

ADDITIONAL EDNA SITE ASSESSMENT NOTE – SITE: R18/P2/125C LAND NORTH OF CLIFF LANE

Introduction

- 1.1 On 10th July 2017 the Council's Executive Board approved the Local Plan Preferred Development Option Regulation 18 consultation documents for public consultation. The Council has undertaken a 'Call for Sites' exercise under Reg. 18, to which 12 responses were received promoting sites for E(g)/B2/B8 employment and another 40 were promoted for a number of uses, including E(g)/B-Class Employment. These 52 site responses were reviewed in the 2019 Economic Development Needs Assessment (EDNA), with the goal of identifying potential additional sources of employment land in the Borough, to meet OAN. The focus of this review was the ability of sites to meet identified market demand and likely deliverability.
- 1.2 The review was repeated and updated in the 2021 EDNA, identifying any changes in market demand and individual site deliverability which occurred over 2019-2021 including, where relevant, the impact of the Covid-19 Pandemic on property market issues. The 2021 EDNA also reviewed additional sites, which were put forward to the Council since 2019, to meet employment needs.
- 1.3 In this Update Note, BE Group has been asked, by Warrington Borough Council, to review a further Submission site – R18/P2/125C Land North of Cliff Lane – as a possible additional source of employment land in the Borough, using the same site assessment criteria as in the 2021 EDNA. The Note provides evidence on R18/P2/125C Land North of Cliff Lane for consideration in the Warrington Examination in Public.

Methodology

- 1.4 R18/P2/125C Land North of Cliff Lane is appraised against the following criteria:
 - Ref – The site's identifying reference number(s), as designated by the Council
 - Site Name/Address
 - The 'Settlement' into which the site falls
 - Respondent (Site Owner Y/N)/Agent – The Respondent who submitted this site for consideration in the Council's Reg. 18, or related, process. If that Respondent is the landowner, or not, which affects their ability to deliver any scheme they put forward, and the agent who represents the Respondent in submissions

- Site size, in hectares – As defined in submissions
- Proposed Use(s) for future development – As defined in submissions. Estimated Employment Capacity, sqm, which the developed site could generate, where this is stated in submissions
- Comments – Comments on relevant plans and proposals for development, as set out in submissions
- Constraints – Factors which may inhibit any development here. Can be physical, environmental, legal, or related to site accessibility. Constraints are identified through a review of site submissions and desk top research by BE Group. Please note the specific contribution/lack of contribution of a site to the Warrington Green Belt is beyond the scope of this Study and has been considered in other evidence base documents.
- Market ‘Fit’/Supply Gap Filled – To what degree an employment development on the site would fill any local or strategic supply gaps for employment premises, as identified in the 2016, 2019 and 2021 EDNAs
- Deliverability – Based on the above factors, the realistic ability of the site to deliver E(g)/B-Class uses is considered.

1.5 Based on how well the site performs against these criteria, the site is graded A-E. Grades, and resulting recommendations are set out in Table 1.

Table 1 – Grades A to E Definitions

Grade	Definition	Recommendation
A+	Site has no large-scale constraints It is well placed, and of a size, to meet <i>strategic</i> demand and attract inward investment Site is in developer control, or has other strong indications of deliverability early in the Plan Period	Subject to other considerations, site represents a strong candidate for inclusion in the Local Plan to meet strategic needs for E(g)/B2/B8 uses, and attract inward investment
A-	Site has some, possibly significant constraints, although these can potentially be overcome with investment It is well placed, and of a size, to meet <i>strategic</i> demand and attract inward investment Site is in developer control, or has other strong indications of deliverability in the Plan Period	Constraints raise some questions over deliverability but there remains a way forward to development if certain issues can be addressed. Subject to other considerations, site represents a strong candidate for inclusion in the Local Plan to meet strategic needs for B/B2/B8 uses, and attract inward investment
B+	Site has no large-scale constraints It is well placed, and of a size, to meet <i>local</i> demand It meets defined market needs in a relevant geographic area Site is in developer control, or has other indications of deliverability early in the Plan Period	Subject to other considerations, site represents a strong candidate for inclusion in the Local Plan to meet local needs for B1/B2/B8 uses

Grade	Definition	Recommendation
B-	<p>Site has some, possibly significant constraints, although these can be overcome with investment</p> <p>It is well placed, and of a size, to meet <i>local</i> demand</p> <p>It meets defined market needs in a relevant geographic area</p> <p>Site is in developer control, or has other indications of deliverability early in the Plan Period</p>	<p>Constraints raise some questions over deliverability but there remains a way forward to development if certain issues can be addressed.</p> <p>Subject to other considerations, site represents a strong candidate for inclusion in the Local Plan to meet local needs for B1/B2/B8 uses</p>
C	<p>Few/moderate site constraints</p> <p>Site could meet some local demand but:</p> <ol style="list-style-type: none"> 1. Delivery of employment uses would be dependent on development of additional uses, likely housing, in a mixed-use scheme, or 2. Size and position mean that it is most likely to support the growth/relocation of a single firm 	<p>Consider for allocation to meet local needs. However:</p> <ol style="list-style-type: none"> 1. If tied to a mixed-use scheme, confirmation that the wider development package is acceptable and deliverable, is required 2. If take up tied to a single firm, it may be preferable to review applications for growth of that firm on a case by case basis through the planning system
D	<p>Site constraints</p> <p>What demand exists primarily for lower value uses – waste, open storage, etc.</p> <p>Conversely, higher demand but likely insufficient to overcome site constraints.</p> <p>Moderate evidence that B-Class uses would be deliverable here in Local Plan Period</p>	<p>Low priority for B-Class allocation. Subject to further review may suit other uses.</p>
E	<p>Significant site constraints</p> <p>Location and size offer negligible scope for meeting local demand or supply gaps</p> <p>Significant barriers to delivery</p>	<p>Do not allocate for B1/B2/B8 uses.</p>

Source: BE Group, 2022

1.6 The 2021 EDNA provided two grades for each site reviewed, a current grading and potential future grade. The latter is the grade the site could achieve if the identified development plans are realised. The second grade would only be relevant, and differ from the first, if the site being considered had identified development plans associated with it.

Site Review

1.7 Tables 2-3 set out the review of R18/P2/125C Land North of Cliff Lane against the criteria noted above. It concludes that the Land North of Cliff Lane is in a strong geographic location overall, within the South Warrington growth area, an area of high market demand for larger B2/B8 uses, and adjacent to Junction 20, M6.

1.8 The Site is also controlled by a national developer, with the capacity to develop it in house or with a commercial partner.

- 1.9 However, three physical features divide the site:
- Massey Brook and related ecological corridor – Runs from the west of the site to the north.
 - The ESSAR oil pipeline and related stand-off area – Runs east-west across the site
 - Cinder Lane – Splits off the north west field from the rest of the site
- 1.10 These dividing features will split the site into plots which individually may prove too small to accommodate the strategic B2/B8 units which are in demand in in South Warrington. They may also isolate some parcels and render them undevelopable. The remaining plots could still support local scale industrial or warehouse schemes, building on the site's strong location off Junction 20, M6.
- 1.11 Site access arrangements would also need to be confirmed along with the impacts of any scheme on the local transport network.
- 1.12 The site is thus graded B- in that it is well located on the strategic transport network to deliver plots at least able to meet local needs in South Warrington. It is also under developer control. However, it is a constrained site, divided by several features. If investment and masterplanning can mitigate at least some of those features its grade would improve to B+.

Table 2 –Site Review Summary Part 1

Ref	Site Name/ Address	Settlement	Respondent (Site Owner Y/N)/Agent	Size, ha	Proposed Use(s) – Est. Employment Capacity, sqm (where stated)	Comments	Constraints
R18/P2/125 C (PDO 1111)	Land north of Cliff Lane	Barleycastle	Taylor Wimpey (N)/ Pegasus Group	37.63	Employment	Under option to Taylor Wimpey	<p>Green Belt</p> <p>Trees on site</p> <p>Farm buildings on site</p> <p>Ponds on site</p> <p>A stream, Massey Brook, crosses the site from the west to the north, dividing the site in two. Massey Brook is designated as a Local Wildlife Site</p> <p>The ESSAR oil pipeline crosses the site from west to east, just north of the A50/Grappenhall Lane junction, also dividing the site into two parcels. Easement measures will be needed as a buffer around this pipeline. ESSAR own an access point for the Pipeline in the west of the site.</p> <p>The north west field is separated from the rest of the site by Cinder Lane. Cinder Lane is an unsurfaced road and does not have an open access off the A50 but does access several farms and dwellings to the north of the site before terminating at Weaste Lane, Thelwall.</p> <p>Two public rights of way cross the boundaries of the site</p> <p>The Bradley Hall Moated Site Scheduled Ancient Monument is located 500 metres to the south of the site. There are some open views from the site to this monument.</p> <p>Site access arrangements would need to be confirmed along with the impacts of any scheme on the local transport network.</p>

Source: BE Group, 2022

Table 3 –Site Review Summary Part 2

Market 'Fit'/Supply Gap Filled	Deliverability	Current Grade	Potential Future Grade
<p>Market evidence, particularly the comments of multiple property market stakeholders in 2016, 2019 and 2021 EDNAs (See Section 3.0 Property Market Assessment in each EDNA) consistently show strong demand for larger B2/B8 development in South Warrington, capitalising on the area's strong position at the M6/M56 interchange. As land close to Junction 20, M6 the Land north of Cliff Lane would be well placed within the wider South Warrington area meet identified needs.</p> <p>The Land north of Cliff Lane is more distant from the established industrial estates of Barleycastle and Appleton Thorn than other options put forward.</p>	<p>The Site is controlled by a national developer, and we would expect them to develop it in house or with a commercial partner.</p> <p>The Site is in a strong location overall, within the South Warrington growth area and adjacent to Junction 20, M6.</p> <p>Site access arrangements would need to be confirmed along with the impacts of any scheme on the local transport network.</p> <p>Three features divide the site:</p> <ul style="list-style-type: none"> • Massey Brook and related ecological corridor – Runs from the west of the site to the north • The ESSAR oil pipeline and related stand-off area – Runs east-west across the site • Cinder Lane – Potentially splits off the north west field from the rest of the site. <p>These dividing features will split the site into plots which individually may prove too small to accommodate strategic B2/B8 units which are strongly in demand in in South Warrington. They may also isolate some parcels and render them undevelopable. The remaining plots could still support local scale industrial or warehouse schemes, building on the site's strong location off Junction 20, M6.</p>	<p>B-</p>	<p>B+ -</p> <p>If investment can mitigate some of the features which divide the site and open up sufficient developable land.</p>

Source: BE Group, 2022

