



WARRINGTON
Borough Council

Warrington Borough Council

Proposed Submission Version Local Plan

Site Assessment Proformas

Employment Site
Assessment Proformas

Site Reference: **R18/P2/083**

(SHLAA Reference: 1506)

Site Name: **Peel Hall, south of the M62**

Settlement Profile: **North Warrington**

Location in Profile: **Fringe**

Ward: **Poplars & Hulme**

Owner / Developer / Promoter: **Brooklyn Holdings**

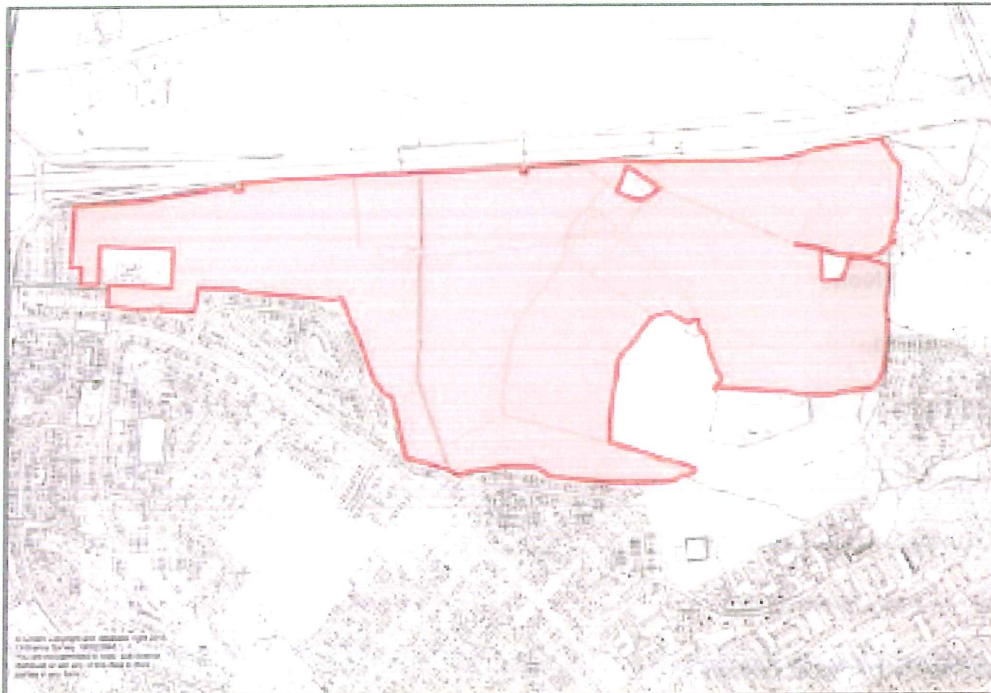
Agent: **SATNAM**

Site submitted by: **Colin Griffiths**

Submitted Site Area (Hectares): **59.45**

Mapinfo measured Site Area (Hectares):

Greenfield or Brownfield: **GF**



Preferred Use for Site: **Residential & Employment**

Preferred Use Comments

Residential

Dwelling Total Submitted: **1200**

Assumed 30dph Total:

Employment

Employment Site Area:

Employment Floorspace (sqm):

Assumed 35% Plot Ratio (sqm): **0**

Other

G&T Pitches: **No**

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **No**

TPO Issues: **No**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **None**

Local Highway Access: **Radley Lane**

Access comments: **Radley Lane is the nearest road, there is no road access from the site.**

Neighbouring Uses: **Residential & Agricultural**

Air Quality Management Areas: **Yes**

Agricultural Land Classification: **2**

Potentially Contaminated Land: **Yes (pockets of land within the site)**

Hazardous Installation Zone: **No**

Public Rights of Way: **Yes (to the north and south of site)**

Green Belt: **No**

Additional Site Appraisal Information (based on SA objectives)

Significant positive effects	Positive effects possible	Negative effects possible	Significant negative effects possible
<i>Would the site lead to loss of employment land?</i> No – no existing employment on site and unlikely to be allocated for employment.			
<i>Distance to Principal Road Network by vehicle?</i> The site's western boundary is Approx. 0.2km east of the A49 Winwick Road and the site lies immediately to the south of the M62 (close to J9). The eastern boundary is adjacent to Radley Lane.			
<i>How close is the site to key employment sites?</i> Approx.1km from Winwick Quay and Approx. 2.2km from Gemini Business Park .			
<i>Is the area supported by community facilities?</i> Nearest services are approx. 2.5km away Poplars Avenue/Capesthorne Road (Neighbourhood Centre) – including a church, public houses and school.			
<i>Access to local natural greenspace (with reference to WBC Open Space Audit 2015).</i> The site's south east boundary is adjacent to Peel Hall Park and approx. 3.4km from Blackbrook.			
<i>Access to formal play space.</i> The site's south east boundary is adjacent to Peel Hall Park play space, Approx. 1km from Winwick Road play area and Approx. 3.4km from Blackbrook play area.			
<i>How accessible is the site to the nearest primary school on foot?</i> Approx. 2.2km from St Stephen's Catholic Primary School and Approx. 2.5km from St Andrew's CofE Primary School.			
<i>How accessible is the site to the nearest secondary school?</i> Approx. 2.3km from Wiliam Beamont Community High School.			

<p>How well served is the site by bus service? Approx. 0.5km bus stops on Poplars Ave – Bus no. 20, 20A, 49, 285 serving the local community and providing links to Warrington Interchange. Approx. 1.1km from bus stops on A49 Winwick Road – Bus no. 19, 22, 22A, 49, 329, 360, P6, which provide links further afield between Leigh, St Helens, Wigan Vulcan Village, Newton le Willows and Warrington Interchange.</p>	
<p>How accessible is the site to the nearest train station? Approx. 4.2km from Warrington Central Station, 4.8km from Warrington Bank Quay (West Coast Mainline) and Approx. 4.3km from Padgate Station.</p>	
<p>What is the overall distance to a GP service or health centre? 2.5km from Parkview Medical Practice.</p>	
<p>To what extent will the development help to meet housing needs? Site is available for development over the plan period and could deliver over 750 dwellings including affordable homes.</p>	
<p>What are the potential impacts on air quality? Site is within 1km of AQMA (M62 corridor).</p>	
<p>Could development of the site lead to the remediation of land affected by contamination? The site is identified as being potentially contaminated land but could be remediated.</p>	
<p>Would allocation of the site result in the loss of High Quality Agricultural Land? Allocation of the site would involve the loss of approx. 60ha of Grade 2 agricultural land.</p>	
<p>Does the site fall within a Groundwater Source Protection Zone? Site falls within a Groundwater Source protection zone, Zone III – Total Catchment</p>	
<p>Is any part of the site within an identified floodzone? Site is within Flood Zone 1.</p>	
<p>Is there potential for safeguarded or identified mineral reserves to be sterilised? Part of the site is within a sand and gravel MSA. Any development on the site will need to have regard to the issue of proximal sterilisation of resources within the MSA.</p>	
<p>Proximity to designated heritage assets? Fearnhead House - Grade II, The Close - Grade II, 103 – Grade II, Cinnamon Lane, all approx. 0.6km (distance taken from eastern site boundary). Winwick Battlefield lies north of the site approx. 1.8km away (distance taken from the site's north western boundary).</p>	
<p>Effects upon the significance and setting of heritage assets/the historic environment. May have an effect on the setting of listed buildings. Development could be managed so as to not impact upon the rural setting of the heritage assets. Visual impact from Winwick Battlefield would be very limited.</p>	
<p>Capacity of the landscape to accommodate development while respecting its character.</p>	

<p>The site falls within Character Type 1C – Undulating Enclosed Farmland – Winwick, Culcheth, Glazebrook and Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. The area stretches in an arc from the River Mersey in the south, the Glazebrook to Culcheth in the north and finally wrapping around Winwick in the west.</p> <p>The agriculture predominantly consists of arable fields, intensely cropped, with poorly maintained remnant hedgerows with few hedgerow trees. Small deciduous woodlands form backdrops to views within the landscape.</p> <p>Areas of heavy clay soils have necessitated comprehensive land drainage systems although these are not always effective, leading to ephemeral areas of standing water in low areas at times of heavy rainfall. Other areas of lighter soils, particularly those just east of the village of Winwick, around Southworth, are better drained and heavily cultivated.</p>	
<p>Impact on European Site, SPA or SAC? Approx. 3.2km from Rixton Claypits SAC</p>	
<p>Impact on SSSI? Nearest site 2.5km from Woolston Eyes SSSI</p>	
<p>Impact on local wildlife sites? Radley Plantation within the site boundary which is a local wildlife site. South eastern part of site boundary is adjacent to Peel Hal Park. The site is over 4km from a BAP Woodland and Orchard habitat.</p>	
<p>What is the potential impact on TPOs? None.</p>	
<p>Would allocation of the site result in the use of previously developed land? No, site is greenfield.</p>	
<p>Is there good access to a Household Waste Recycling Centre? Nearest is Woolston WRC Approx. 5.6km.</p>	

Suitability	This site is considered to be suitable for development, although it is in close proximity to an AQMA. The site has pockets of areas of potentially contaminated land. There are also known highway capacity issues that would need to be addressed.
Availability	Yes, promoted by land owner.

Site Comments

The site is bounded by the urban area of Warrington to the west, south and east, and the M62 to the north. Approximately 4 ha of the site is Council operated recreational open space.

The great majority of the site has not been previously developed, is therefore “greenfield” and is composed of largely dis-used arable fields sub-divided by ditches and largely fragmented hedgerows. There are some relatively small stands of mature broad-leaved plantation woodland and several small ponds.

There are substantial stands of immature broad-leaved woodland on the southern boundary of the site. The open fields have been ploughed and left to grow and are now composed of a mix of grasses and tall herbs. The lack of land management has also allowed scrub saplings to establish here and in certain areas the cessation of management has also allowed the growth of common reed.

In contrast to the rest of the site, the easternmost part includes a recreational area with playing fields, formal footpaths and is landscaped with immature woodland and shrubs.

The northern boundary is largely formed by the M62, while to the south, west and east the land is predominantly residential housing – the exception being Radley Wood and the grounds and houses at the end of Radley Lane.