



Welcome

Thank you for taking the time to attend this community engagement event to find out more about our plans to create an attractive new residential community in Grappenhall.

Our proposals will deliver around 320 new homes in a range of styles and sizes including 2 to 5 bedroom homes alongside extensive areas of public open space and landscaping – aiming to create a new sustainable neighbourhood set within an attractive landscape setting and providing much needed new homes in Grappenhall.

The aim of this event is to provide more information about our proposals and give an opportunity for local residents to provide their feedback and influence the scheme prior to its submission to Warrington Council.

Please take the opportunity to view the information around the room. Members of the project team would be happy to answer any questions that you may have.

Castle|||Green

We combine a deep appreciation for what it takes to deliver quality homes across North Wales and the North West of England, with a vision to be the most innovative and forward-thinking housebuilder in the region. We're committed to successfully combining the most technologically advanced housebuilding approaches with traditional build methods, whilst utilising complimentary local materials to enhance the surrounding area. All the time remaining focused on creating a new home that you will be proud to own.

Our homes are aspirational, yet functional, and are located in areas of high-demand offered across a mix of tenures so that they appeal to a wide-range of purchasers and address the local need. We do this successfully because our team has grown from the very communities in which we develop – we don't simply pretend to understand the local need, we live as part of it and bring our own families up alongside many Castle Green purchasers. Indeed, with a diverse mix of skills and backgrounds, we believe that our team is the very best that exists within the housebuilding sector.

When you purchase a new home from Castle Green, you're assured that we truly understand what you need from your new home both today and in the future.



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The Site

The land at Thelwall Heys is located to the east of the area of Grappenhall and south of Thelwall, approximately 4km to the east of Warrington town centre.

The Site comprises arable fields bordered by the Bridgewater Canal to the south, Knutsford Road (A50) to the west and Stockport Road (A56) to the east. The northern boundary is formed by the Trans-Pennine Trail.

The Site is bisected by two watercourses: Thelwall Heys Brook passes through the centre of the site and Morris Brook crosses along the Site's north western boundary, there also being a number of existing ponds within the Site.

Thelwall Heys House, a Grade II listed building, is located in the middle of the site and excluded from the application. Pickering's Bridge (Grade II listed) over the Bridgewater Canal is located on the eastern boundary of the Site.

Cliff Lane runs to the south-west of the site and passes under the Bridgewater Canal in a road dip with the canal on top. A farmstead and private residential properties can be found to the south and to the west along Cliff Lane and Knutsford Road.



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Our Proposals

Our proposals for Thelwall Heys will create a new high quality residential neighbourhood in Grappenhall, providing a range of homes to meet local needs and includes:-

- Around 320 new energy efficient homes
- Substantial areas of public open space including new parkland areas, equipped play and areas utilised for biodiversity and ecology enhancement.
- 30% of the homes will be affordable homes and delivered in a variety of tenures including for affordable sale, shared ownership and rent alongside our Registered Provider partners.
- Creation of a new and enhanced footpath and cycle network including connections to the Bridgewater Canal, Trans-Pennine Trail and existing footpath network.
- New vehicular and pedestrian access off Cliff Lane with secondary/emergency access off Knutsford Road
- 10% biodiversity net gain to be achieved through a mix of on-site and off-site mitigation (to be agreed with the local planning authority)

Housing Mix

The Scheme proposes a wide range of housetypes to suit a variety of purchasers ranging from 2 to 5 bedrooms.

Housetypes will be of traditional design with architectural detailing being informed by the character of existing properties in the local area.

Homes will be constructed using Modern Methods of Construction (MMC) and be timber frame and incorporate a range of energy efficient features including high performing double glazing, energy efficient boilers and include features including electric vehicle charging points and.

All homes will be compliant with the Nationally Described Space Standard and be compliant with Part M4(2) 'Accessible and Adaptable' Dwellings of Building Regulations 2010.

10% of the proposed dwellings will be adaptable to meet the standards of Part M4(3) wheelchair Users of Building Regulations 2010

A range of parking solutions including detached and integral garages, on-plot side parking and frontage parking.



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Blue & Green Infrastructure



The scheme incorporates an extensive green infrastructure network formed around the retention of existing natural assets such as watercourses, tree belts and hedgerows.

The Green Infrastructure Strategy aims to: -

- Respect and sustain the setting of Thelwall Heys house through retention of a strong landscape buffer with a parkland character;
- Protect and enhance existing landscape features and ecological features including high quality trees, significant hedgerows and waterbodies;
- Integrate with the Bridgewater Canal and enhance as a green corridor and key linkage;
- Reinforce the southern and eastern boundaries to clearly define the new Green Belt boundary
- Enhance opportunities for active travel throughout the Site and integrate with the Trans-Pennine Trail, National Cycle Network, Public Rights of Way to the east and Stockport Road to the north through the creation of pedestrian/cycle connections, providing access to existing facilities and services.
- Provide natural play spaces to suit a variety of ages and opportunities for food growth.
- New SUDs features including detention basins to be incorporated within areas of open space as part of the surface water drainage strategy

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The principle of residential development of Thelwall Heys has been accepted by Warrington Borough Council following the Site's allocation for housing in the adopted Warrington Local Plan (December 2023) which expects the Site to accommodate a minimum of 300 homes during the plan period.

The Local Plan sets a housing target of 14,688 new homes being delivered in Warrington in the period 2021/22 to 2038/39 – equating to 816 new homes per year – in order to meet.

A number of existing watercourses are located within the Site including Thelwall Heyes Brook which passes through the centre of the Site in a north to south direction and Morris Brook which cuts across its north western corner.

The site is almost entirely within Flood Zone 1 and thus is at low risk of flooding. A small area of the Site adjacent to Morris Brook is sited within Flood Zone 2 with development not proposed to encroach into this area.

Heritage assessment undertaken to inform the development layout concludes that the proposed development will have a 'less than substantial harm' to the significance of the Grade II Listed Thelwall Heys property.

The scheme has been designed to retain an extensive landscape buffer around Thelwall Heys and locate the building within a parkland setting.



Technical Considerations

Transport and Highways

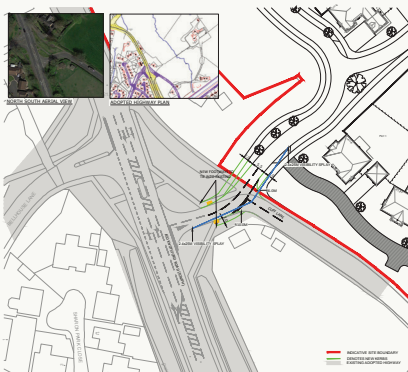
Assessment of the existing highways network has not raised any particular capacity constraints to the local highway network arising from the proposed development.

Vehicular access is proposed via a new priority-controlled access off Cliff Lane on the Site's western boundary. An emergency/pedestrian access is proposed off Knutsford Road to the north.

Improvements are proposed to the A50/A56 junction to improve pedestrian/cycle crossing facilities to provide accessibility to existing shops and facilities.

The nearest bus stops are located approximately 500m from the Site on Knutsford Road with other bus stops being located on Stockport Road and Weaste Lane and providing services to Lymm, Knutsford and Warrington town centre.

The Site incorporates a network of attractive pedestrian and cycle routes which provide connections to existing footpath provisions including the Bridgewater Canal Towpath, Trans-Pennine Trail and public right-of-way network.



Ecology and Arboriculture

Ecology appraisal undertaken to support the application has concluded that the majority of the site is of minimal ecological value with ample opportunity for biodiversity enhancement – the majority of ecological interest being restricted to the field boundaries and stream valleys – the proposed scheme seeking to retain much of these features.

With an appropriate soft-landscaping scheme, site development is likely to improve the biodiversity value of the site areas currently occupied by arable crops. Existing ponds on-site are of relatively poor quality however have the potential to be retained and enhanced, supporting achievement of a 10% biodiversity net gain.

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The Benefits

Our proposals for Thelwall Heys will create a new high quality residential neighbourhood in Grappenhall, providing a range of homes to meet local needs and includes:-

- £120m invested in construction
- £89m gross value added to the north west economy
- 120 net additional employment opportunities directly or indirectly created per annum
- £857,000 paid in Council Tax each year
- £7.4m increase in annual retail and leisure expenditure

S106 Contributions

Circa £5.3m will be secured via s106 Agreement to mitigate the impact of the development on primary and secondary education, healthcare and sports facilities as well as funding enhancements to the Trans-Pennine Trail to improve cycle links to the Town Centre.

Environmental/Social Benefits

- 224 open market homes comprising a range of mews, semi-detached and detached properties including homes suitable for adaption for wheelchair users and self build homes;
- 96 much needed affordable homes
- Homes will include a range of energy efficient measures including electric vehicle charging, photovoltaic panels, energy efficient boilers and high performing double glazing.
- 10% biodiversity net gain
- Retention of existing trees, hedgerows and ponds wherever possible, with significant areas of new tree planting;
- Creation of a network of open spaces improving opportunities for recreation and social interaction including equipped play, parklands and amenity areas;
- New connections to the existing footpath and cycle network including Bridgewater Canal, Trans-Pennine Trail and public rights of way.



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Next Steps

Thank you for taking the time to attend this event, we welcome all feedback on our proposals.

Following completion of this public consultation, the following is considered to be an indicative development timeline.

- Stage 1 Local Plan Allocation – Complete (December 2023)
- Stage 2 Submission of EIA Screening Request – Complete (January 2024)
- Stage 3 Pre-application engagement with Warrington Council – ongoing
- Stage 4 Engagement with Grappenhall Parish Council – w/c 5th August
- Stage 5 Public Consultation – w/c 12th August
- Stage 6 Submission of Planning Application – October 2024
- Stage 7 Determination of planning application by Warrington Borough Council – early 2025
- Stage 8 Commencement of development – mid/late 2025
- Stage 9 1st Completion – estimated early 2026
- Stage 10 Development Completion – estimated 2033

Have Your Say

We would welcome your feedback on our proposals. To have your say, please complete the below feedback form no later than Monday 7th October 2024 to ensure that your comments can be taken into consideration.

Once complete, all responses will be reviewed prior to finalising the scheme for submission. The planning application will be accompanied by a Statement of Public Consultation detailing how Castle Green Homes has sought to respond to those comments received.

Alternatively, if you would like to send your comments via email or post please send them to the following addresses:

Post

c/o Thelwall Heys Consultation
Castle Green Homes
Bridgemere House
Preston Brook
WA7 3BD

Email

info@castlegreenhomes.uk



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