

## Introduction

Welcome to the Richborough Estates ('Richborough') consultation on our draft proposals for residential development at Land West of Manchester Road, Hollins Green.

Feedback from the local community and key stakeholders is sought, and will be carefully considered as we develop and shape our proposals.

An outline planning application will be submitted to Warrington Borough Council following a review of the feedback received as part of this community consultation.

Please take time to review the information on this website and then provide any feedback or comments via the dedicated email address [Hollinsgreen@asteerplanning.com](mailto:Hollinsgreen@asteerplanning.com)

The consultation will run until Sunday 23rd April 2023, and all feedback should be provided by this date.

Once the planning application is submitted, there will also be a further opportunity to view the proposals and provide feedback via the Council's website as part of the Council's formal consultation process.



Manchester Road, Rixton

## Background

The site comprises a broadly rectangular parcel of land extending to approximately 4.27 hectares to the south-west of Hollins Green, within the parish of Rixton with Glazebrook. The site is currently in use as a single paddock for horse grazing.

There is limited vegetation on the site. Occasional groups of trees and shrubs are located between the site and the residential dwellings to the north-east, and mature trees associated with Marsh Brook adjoin the site to the west. A hedgerow separates the site and Manchester Road/A57. There are no Tree Preservation Orders located within the curtilage of the site.

The site is bounded to the north by residential properties at Glen Close, Warburton View and Orchard Brow. The surrounding residential dwellings vary in style and character and include bungalows and semi-detached housing



View of site



View of site

## Planning Background

The Council proposes to remove the site from the Green Belt and allocate it under Draft Policy OS3 'Hollins Green' of the emerging Warrington Local Plan (Updated Proposed Submission Version Local Plan 2021-2038) to provide a minimum of 90 homes.

Warrington Borough Council has been preparing a new Local Plan since 2019. Formal adoption of the Local Plan is expected in September 2023, at which point it will become part of the adopted development plan for the Borough.

The site offers a unique opportunity to deliver a high quality sustainable residential development that will contribute positively to the housing needs of the Borough whilst maintaining the overall purpose and function of the Green Belt in this location.



## Proposal

As part of the draft Local Plan, the site is to be removed from the Green Belt and allocated for residential development to provide a minimum of 90 homes.

Richborough are proposing to submit an outline planning application. The application will seek to confirm the principle of residential development; secure details of access arrangements; and, set key parameters such as development areas; open space; landscaping areas; building heights; and access. Detailed reserved matters applications covering appearance, landscaping, layout and scale will be subsequently submitted by the selected development partner or housebuilder for the site.

The Outline application will comprise the following:

- An opportunity to provide high quality residential development with a range of housing types that integrate into an existing and well-established settlement, contributing to the local housing needs of the Borough;
- Sustainable development, in an equally sustainable location providing enhanced pedestrian and cycle connectivity within a close proximity to existing services and employment opportunities;
- Reinforced new Green Belt boundaries by maintaining a strong boundary between urban and greenfield land uses.

Further details would be established at Reserved Matters stage of the proposals.

The Emerging Concept Plan (right) shows our current intent to set out the parameters for this new residential extension of the settlement that:

- Has an outward facing layout structure that provides natural surveillance of the existing public right of way footpath within the site, and of new areas of public open space;
- Is served from a single point of vehicular access via a new priority junction along Manchester Road, leading to a tree-lined “Main Street”;
- Is inclusive of an open space strategy that retains existing vegetation around the edges of the site wherever is possible;
- Includes the provision of a new children’s play area; and,
- Shows how a surface water drainage strategy could be implemented to ensure that water running off the site does so in a controlled manner.

## Landscape and Open Space

The landscape design will seek to provide a natural setting, to create an attractive and stimulating landscape that grounds the new residential buildings within the surrounding landscape. The public realm will include a palette of simple and robust hard landscape materials that will link hard and natural landscaping with roads and pavements lined with trees.

Natural landscaping and open space features will be enhanced by an informal play area, providing open and safe amenity space for residents and surrounding areas.

The proposed landscape design will enhance access through and across the site providing safe and accessible routes for both new residents and the existing local community. Existing pedestrian footpaths outside of the site boundary will be unaffected by the proposals, where technically feasible they may be enhanced.

The planning application will be supported by a Landscape and Visual Technical Note.





## Flood Risk and Drainage

BWB Consulting have undertaken a detailed Flood Risk Assessment in support of the redevelopment of the site to establish an accurate position regarding flood risk.

An appropriate Surface Water Management Strategy which complies with the latest local and national advice will be implemented on the site to attenuate the increase in surface water runoff caused by development. As a first option, infiltration will be considered for the disposal of surface water. In the event that infiltration is not viable, the rate at which the runoff is discharged into the Marsh Brook on site will be restricted to the equivalent greenfield runoff rate, preventing an increase in flows leaving the site and thus ensuring that the development does not have a detrimental impact upon flood risk elsewhere.

Through the application of Sustainable Drainage Systems (SuDS), the additional surface water will be stored within the site and subjected to multiple stages of treatment to guarantee that the water quality in the wider drainage network is protected. Wherever possible SuDS features will be above ground to enhance the aesthetic amenity of the development and provide valuable habitats for the local wildlife. The attenuation provided will be appropriately sized to include an allowance for climate change. Example SuDS features that will be incorporated into the development wherever possible include attenuation basins, permeable paving and swales.

With the appropriate mitigation methods, which include an attenuation basin and the use of permeable materials, the site would be appropriate and safe for residential development.

The planning application will be supported by a full Flood Risk Assessment and Sustainable Drainage Statement.



View of the site next to the brook in the South/West



View of brook in the South/West of the site

## Highways and Access

Providing a safe and suitable access to the development by appropriate means is an important aspect of the development.

Hub Transport Planning have undertaken an initial scoping exercise, which has determined using appropriate traffic data, that Manchester Road has sufficient capacity to cater for the additional vehicular traffic as a result of the proposals and that the site can deliver safe and suitable access for all users.

Pedestrian access would be prioritised throughout the development, with footpaths leading to all areas and open space. Pedestrian access along Manchester Road would not be affected.

The planning application will be supported by both a Transport Assessment and Travel Plan reports that will consider the sustainability of the site by non-car modes as well as the traffic impact of the proposals across the local highway network.



View of site from Manchester Road



## Trees

A full BS5837 Tree Quality Survey has been undertaken to provide a comprehensive baseline of existing trees and hedgerows across and immediately adjacent to the site. This work has been carried out by Tyler Grange with a Tree Constraints Plan being prepared to steer the emerging masterplan. As shown on the Warrington Borough Council interactive online map, none of the surveyed trees are covered by a Tree Preservation Order (TPO) and the site does not lie within a Conservation Area. No Ancient Woodlands are present in the vicinity of the site and no Veteran nor Notable / Ancient trees are located on or within influence of the site.

Existing tree stock comprises a mix of field side and rear garden trees of low to moderate value, quality and condition. Vegetation removal is limited owing to the development off-sets from the site boundaries, but where hedgerow removal is required in order to create the site access, the landscape design includes for compensatory planting to implement a number of trees across the site, including new hedgerow to align the new access arrangement, lining internal proposed roads and within new rear gardens. A number of trees would also be planted within the open space and play area.

The planning application will be supported by an Arboricultural Impact Assessment report.

## Ecology

The site has been subject to a number of ecological surveys by RammSanderson including a preliminary ecological appraisal, hedgerow assessment, ground level tree assessment and subsequent surveys for riparian mammals and white clawed crayfish. The results of this are provided within an ecological impact appraisal. The onsite habitats were generally of limited ecological value, comprising modified grassland, however the higher value hedgerows, trees and adjacent brook are to be retained within the proposals. A straight precautionary method of working will be required in relation to badger, great crested newt, reptiles and riparian species with pollution prevention strategy also being implemented. This assessment has shown that no significant mitigation is required, and proposals will seek to provide a Biodiversity Net Gain of 10%, utilising offsite enhancements or credit purchase if required.

Overall, the development design will take into account the biodiversity interest within the site through retention of higher value habitats, and enhancement opportunities for habitats and protected species will be integrated into the design.



View of site



View of hedgerow running adjacent to Public Right of Way on site



View of hedgerow between site and Manchester Road



View of site



## Noise and Air Quality

An air quality assessment has been undertaken and identifies that the impact of the proposed development on local air quality was not significant. Local air quality monitoring in the vicinity of the site has been reviewed, and the site is suitable for the proposed residential use with regard to the current relevant air quality objectives for England.

A construction phase dust assessment has also been undertaken and appropriate dust mitigation measures have been recommended to minimise the influence of dust and emissions associated with construction activities on neighbouring land uses.

A baseline noise survey has been undertaken on the site to measure noise from road traffic on Manchester Road over a 24-hour period.

To ensure that recommended external noise levels are achieved in outdoor living areas, gardens will be located on the screened side of dwellings. A standoff and/or acoustic barrier may also be required along the perimeter of the development with Manchester Road.

A suitable glazing and ventilation strategy will be required to ensure that the recommended internal levels are achieved for those dwelling located closest to Manchester Road.

With good acoustic design and an appropriate acoustic mitigation strategy, levels of amenity that are appropriate for residential use will be achieved.

An assessment will be undertaken to inform the design of any required mitigation measures, and will be submitted to support the planning application.

Subject to any necessary mitigation, it is not anticipated that noise will prejudice development on the site.



View of Manchester Road



View of adjacent housing scheme from site



View of site from Manchester Road

## Affordable Housing Contributions

Richborough will seek to provide a policy compliant level of affordable housing, in line with Draft Policy DEV 2 'Meeting Housing Needs'.

Warrington Borough Council may also seek contributions towards local infrastructure such as open space, health and education. This will be discussed and agreed with Officers.



## Feedback

Richborough is committed to meaningful consultation with those who live and work in the area and other relevant stakeholders.

Once you have reviewed the information provided on this consultation website, please send any feedback you have to the following email address:

✉ [Hollinsgreen@asteerplanning.com](mailto:Hollinsgreen@asteerplanning.com)

If you would like to contact the project team you can do so by using the same e-mail address.

The consultation will run until Sunday 23rd April 2023, and all feedback should be provided by this date.

## Next Steps

At the end of this consultation, the comments will be reviewed and considered before the scheme is finalised and the outline planning application submitted to Warrington Borough Council.

Once the application is registered, there will be a further opportunity to comment on the final proposals through Warrington Borough Council's own formal consultation process in due course.

As part of the outline planning application, a Statement of Community Involvement ('SCI') will be prepared which will detail the feedback received and how it has considered and where necessary, addressed within the proposals.

Thank you for your time.



Concept Plan