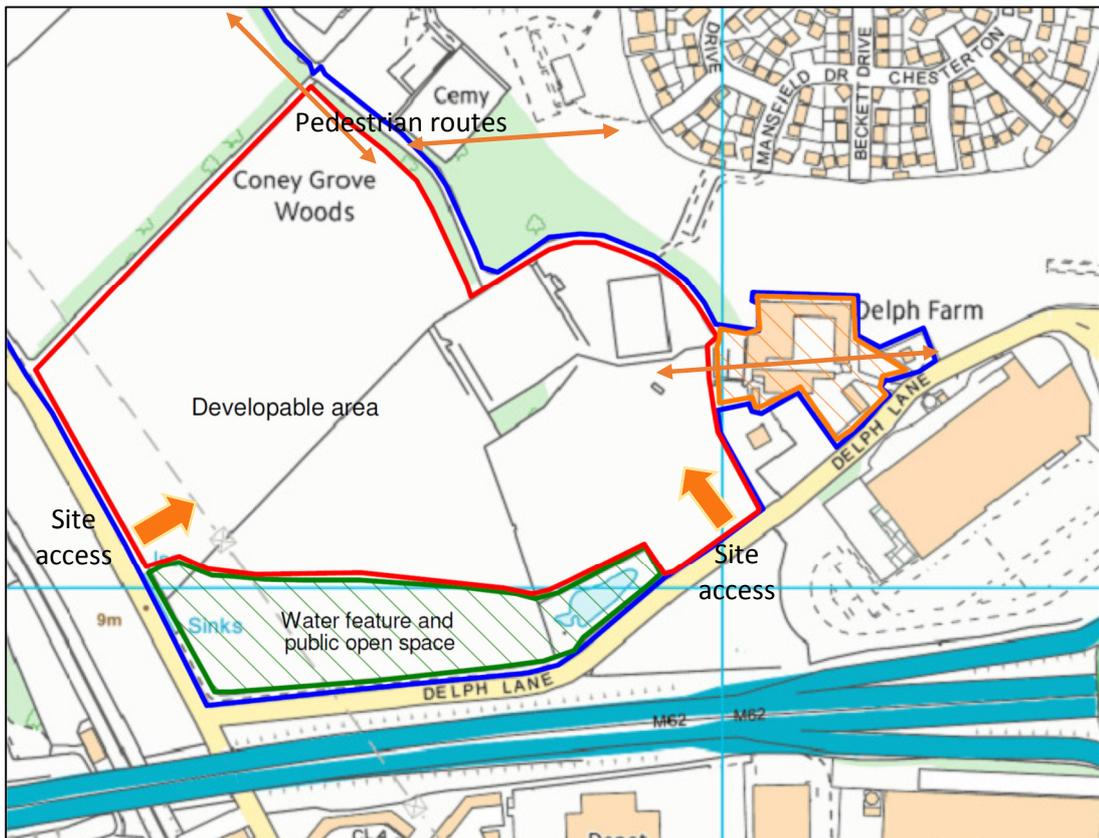
6 DEVELOPMENT CONCEPT

- 6.1. This 13.3 hectare site is easily developable, with no over-riding constraints. As with any site, there are local considerations that will be addressed in the design of a development. The table below sets out how development will respond positively to the following site features:

Site characteristics	Response
M62 corridor – 75 metre Air Quality Management Area (AQMA) buffer	Environmental buffer to south of the site, with additional planting.
surface water flood risk	Use of a sustainable urban drainage system (SUDS) including a balancing pond, which will also provide an attractive water feature & new wildlife habitat.
Tree Preservation Orders at Coney Grove Woods adjoining the site	Buffer along woods, with no development within the root protection zones (RPZs) of any trees.
Electricity pylons crossing western part of the site	Utilise the buffer zone beneath the pylons for utility easements, site infrastructure & car parking.
Mill Lane access & connection with Winwick Quay	An access point off Mill Lane will be provided for traffic from this direction.
Delph Lane access	The road will require modest widening (+ 2.5 metres) for a distance of 180 metres beyond the current B&Q delivery yard. There is sufficient space within the highway verge to achieve this degree of road widening.
Pedestrian linkages	Landownership extends to the north and east, as shown outlined in blue in fig 17. This facilitates a number of pedestrian access routes to improve permeability and encourage walking and cycling to services and facilities in Winwick. Existing pedestrian paths, for example off Mansfield Drive and south of the hospital, could be improved.
Delph Farm complex to east	The landowner will redevelop Delph Farm, which is currently in use for equestrian purposes. This separate redevelopment could include pedestrian and vehicular routes through from the development site to Delph Lane.
Single dwelling to east	Suitable boundary treatment and a landscaping buffer could provide privacy to this dwelling.
Horse exercise area in north-east part of the site	This previously developed area will become redundant when Delph Farm is redeveloped.

- 6.2. The site is promoted for a number of uses, including residential, leisure, retail, office and commercial development. Assuming a 75% net developable area, around 10 hectares of the 13.3 hectares site could be developed, for around 300 homes or around 30,000sqm floorspace. It would be accompanied by provision of public open space and a surface water balancing pond on 2.4 hectares of adjoining land (total site area 15.7ha).
- 6.3. Given the presence of residential development to the east and north-east, a residential development is considered to be most appropriate at the eastern end of the site.
- 6.4. The road link with Winwick Quay to the south of the site via Mill Lane means that the western side of the site lends itself to leisure, business and commercial uses.
- 6.5. An environmental buffer between land uses, as well as an environmental buffer close to the motorway, will enhance the environment for both wildlife and people.

Fig 17. Development Concept



7 SUMMARY & CONCLUSIONS

Winwick's role in the Local Plan Review

- 7.1 Winwick has an important part to play in the Local Plan Review, due to its strategic location close to junction 9 of the M62, its position on the A49 and its proximity to Winwick Quay. Land in this location is more useful to the borough council for its role in meeting the borough's development needs, than its role in preserving the openness of the countryside.
- 7.2 Commercial and leisure related developments are highly deliverable in this location, continuing the success of Winwick Quay on Mill Lane to the south of the site.
- 7.3 The popularity of the residential redevelopment of Winwick's psychiatric hospital demonstrates a strong market demand for housing in this area. Residential development in this location will help reduce commuting, and will provide attractive, well-connected housing that will help meet the borough's needs. A good proportion of affordable housing is economically viable in this location.

Green Belt Review

- 7.4 The Local Plan can only be found 'sound' if it provides certainty for the long-term Green Belt boundaries. The National Planning Policy Framework requires any review of Green Belt boundaries to have, "*regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period*" (NPPF paragraph 84). Consequently the Local Plan needs to release sufficient land from the Green Belt to meet future development needs both for this plan period and the next.

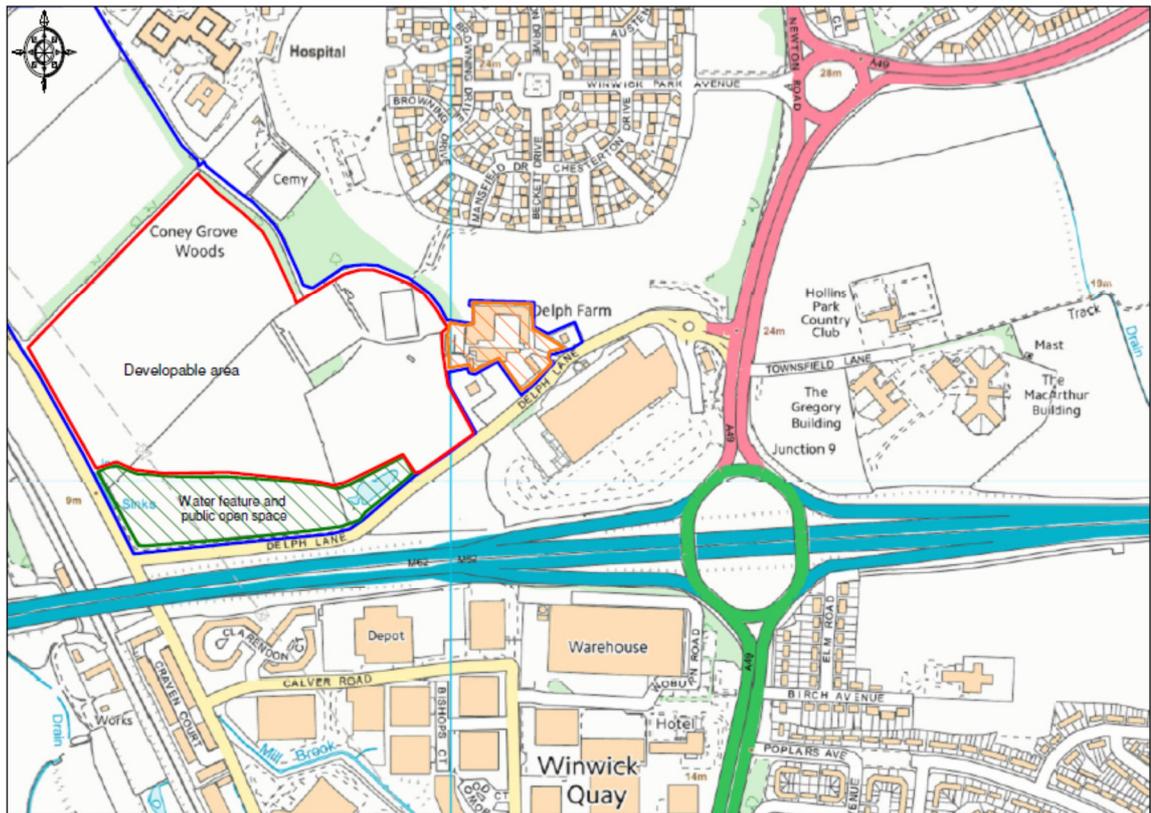
Benefits of the Site

- 7.5 Development in this location has a number of benefits, including:
- Enabling extension of Winwick Quay commercial development;
 - Addressing the need for housing in a location that will help reduce commuting;
 - Two suitable vehicular accesses;
 - Good accessibility on foot to local services and facilities;
 - Opportunities to create attractive public open spaces;
 - Net beneficial environmental impact, with additional wildlife habitat created.

7.1 For the above reasons, we commend this site to the Borough Council for allocation in the Local Plan Review.

Next Steps

7.2 The landowners welcome on-going engagement with the Council, and will provide any further information requested as the Local Plan Review progresses.



SA21726-01