



Volume 7

ON BEHALF OF
Satnam Millennium Ltd

IN RESPECT OF

Outline application for a new residential neighbourhood including C2 and C3 uses; local centre including food store up to 2000m², A1-A5 (inclusive) and D1 use class units of up to 600m² total (with no single unit of more than 200m²) and family restaurant/ pub of up to 800m² (A3/A4 use); site for primary school; open space including sports pitches with ancillary facilities; means of access and supporting infrastructure at Peel Hall, Warrington

AT PEEL HALL, WARRINGTON

ADDENDUM 2 - NON TECHNICAL SUMMARY
(Volume 7)

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DOCUMENT CONTROL

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PROJECT: Peel Hall, Warrington

JOB NO: 1820

CLIENT: Satnam Millennium Ltd

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FINAL	ENVIRONMENTAL STATEMENT – NON TECHNICAL SUMMARY	-	DA	DA/DJS	CG/ CLM	.03.2020	

Revisions to Final Document

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1.0 INTRODUCTION

Purpose and Approach

- 1.1 Satnam Millennium Ltd propose to develop land at Peel Hall, Warrington. Due to the scale of the development proposed and the need for mitigation to minimise any potential adverse impacts identified both during the construction of the development and when it is completed. a formal Environmental Statement (ES) was prepared and submitted as part of the planning application in July 2016. Before the documents were prepared the scope of its content was agreed with the Local Authority and various other organisations were consulted in respect of the content of the different topic areas. The planning application was refused and was subject of a public inquiry beginning on the 23rd April 2018. Following a judicial review, the public inquiry is to reopen on the 9th June 2020 The purpose of an Environmental Statement is to set out an assessment of the potential impacts of the proposed development on matters including landscape, ecology, archaeology, air quality, noise, traffic, the local economy and planning policies. The original ES and Addendum 1 has now been revised by the preparation of an Addendum 2 and this document is a summary of Volumes 2, 5 and 8 (which are the main sections of the Addendum) using non-technical language. Volume 3, 6 and 9 are appendices and contains maps, plans and detailed reports etc. on which the assessment is based.
- 1.2 This Addendum serves to up-date where necessary due to the passage of time, information contained within the submitted ES and Addendum 1, particularly with regard to planning policy, highways, noise, air quality, socio economic and ecology.
- 1.3 The location of the site is shown on the attached plan figure **APP1**. The submitted scheme, is based upon a revised Parameters Plan ref 1820/35 (**Volume 9 Appendix APP 6**) which sets out areas for landscape retention, ecological features and proposed planting screen planting. A copy is attached to this summary. A new Landscape Masterplan ref 1820/36 (**Appendix Volume 9 LND10**) has been prepared. The parameter plans would be used as a basis for designing the layout of the scheme which would be constructed in phases over a likely period of 10 years.
- 1.5 The proposals are for the construction of a new residential neighbourhood comprising up to 1200 houses, together with a local centre including a food store and a family pub. The site will also contain a primary school site and open space provision including sports pitches with ancillary facilities, together with means of access and buffer planting zones. The total site area is circa 69 hectares (170.5 acres). The proposed layouts would minimise the potential impacts identified in respect of habitats, protected species, visual amenity and landscape character.

Access

- 1.6 The proposed vehicular access to the site would be taken off a number of roads around the perimeter of the site including Poplars Avenue to the South, Birch Avenue to the west and Blackbrook Avenue and Mill Lane to the east. Pedestrian access will be from footpath links from adjacent residential areas to the south, east and west as well as from new footpaths alongside the vehicular accesses. The public right of way across the site and over the motorway will remain on its current alignment. The associated highways work will result in a distributor road through the development allowing access via secondary roads into the various phases of residential development.

2.0 DESCRIPTION OF THE SITE

- 2.1 The site is generally open grassland and scrub vegetation with mature hedges and trees along field boundary drains. There is a small woodland coppice with further mature vegetation surrounding sports pitches towards the eastern and southern boundaries. The highest point of the site is to the east of Peel Hall. From that point the land falls to the North West boundary and to the Southern boundary. The visual impression gained on the site is that it is predominantly flat without major undulations.

Buildings on Site

- 2.2 Peel Cottage and Peel Hall are both located on Peel Cottage Lane which is located to the north west of the site. Neither of these properties are included in the application.

Land Use

- 2.3 The site was formerly used for agriculture. It is not part of a registered agricultural holding and has not been farmed for over twenty years due to its isolated nature and the proximity to the settlement. Within the site there are areas of what is known as 'best and most versatile' soils but this is not a reason to prevent development on the site. Much of the agricultural land surrounding Warrington is of a similar quality and there are insufficient brownfield sites to satisfy the necessary requirement for housing. If the development of housing does not occur on the site the land would continue to be un-used for agriculture, and housing needs in Warrington under this do nothing scenario would remain unmet.

3.0 PLANNING POLICY CONTEXT

National and Local Plan Policies

- 3.1 National Planning Policy requires Local Authorities to have a five year supply plus buffer of land but Warrington does not have this. The site is not within any area which is nationally or locally designated because of its historical, architectural or archaeological interest. The site is not afforded any international, national or local designations in respect of nature conservation or geological importance. The site is not proposed or notated for any use in the current Development Plan but within the draft Local Plan it is identified as being available and suitable for housing development. The application site does not lie within a designated Green Belt, Green Wedge, Area of Separation or other open land designation in the Development Plan. The application proposals are compliant with the development plan for Warrington.

Sustainability

- 3.2 The site and the proposed development is sustainable. The site is in close proximity to and is within walking distances of local transportation routes, including buses and cycle routes, shopping and other everyday facilities, recreational areas. The proposals include the provision of a primary school site, and a local centre is proposed in the early phases of this development to increase opportunities to shop and seek local facilities within walking distance. The application proposals create no unacceptable environmental harm or concerns. The application for development will bring opportunities and large scale investment to the area.

4.0 ECOLOGY AND NATURE CONSERVATION

Introduction

- 4.1 A suite of updated ecological survey work was undertaken in 2019 to inform this Environmental Statement, which acted as a comprehensive update to all ecology survey work previously undertaken at the site between 2012 and 2017. The objective of the survey work was to obtain up to date information on nature conservation sites, habitats and species that may be affected by the development of the site. Survey work undertaken in 2019 included a Phase 1 Habitat Survey, desk top study, bat roost surveys of buildings and trees, bat activity surveys, breeding bird survey, barn owl habitat suitability assessment, water vole survey, great crested newt survey, badger survey, and Hedgerow Regulations Assessment.

Nature Conservation Site

- 4.2 The habitats within Radley Plantation and Pond Local Wildlife Site (off-site) are of county importance and directly abut the site.

Habitats

- 4.3 The application site comprises a series of large former arable fields sub-divided by ditches and defunct fragmented hedgerows. The historically ploughed fields have been left to grow rank and are now characterised by complex mosaics of coarse grassland, tall ruderal herb, regenerating scrub and dry stands of common reed. Linear stands of immature broad-leaved woodland occur on the southern boundary of the site and three ponds are also located within the site boundaries.

The individual habitats affected within the application boundary are at most of Site-Local value only, however the site is large and when evaluated collectively habitats are considered of Local-District value.

Species

- 4.4 Badgers

Surveys in 2013, 2015, 2017 and 2019 found no evidence of historic, recent or current use of the site by badgers for foraging, commuting or occupation.

Water Voles

- 4.5 2013, 2015 and 2019 water vole surveys included examination of all ditches and ponds for the presence of water vole evidence. With the exception of the areas where constraints apply such as dense bankside vegetation the surveys revealed no evidence of current or historical occupation by water vole.

Breeding Birds

- 4.6 Studies undertaken in 2015, 2016, 2017 and 2019 indicate that the site supports a range of common nesting birds, including several species that use the site for foraging but nest off site. Based upon the 2019 survey the bird fauna, of the site is considered to be of 'local-district' value. Breeding skylark was recorded within more open habitats. The site was also subject to a habitat suitability assessment for barn owl and concluded as unsuitable. No evidence of barn owl was recorded on site.

Great Crested Newt

- 4.7 An updated survey of ponds was undertaken in 2019 and a small breeding population of great crested newt was identified as present. The amphibian assemblage present is of Local ecological value.

Bats

- 4.8 Five bat species utilise the site for foraging and commuting including common (common pipistrelle, soprano pipistrelle and noctule) and uncommon (Natterer's and Nathusius pipistrelle) species. The site is considered likely to be of 'District' value for common pipistrelle bats, and the open fields are of 'Local' value for noctule bats. Key important habitat areas on site for pipistrelle bats include: the lane to Peel Hall Farm, woodland edge & pond habitats, field boundary habitats, and the southern-most playing field. A low number of noctule bats regularly utilise the open mosaic and grassland habitats on site as foraging habitat.

Survey work concluded the likely absence of roosting bats within all surveyed properties on site, however three properties could not be fully surveyed owing to access constraints. Of these, one is to be demolished as part of the development and two are directly connected to buildings on site to be demolished.

Other species

Other species recorded on site include hedgehog, pole cat and a range of common invertebrate species typical of habitat types present.

Mitigation

- 4.9 Recommended mitigation includes a Construction Environmental Management Plan to ensure adequate protection of all retained habitats and Radley Plantation & Pond LWS, precautionary methods of working for water vole, amphibian trapping and translocation, a sensitive lighting design for bats, habitat creation including woodland, scrub, grassland and pond habitats, and the retention and creation of continuous unlit habitat corridors across the site for protected and local wildlife.

Species for which on-site mitigation is not possible include skylark and noctule bat, which are likely to be displaced to surrounding open agricultural land.

Potential slight adverse impacts to Radley Plantation & Pond LWS are considered reversible through habitat creation/enhancement adjacent to and/or within the LWS.

Following mitigation, the evaluation of impacts on habitats has shown that a 'Moderate Adverse' effect is predicted, owing to the loss of common but extensive semi-natural habitats during construction, which can only be partially mitigated for.

5.0 HYDROLOGY, DRAINAGE AND FLOOD RISK ASSESSMENT

Existing Drainage Networks and Water Supply

- 5.1 Sewer maps provided by United Utilities confirm an existing clean water supply pipe runs adjacent to Peel Cottage Lane and runs to Peel Hall kennels. According to this mapping there are also existing public sewers crossing the western end of the application site. Existing foul and surface water sewers are located to the east at Mill Lane and to the west within the existing residential development at Poplars Avenue.

River and Watercourses

- 5.2 The Environment Agency flood maps and topographical surveys confirm that there are a series of minor watercourses, including the Spa Brook, located within the application boundary. The nearest major watercourse to the development is the Cinnamon Brook which is located approximately 125m to the east of the site.

Flood Risk

- 5.3 The Environment Agency confirms that the site is not at risk of fluvial flooding. The main sources of flooding in Warrington are the River Mersey and its 5 key tributaries (Sankey, Padgate, Spittle, Penketh and Whittle Brooks). The development is not within the vicinity of any of these sources.

Overland Flooding arising from the development

- 5.4 Surface water from the development will be managed on-site and will be restricted to Greenfield run-off rate; therefore the risk of overland flooding causing by the development is negligible. Surface water discharge from the site can be managed by the use of attenuation ponds.

Surface Water Flooding

- 5.5 The application site is at low risk of surface water flooding. Surface water from the development will be managed on-site via attenuation and will be restricted to the existing run-off rate.

Proposed Surface Water Drainage Strategy

- 5.6 There are no public surface water sewers crossing the development site. The proposed options of surface water discharge include to an adequate soakaway/ infiltration system, a water course, and a sewer.
- 5.7 As the site is also located within a groundwater source protection zone discussions with Environment Agency, as the design progresses, will need to be undertaken in order to agree the areas could be utilised for soakaway drainage but at the same time protect the

groundwater from contamination. There are existing ponds and minor watercourses located within the application site including the Spa Brook. It is proposed that surface water from the development will discharge to attenuation ponds which in turn will discharge to the existing watercourses and ditches within the site.

Proposed Foul Water Drainage Strategy

- 5.8 Suitable foul water networks are located to the east at Mill Lane, to the west at Windermere Lane and to the west within the site boundary.

6.0 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Introduction

- 6.1 Predictions and assessments of effects were made in the context of the proposed development set out by Appletons drawing Volume 9 **Appendix APP6 and LND10**, and have been made in accordance with recognised guidelines.

Location and Context

- 6.2 The proposed site is located in north Warrington 1.2km from the southern outskirts of Winwick village to the north of the town centre. Other settlements are Newton Le Willows, 5.0 kilometres to the North West, Padgate, 2.5km to the South East and Birchwood at 4 kilometres due East. The site lies to the south of the M62, which is the main route from Manchester to Liverpool with links to the M6, M60 and M57. To the west is the A49 which is a key arterial route running northwards out of Warrington linking to the M62 and Winwick village beyond. To the north of the site beyond the M62 is open farmland with the settlement of Winwick located beyond to the North West. To the East and West the predominantly land use is residential, as is the south, though with areas of open space and playing fields.

Landscape Designations

- 6.3 No statutory or non-statutory landscape designations apply to the site or its surroundings.

Character of the Site and Adjacent Land

- 6.4 The site is currently unused open land previously used for agriculture though this use has now ceased. The land includes a small plantation of trees and unmanaged hedgerows, though the land is generally open in character. A network of ditches is present on the site. The character of the Site itself is considered to be urban fringe. The predominant use and character to the south, east and west of the site is residential. The land to the north beyond the M62 is rural in character. There would be **neutral** impact on the character of the residential areas. The impact of the development on land to the north, which is already visually influenced by the M62 motorway would be mitigated by screen fencing and planting undertaken during the early stages of development and would be negligible. The land to the west of the site is distinctly urban fringe in character. The central area of the site is more open. It is heavily influenced both in visual terms and audibly by the M62 motorway which is at grade at this point. The motorway is illuminated and the lighting columns and traffic using the motorway dominate. The eastern zone is by contrast with the other two is smaller in scale due to the size of redundant field parcels and enclosure given by tree and hedge cover. The motorway is in cutting at that point and traffic noise and visual intrusion is less than other sections of the motorway.

Landscape Impacts

6.5 Landscape impacts include the loss of vegetation and change in land use. There would be a loss of agricultural land which would be irreversible. The loss of best and most versatile agricultural land can be considered to be **'moderate' adverse**. It is considered however that this loss would be balanced by the planning benefits of housing provision in accordance with current policy contained within the NPPF. The land is no longer farmed however, and in mitigation a soil conservation strategy would be put in place to maximise the re-use of top soil resources. In terms of other landscape features such as watercourses and vegetation they would be retained and enhanced. The residual impact for those features would be therefore **neutral**.

6.6 **Visual Impact**

Highways

6.6.1 Users of the M62 motorway would be aware of construction works to the central area of the northern part of the site, where it is at grade and where clear views are possible for the period of the formation of screen fencing. However motorists and their passengers would generally be travelling at speed and would have oblique views. In any event views from roads are not considered to be 'sensitive'. The phasing of onsite operations would ensure that proposed screening and assimilation features, such as fencing and tree planting to the northern boundary to give visual screening to the motorway would be undertaken at the earliest practicable opportunity and within year 1 of commencement of the construction phase. The residual impact on highway users is considered to be **minor** prior to mitigation and **negligible** after the construction of the screen fencing.

Footpaths and open space

6.6.2 It is considered that users of footpaths are sensitive. Views gained would be of a slow passing nature and more sensitive than vehicle users who are travelling at speed. There is no authorised pedestrian access to the main body of the site other than the public right of way which crosses the motorway and follows Peel Cottage Lane in the north east corner. Views of the site from the pedestrian over-bridge to the M62 motorway are panoramic of the whole the site. These views would be very difficult to screen, but this would be a short experience of a longer route. In the length leading to the motorway footbridge the track is well screened and views are limited. Beyond the motorway to the north possible views of the site diminish with distance. Views of the site from that direction are restricted to the central area of the site. To the east and west the site is screened by motorway embankment and mature trees within the curtilage of the motorway itself. After the screen fencing has been constructed views from the

north would be obscured. It is considered that the residual visual impact on public footpaths would be **minor**.

Users of the Amenity Space/Playing Fields to the East and South of the Site

- 6.6.3 Users of open space and playing fields are considered to be sensitive visual receptors. As part of the development the existing playing fields to the east would be developed as part of the scheme and consolidated with the playing field to the south east. The proposed and existing playing fields would be subject to appropriate landscape treatment to assimilate them into the new development.

Residential properties

- 6.6.4 Views from private properties are mostly from the rear elevations and or gardens. In total 171 properties would have a change in view. Properties in close proximity to the site may gain views of a static nature and therefore changes would be more readily perceivable, however these would be private views and the change in view would not be so great as to create a loss of amenity to residents.

Mitigation

- 6.7 The construction of the development over 10 years would allow the establishment of the screen fencing and planting prior to the entire site being operational. It is anticipated that detailed mitigation proposals would be subject to planning conditions imposed on Reserved Matters planning applications for individual development parcels. The overall residual impact of the proposals when mitigation has taken place is considered to be **minor adverse**.

7.0 TRANSPORTATION AND HIGHWAYS

Introduction

- 7.1 A Transport Assessment and Addendum have been carried out that consider all modes of travel and the demands that the proposed development will place on transport infrastructure. The study area covered a large part of the Warrington transport network including pedestrian and cycle links to the surrounding areas as well as public transport services and facilities. In transport terms the guiding principles in the development of the scheme have been to encourage the use of sustainable modes of transport, (the bus network will be enhanced) to contain trips within the development.
- 7.2 The main vehicular accesses to the development will be provided from the Mill Lane arm of the Blackbrook Avenue/ Ballater Drive/ Mill Lane/ Enfield Park Road roundabout junction and from Poplars Avenue. Additional access is provided from Mill Lane, Birch Avenue and a second access on Poplars Avenue. Access to the sports pitches will be from the existing access arrangement on Grasmere Avenue.

Baseline Conditions – Existing Network

- 7.3 The study area covers Birchwood in the east to the A49 in the west and from the A50 Long Lane/ A574 Birchwood Way in the south to Myddleton Lane in the north. Existing conditions have been examined and this has included a review of the existing transport network comprising public transport, pedestrian and cyclist facilities as well as the existing public rights of way and local access in the vicinity of the site. Existing traffic movements and vehicle speeds have been obtained from survey work and the accident records analysed. Existing pedestrian access into the site is from Mill Lane, Radley Lane and Peel Cottage Lane in the east, and Birch Avenue and Elm Road in the west. There is a footbridge across the M62 which links with A49 and Winwick to the north of the site via a Public Right of Way. Local cycling facilities comprise off-road segregated cycleways and footways along the A49 Winwick Road from the junction with Long Lane to the town centre.

Impact Assessment – Construction Phase

- 7.4 The development will generate construction traffic throughout its development period, and this will have an impact on the local highway network in the immediate vicinity of each of the site accesses. In reality each site access and associated area of development will have its own timetable and impact although there will be overlapping. During the construction phase each site access junction is expected to have HGV construction traffic associated with it. The anticipated route for construction traffic is expected to be via M62 Junction 9, A49 Winwick Road, A50 Long Lane, Birchwood Way, then either Poplars Avenue or Blackbrook Avenue and Mill Lane. During the construction phase the predicted impact is expected to be:

- i. Highway – **minor to moderate adverse** significance.
- ii. Bus – **minor beneficial** significance.
- iii. Pedestrians and Cyclists - **minor to moderate adverse** significance.
- iv. Residual – **negligible to minor adverse** significance.

Mitigation Measures

- 7.5 It is intended that most excavated material will be retained on site, however, there will be a need for building materials to be brought to the site. In order to ensure that appropriate controls will be implemented to protect safety and the environment is proposed that one of the planning conditions will require a Construction Management Plan to be prepared. This will cover each phase of the development and include details of lorry routing, wheel washing facilities, road cleaning procedures and hours of site operation.

The Residual Impacts

- 7.6 The sensitivity of existing and future drivers/ bus passengers/ cyclists and pedestrians to any long term residual effects of the construction phase are expected to have a negligible to minor negative significance. The sensitivity of the existing local community to the long term effects of any severance that occurs during the construction phase is to have **negligible to minor adverse** significance.

Impact Assessment – Operational Phase

- 7.7 The development will give rise to an overall increase in travel demand in the area increasing traffic flows on the surrounding highway network, increasing demand for public transport, increasing the use of walking and cycling routes and increasing the potential for road traffic accidents. Without the development there will be an increase in traffic flow generally on the highway network due to natural growth and particularly rat-running traffic through the area to the immediate south. There will be an increase in the use of the bus, pedestrian and cycle networks in the area for a variety of purposes including employment, shopping, educational and recreational related trips.
- 7.8 Once the distributor road through the site is completed a bus gate will be provided to prevent the distributor road becoming a through route. Bus services extended into the site will be able to use this route and connect the development with the town centre to the south and with Birchwood to the east. A high level of connectivity for pedestrians and cyclists will also be provided through the site and connections will be made to the existing pedestrian routes around the site and enhanced by the additional accesses at Poplars Avenue and Mill Lane/Blackbrook Avenue. The predicted residual impacts are as follows:
- i. Highway Links Adjacent to Site – **moderate to minor adverse** significance.
 - ii. Site Access Junctions – **minor adverse** significance.

- iii. Wider Highway Network with Mitigation – **moderate beneficial** significance
- iv. Wider Highway Network Not Requiring Mitigation – **minor adverse** significance
- v. Bus – **major beneficial** significance.
- vi. Pedestrians and Cyclists - **moderate beneficial** significance.
- vii. Residual - **moderate to major** beneficial significance.

8.0 CULTURAL HERITAGE AND ARCHAEOLOGY

Introduction

- 8.1 The topics of cultural heritage and archaeology have been included within the ES and Addendums because the development has the potential to give rise to impacts on cultural heritage and archaeological assets, therefore, the impact of the development on cultural heritage and archaeological assets has been considered along with the potential for that impact to have significant environment effects.

Methodology

- 8.2 The cultural heritage and archaeological assessment was derived from an examination of data related to designated and undesignated archaeological sites and monuments, historic landscape, hedgerows, historic buildings, historic parks and gardens, Conservation Areas, Registered Battlefields and World Heritage Sites and benefits from asset mapping drawn from detailed on-site observations, documentary research and on-site investigations.

Guidance

- 8.3 The relevant guidance for this assessment includes *Guidelines for Environmental Impact Assessment*, the Chartered Institute for Archaeologists *Standard and Guidance for Historic Environment Desk-Based Assessment*, *Standard and Guidance for Archaeological Geophysical Survey* and *Standard and Guidance for Archaeological Field Evaluation*.

Assessment Site and Area

- 8.4 Designated and non-designated cultural heritage and archaeological assets, both within the proposed development site and within approximately 500m of the site boundary of the proposed development have been identified. The cultural heritage and archaeological assets in the Assessment Area have been identified and considered. The assessment area is considered adequate for assessment purposes. However, certain assets which, although located beyond the Assessment Area, have also been taken into account and have been considered during this assessment process using professional judgment and discrimination.
- 8.5 The baseline conditions have been established from a range of sources, which include a comprehensive walk-over of the Site, a desk-based assessment¹, and an archaeological evaluation by means of trial trenching². A survey of source material was undertaken by means of consultation with a variety of data holders.

¹ CPM Environmental Planning and Design, 1999. *Desk-Based Assessment - Land at Peel Hall, Warrington, Cheshire*.

² Lancaster University Archaeological Unit, 2001, Peel Hall, Warrington, Cheshire – Evaluation Report

Baseline Conditions

- 8.6 A total of 96no. cultural heritage archaeological assets has been identified within the Assessment Site, the Assessment Area and in close proximity to the Assessment Area. The entire asset group has been brought together in a gazetteer, with each asset receiving a unique gazetteer number. Undesignated heritage and archaeological sites were identified for the purpose of assessment. Several of these assets are wholly or partially within the Assessment Site.
- 8.7 Gaz. No. 11 – Peel Hall Manor House and Moat
Gaz. No. 32: Cottage and Garden
Gaz. No. 33: Trackway
Gaz. No. 34: Marl Pits/ Ponds/ Turbary Pits
Gaz. No. 41: undated ditches extending over an area of c. 50m by 50m
Gaz. No. 89: Hedgerow
Gaz. No. 90: Hedgerow
- 8.8 Nine archaeological events were identified within the Assessment Area – these are archaeological investigations and surveys and of these two are intimately associated with the Assessment Site – an archaeological desk –based assessment conducted in 1999 and an archaeological trial trench evaluation conducted in 2001. It should be noted that the Site is not wholly or partly within an Area of Special Archaeological Potential, an Area of Archaeological Potential or an Area of Archaeological Importance as recorded by the Cheshire Historic Environment Record.

Historic Landscape Character

- 8.9 14 individual Historic Landscape Character parcels were identified for the purpose of assessment. The vast majority of the Assessment Site is identified as an expanse of a single Character parcel recorded as 20th century field systems with a small area identified as post-medieval woodland plantation.

Historic Buildings and Structures

- 8.10 A total of 17 Listed Buildings was identified for the purpose of assessment. None of these buildings is within the Assessment Site. A total of 14 Locally Listed Buildings was identified for the purpose of assessment. None of these buildings is located within the Assessment Site.

Hedgerows

- 8.11 There are two internal hedgerows within the Site. Both of these extend approximately north-south across the Site. One is a length of hedgerow defining the relict boundary between the historic Townships of Arbury and Houghton and the other is a hedgerow defining the relict boundary between the historic Townships of Arbury and Winwick. On the basis that these two

hedgerows have existed for longer than 29 years and mark part of the boundaries, of at least three historic townships, they qualify as important.

Other heritage assets – associations and significance

- 8.12 The archaeological and cultural heritage assets in and around the Site have demonstrable historical association with known events relating to the political, economic, industrial, social, and cultural history on a local and regional scale. On the basis of the desk-based research, walk-over survey, and trial trench evaluation it is concluded that the Site has an archaeological potential. Any archaeological remains, should they be present, would be of local and possibly regional significance.

Predicted Impacts to Cultural Heritage and Archaeological Assets (Construction)

- 8.13 The construction stage will include activities associated with a typical construction programme sequence. The following cultural heritage and archaeological assets will be impacted upon.

Gaz. No. 11: Peel Hall Manor House and Moat – indirect impact

Gaz. No. 32: Trackway – direct impact

Gaz. No. 33: Cottage and Garden - direct impact

Gaz. No. 34: Marl Pits/Ponds/Turbary Pits - direct impact

Gaz. No. 41: undated ditches extending over an area of c. 50m by 50m - direct impact

Gaz. No. 89: Hedgerow - direct impact

Gaz. No. 90: Hedgerow - direct impact

- 8.14 The Proposed Development would have direct and indirect impacts upon archaeological assets which are known or predicted to exist. Should archaeological remains survive the impact upon them during construction would constitute a significant environmental effect.

Predicted Impacts to Archaeological Assets (Operation)

- 8.15 There is scope for some direct impacts to archaeological assets during the use of the development as archaeological remains may be disturbed during building operations for extensions or further new buildings, roads and services. However, these impacts would be considered according to the planning framework in force at the time of any future applications.

Assessment of Effect

- 8.16 The unmitigated environmental effect for the cultural heritage and archaeological assets upon which an impact has been predicted is as follows:

Gaz. No. 11: Peel Hall Manor House and Moat – slight negative

Gaz. No. 32: Trackway – slight negative/neutral

Gaz. No. 33: Cottage and Garden – slight negative/moderate negative

Gaz. No. 34: Marl Pits/Ponds/Turbary Pits – slight negative

Gaz. No. 41: undated ditches extending over an area of c. 50m by 50m - slight negative/moderate negative

Gaz. No. 89: Hedgerow – slight negative neutral

Gaz. No. 90: Hedgerow – slight negative/neutral

Mitigation

- 8.17 The construction impacts on archaeological remains are permanent and can be mitigated both by the inherent mitigation encapsulated within the broad development parameters and a programme of active mitigation in the form of a suite of responses commonly utilised within the heritage and construction sectors to mitigate effects on archaeological assets. The overall residual effect would be reduced as a consequence of the mitigation actions and the application proposals therefore comply with the spirit and intent of local and national planning policy considerations.
- 8.18 The proposals will incorporate the following mitigation in respect of heritage issues:
- Re-instating the former alignment of important hedgerows where appropriate.
 - Setting back of the development envelope in the parts of the site which would provide separation from the immediate settings of designated cultural heritage assets to ensure that potential impacts are minimised.
 - Preparing a detailed programme for mitigation works for the known and potential cultural heritage and archaeological assets that would be directly impacted upon as part of the process of discharge of conditions accompanying any planning permission. Investigation, recording, assessment, analysis, publication, dissemination and archiving may compensate for the loss of cultural heritage and archaeological assets where the proposed development affects them. Any archaeological attendances should be configured with reference to the standards and guidance published by the Chartered Institute for Archaeologists.
 - The archaeological remains (should they survive) of a cottage and garden, a trackway, marl pits/ ponds/ turbary pits are however, of insufficient interest to warrant the application of mitigation proposals as the cost of any archaeological investigation would be disproportionate in respect of the knowledge gain and public benefit that may result. The area of undated ditches is, however, of sufficient interest and should permission be granted it would be appropriate for a programme of formal mitigation to be specified.

Residual Effect

- 8.19 The effects upon cultural heritage and archaeological assets for which a significant effect has been identified will be reduced through the completion of the mitigation measures and the residual effect will be less significant, or will have been suitably compensated for, than would be the case in the absence of mitigation.

- 8.20 The mitigation measures and the advancement of understanding compensates for the loss of any cultural heritage and archaeological assets. With respect to the Assessment Site the investigation and recording of any cultural heritage and archaeological assets would lead to a residual adverse effect that is Slight Adverse/ Neutral for all directly impacted assets.
- 8.21 The residual effect would be reduced as a consequence of the mitigation actions and the application proposals therefore comply with the spirit and intent of local and national planning policy considerations.

9.0 NOISE AND VIBRATION

Introduction

9.1 In preparing the assessment the following areas were taken into account.

- The impact of the changes in road traffic flows on the noise levels at nearby sensitive receptors;
- The impact of proposed plant on the noise levels at nearby sensitive receptors;
- The impact of construction noise and vibration at nearby sensitive receptors; and
- The constraints that the existing noise and vibration environment has on the proposed scheme, given its location adjacent to the M 62 motorway, including details of mitigation to ensure suitable noise levels both internally and at outdoor amenity space.

Methodology

9.2 All noise measurements were conducted in accordance with BS 7445-2: 1991 'Description and measurement of environmental noise Part 2: Guide to the acquisition of data pertinent to land use', with the assessment methodology used to assess noise ingress into the proposed development conducted in accordance with BS 8233: 2014 'Guidance on sound insulation and noise reduction for buildings', and the National Planning Policy Framework. Assessment methodology for changes in road traffic noise levels has been done with reference to Design Manual for Roads and Bridges document LA111.

Assessment Criteria

9.3 The assessment was carried out in accordance with the recommendations contained within the 2014 edition of BS 8233, which indicates that to control external noise ingress into a proposed development, a number of planning stages should occur as follows:

"a) Assess the site, identify significant existing and potential noise sources, measure or estimate noise levels, and evaluate layout options.

b) Determine design noise levels for spaces in and around the building(s).

c) Determine sound insulation of the building envelope, including the ventilation strategy".

The British Standard suggests design noise levels for various types of building. The guidance suggests that "In general, for steady external noise sources, it is desirable that the internal ambient noise level does not exceed the guideline values".

9.4 Change in road traffic noise levels have been assessed using the criteria in LA111. The criteria assigns a magnitude of impact based on the predicted change in noise level and allows that resulting significance to be adjusted depending on local circumstances.

Baseline conditions

- 9.5 In order to determine the extent to which the site is affected by noise and how noise may change as a consequence of the proposed development, a detailed noise modelling study was carried out at the proposed development site and its environs.
- 9.6 The noise monitoring was conducted in accordance with the guidance set out in BS 7445-2: 1991. The monitoring positions were undertaken to allow calibration of the existing M62 road noise source. Modelling was then undertaken to determine stand-off distances for residential development and indicative façade mitigation.
- 9.7 Future baseline for the year of opening (2022) and subsequent year (opening +15 years, 2037) have been determined using predicted traffic flow figures.

Assessment

- 9.8 Noise from proposed industrial plant is not confirmed in terms of size or location and therefore can not form part of this assessment and will be controlled by condition at detailed design stage. Noise and vibration from the construction phase is not confirmed in terms of size or location and therefore cannot form part of this assessment and will be controlled by a Construction Environmental Management Plan once a site contractor is appointed.
- 9.8 Building massing should be used at the design stage of each individual parcel of the development to ensure that the private outdoor amenity space for individual plots should be below 55 dB LAeq,16h.
- 9.9 Mitigation in the form of appropriate façade mitigation, such as glazing, ventilation and building construction will be appropriate to reduce internal noise levels to appropriate conditions and bring the magnitude of impact to Negligible and as a result, **the effect of noise from existing sources will be Not Significant.**
- 9.10 The effects of changing road traffic noise on existing residential receptors, inclusive of embedded mitigation, result in a Moderate magnitude of impact at two identified receptor locations and therefore a Significant Adverse Effect.
- 9.11 Mitigation in the form of a suitable barrier will be appropriate to reduce the change in road traffic noise levels at the façade of the identified receptors to a Minor magnitude of impact in the short term and therefore the effect of **changing operational road traffic will be Not Significant.**

- 9.12 The effects of noise from the existing environment on the proposed development site and changes in road traffic noise levels on receptors off the development site **should not be considered as an obstruction to the development.**

10.0 AIR QUALITY

10.1 The constraints which existing air quality may have on the proposed Proposed Development have been considered and forms part of this assessment together with the impacts of the Proposed Development on the air quality of surrounding properties.

Planning Policy

10.2 The NPPF advises that one of the main objectives of the planning system is to contribute to protecting and enhancing our environment including minimising waste and pollution. New and development should be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.

10.3 Policy QE 6 of Warrington Borough Council's Local Plan Core Strategy (Adopted July 2014) states that "The Council, in consultation with other Agencies, will only support development which would not lead to an adverse impact on the environment or amenity of future occupiers or those currently occupying adjoining or nearby properties, or does not have an unacceptable impact on the surrounding area."

Methodology

10.4 In order to determine the extent to which air quality issues will affect the Proposed Development of the site and its environs, the study has considered the following:

- a review of the most recent progress reports on air quality carried out by the Local Authority for the area, as submitted to the Department for the Environment, Food and Rural Affairs (Defra);
- An assessment of whether the site is situated within a designated Air Quality Management Area;
- Local air quality monitoring within the area of the Proposed Development site;
- A prediction of concentrations of air pollutants onsite within the baseline year.

10.5 The following has been completed to determine the impact of the local area on the Proposed Development

- A prediction of concentrations of air pollutants onsite within the opening year;
- An assessment of whether future residents within the Proposed Development are likely to be exposed to levels of air pollution in excess of the air quality objectives.

11.0 SOCIO ECONOMIC ASSESSMENT

11.1 The main socio-economic issues covered included the following:

- 1 The extent of the local impact area of the proposed development;
- 2 Prevailing socio-economic and labour market conditions, and provision of open space, sport and recreation facilities, within relevant impact areas;
- 3 Temporary construction employment likely to be generated by the proposed development;
- 4 Direct employment likely to be associated with the proposed development during operation;
- 5 Impacts on the local population and labour market arising from the proposed development;
- 6 Contribution of the scheme to local housing provision; and
- 7 The effect of the development on the provision of open space, sport and recreation facilities, education, health and community facilities within the local impact area.

Assessment Criteria

11.2 The assessment established the development's area of impact, defining this in terms of its economic and labour market conditions, before examining the potential impacts of the various elements of the proposed development. Opportunities for the mitigation of any adverse effects, and the enhancement of positive effects, were then examined. The assessment drew upon published Government and Local Authority statistics and economic strategy documents relating to the area.

Economic Effects

11.3 In considering the socio-economic effects of the proposed development, the following points are of note:

- Investment of approximately £150 million over the 11-year development period;
- Creation of 124 direct FTE construction jobs over the duration of the development phase;
- Once complete, the development of up to 2,000 sqm (GIA) retail foodstore, 600 sqm (GIA) of A2/A3/A5 floorspace in a new Local Centre, a 800 sqm (GIA) pub/restaurant, Primary School and a 60 bed residential Care Homes has the potential to provide 217 net additional FTE jobs locally;
- New residents in the area are likely to spend an additional £13 million per year (net) on average locally, which has the potential to sustain a further 146 local FTE jobs in retail, leisure, hospital and other service-based industries;
- The provision of 1,200 new homes over the next 11 years has the potential to generate £7.7 million of New Homes Bonus award over a 4-year period. This income would also be enhanced by an additional Council Tax income of approximately £1.9 million per annum in perpetuity following the schemes completion (based on 2019/20 rates).

- 11.4 Taking the above into account, the development proposals are considered to have a positive and moderate effect with respect to the construction and operational stages. Therefore no mitigation measures are required and the residual effect is considered to be **beneficial and moderate in magnitude**.

Housing Provision

- 11.5 Delivery of up to 1,200 new C3 dwellings will help to meet 6.3% of the emerging housing target for the Borough over the plan period, improve the level of housing choice (by increasing the level of affordable housing) within the local area and reduce affordability issues. Specifically, the 30% of dwellings allocated as affordable housing (360 in total) will help to increase the mix of housing available within the Borough and improve resident's access to much needed social housing in the area. The Care Home facilities will bring benefits to the increasing proportion of elderly residents who reside in the Borough. It will also release some existing housing that is currently under-occupied onto the wider market, thereby making more efficient use of the existing housing stock.
- 11.6 As such, no mitigation measures are required and the residual effect is considered to be **beneficial and moderate** in effect.

Education Provision

- 11.7 There is currently a surplus of both primary and secondary school places within the Warrington Central area. The Council estimates that going forward, both primary and secondary schools in the local area will continue to have a modest surplus capacity of places by 2021/22, although there would be a deficit for both if the likely pupil generation from Peel Hall's 1,200 dwellings is included in the figures.
- 11.8 Land will be made available for a 1FE Primary School as part of the Peel Hall proposals. Any residual shortfall in primary school provision would be mitigated through appropriate Section 106 financial contributions to be agreed in consultation with the Council.
- 11.9 A moderate adverse effect of the proposed development scheme, relating to the shortfall in secondary school provision, could give rise to the need for financial contributions from the developer. This could be mitigated through appropriate Section 106 contributions which would be agreed in consultation with the Council.
- 11.10 These mitigation measures will enable the primary and secondary education impacts of the proposed development to be reduced from adverse, of **minor/moderate** scale, to **neutral**.

Health Provision

- 11.11 Any development that generates additional housing and population locally will also have an impact on requirements for health and dental clinics. There currently exists an over-capacity with regard to the number of patients per GP provision within the local impact area at present relative to typical provision standards, although 18 of the 20 practices are still accepting new patients. Growth in the local population resulting from the 1,200 C3 dwellings at the proposed Peel Hall development is likely to increase the number of patients still further.. The local area also accommodates the NHS's Warrington Hospital, situated around fifteen minutes' drive from the Peel Hall site, and there are also currently 14 dental clinics located within the local impact area, of whom 9 are currently accepting new patients.
- 11.12 The Council is in discussion with Warrington Clinical Care Commissioning Group (CCG) and NHS England regarding future options to expand two of the proposed development's nearest GP Practices, Fearnhead Medical Centre and Padgate Medical Centre. Any remaining adverse impacts can be most easily addressed through suitable s106 contributions by the developer. Space for healthcare uses is able to be created in the local centre if on-site provision is required. These mitigation measures will enable the impacts of the proposed development on Healthcare Facilities to be reduced from adverse, of a minor scale, to **neutral**.

Sport, Open Space and Recreation

- 11.13 The Council's most recent Open Space Audit demonstrates that there is a broad range of Open Space and Sports Facilities in and around the proposed development site, including an Outdoor Sports facility directly to the east of the site. These playing fields will be developed for housing as part of the scheme and re-provided within the scheme. Natural/Semi-Natural Green Space (Radley Plantation) is present and Parks and Gardens (Peel Hall Park and Radley Common) are located to the south east of the proposed development.
- 11.14 The proposed development will therefore include suitable on-site open space provision and significant improvements to current sub-standard sports fields to the south of Windermere Avenue, at a significantly higher quality than currently exists. It therefore provides more than adequate mitigation for the increased demand for open space and recreational areas which the proposed development may incur.
- 11.15 Any remaining adverse impacts, including any residual need to address a shortfall in swimming pool facilities as a result of the proposed development, can be most easily mitigated through appropriate Section 106 financial contributions to be agreed in consultation with the Council.
- 11.16 In summary, the proposed development, by providing suitable on-site open space provision and significant improvements to current sub-standard sports fields at a higher quality than

currently exists, is therefore considered to have a **beneficial impact of a minor scale** upon open space and recreation provision within the local area of impact.

12.0 CONCLUSIONS

The overall conclusion of this environmental statement is that any impact that exists can be mitigated against; and that all mitigation matters can be conditioned as part of subsequent detailed planning applications for the site. A summary table of residual impacts is set out below.

TOPIC AREA	SIGNIFICANCE OF IMPACT AFTER MITIGATION
Planning Policy	Sustainable development compliant with Development Plan
Ecology	Minor to Moderate adverse
Hydrology	No impact on flooding. Sewers available
Landscape	Minor adverse
Highways and transportation	Negligible to minor adverse
Cultural heritage	Minor adverse /neutral
Noise and vibration	Minor adverse, not a constraint on development
Air Quality	Negligible, no need for mitigation
Health care	Neutral
Education	Neutral
Open space	Neutral
Employment	Moderate beneficial
Expenditure by new residents	Moderate beneficial

End
