# Parish Council Comments - Extraordinary Planning Committee 27 October 2025

## Grappenhall and Thelwall Parish Council

30/10/2025

### Planning Register

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|---|---|---|---|---|---|
| Reference | 2025/00444/FULM/A | Date Recd. | 15/10/2025 | Amendment | Yes |
| | | | | Ward | Thelwall |
| Description | Construction of 340 dwellings (including 102 affordable homes), new vehicular and pedestrian accesses off Cliff Lane, public open space including equipped play, landscaping, highways works, foul and surface water drainage infrastructure and associated ancillary works | | | App Type | FULL |
| | | | | Dev Type | Major residential |
| | | | | Plan Status | Undesignated |
| Location | Land at Thelwall Heyes (bounded by Trans Pennine Trail to the North, Pickerings Bridge to the East, Knutsford Road, Cliff Lane, and Bridgewater Canal to the south, and Stockport Road to West) | | | | |
| Applicant | Castle Green Homes | | | | |

Local Council Comments ( Refuse 27/10/2025 )

*Planning application reference 2025/00444/FULM at land at Thelwall Heys (bounded by Trans Pennine Trail to the north, Pickerings Bridge to the east, Knutsford Road, Cliff Lane and Bridgewater Canal to the south and Stockport Road to west)*

*Background*

*The Planning Committee of the Parish Council (the Council) originally considered the above referenced planning application for 340 dwellings (including 102 affordable homes), new vehicular and pedestrian accesses off Cliff Lane, public open space including equipped play, landscaping, highways works, foul and surface water drainage, infrastructure and associated ancillary works at its meeting held on 1 May 2025.*

*The Council was subsequently consulted on amendments to the application on 15 October 2025. The proposed amendments to the application revised the description of development from that indicated above to the construction of 330 dwellings (including 99 affordable homes), new vehicular and pedestrian accesses off Cliff Lane, public open space including equipped play, landscaping, highways works, foul and surface water drainage infrastructure and associated ancillary works. The Planning Committee of the Council considered the amended planning application at its meeting held on 27 October 2025.*

*It is unfortunate that whilst a substantial number of new/amended documents have been submitted there is no summary of the overall changes or the rationale for those changes. The comments below are based on the Council's understanding of the changes based on the submitted documents.*

*Areas of concern from amended proposal*

*Vehicular access*

*The Council has previously expressed its concerns regarding the single access point to the proposed development which it considers insufficient to serve the number of proposed dwellings and likely to result in an unacceptable impact on highway safety. Its concerns in this respect remain.*

*The Council notes that the proposed amendments would appear to result in a wider access road to that previously proposed and an amended road layout to the proposed Cliff Lane entrance/exit for the site. This amended road layout would give priority to traffic accessing/exiting to/from the estate road as opposed to that previously proposed which gave priority to traffic from Cliff Lane.*

*If Warrington Borough Council is to find the amended road layout acceptable in principle the Council would suggest that the layout should be further amended to prevent a left turn onto Cliff Lane by residents exiting the development site and to prevent a right turn into the development from Cliff Lane. These amendments would serve to partially mitigate the significant risk that the Council considers would exist from increased traffic travelling along Cliff Lane and passing the already difficult and dangerous junction under the canal bridge.*

*The Council considers that such a site entrance layout would require careful design to make these manoeuvres difficult (rather than relying solely on signage, that would likely prove difficult to enforce).*

*Housing numbers/balance/mix*

*The Council notes that the total number of dwellings has been reduced from that originally proposed and that the amended scheme has removed the 3 apartment blocks. Whilst these amendments are welcome the Council is also mindful that policy DEV2 of the Warrington Local Plan (WLP) indicates that residential development should provide a mix of different housing sizes and types and should be informed by the Borough wide housing monitoring target as set out in the Council's most up to date Local Housing Needs Assessment (LHNA) and any local target set by a Neighbourhood Plan (NP), taking into account site specific considerations.*

*The LHNA (2021) undertaken as part of the WLP provides evidence for the South Warrington sub area which includes Grappenhall and Thelwall. The Council notes that the proposed amendments serve to alter the housing mix from that previously submitted. However, the amended housing mix would still result in a lesser proportion of smaller properties and a greater proportion of larger properties than those suggested in the Warrington LHNA albeit acknowledged that the LHNA does suggest that a greater proportion (around 20%) of 4+ bedroom homes in South Warrington than the Borough average would be appropriate.*

*Consultation on the Pre-Submission (regulation 14) draft Grappenhall and Thelwall NP is due to commence on 1 November 2025. The draft plan includes a policy, informed by a Housing Needs Assessment and a Local Housing Needs Survey (Grappenhall-Thelwall-HNA-Final and Grappenhall and Thelwall Housing Needs Survey-report), which seeks to ensure that new homes meet the needs of local people. (A copy of the draft policy and reasoned justification can be found at Draft Grappenhall and Thelwall Neighbourhood Plan ).*

*The draft Grappenhall and Thelwall NP policy does not set separate targets for the mix of open market homes and affordable homes but states that:*

*'All major housing developments should provide for the following as a proportion of the total homes proposed:*

- *at least 30% of provision should have 1-2 bedrooms;*
- *at least 30% of provision should have 3 bedrooms; and*
- *no more than 20% of provision should have 4+ bedrooms.*

*Where applicants propose to provide a different mix to the above, they must provide the evidence to support this from an up to-date local Housing Needs*

*Assessment to show how their proposals meet local housing needs.'*
*Whilst the overall proportion of smaller (1/2 bed properties) and 3 bed properties meet, albeit only just, the minimum targets set out in the draft NP policy, the proportion (26%) of larger (4+ bed properties) exceeds that suggested in the draft policy. Moreover, the Council notes that, of the total number of 3 bed market homes now proposed, 28 (38%) comprise the Heatherington house type.*
*The Heatherington house types would have 3 bedrooms and an upstairs study. Whilst the study room would fall marginally short (0.28sqm) of the national house space standards for a single bedroom it would be significantly larger than most 3rd bedrooms in existing properties. Consultation undertaken to date on the NP indicates that the mix of housing type/tenure is a significant issue that residents feel strongly about. The Council considers that the proposed study rooms are likely to be used as a 4th bedroom and are likely to command a sale price akin to that of a 4 bed market homes thereby failing to address the affordability issues faced by residents seeking open market family homes.*
*In the light of the above therefore, the Parish Council considers that the proposed housing mix still does not accord with the relevant policy (DEV 2) of the WLP nor the emerging policy of the Grappenhall and Thelwall NP. It considers that deviation of the housing mix from that set out in the Warrington LHNA for South Warrington and the emerging NP policy would set a precedent for future planning applications for other large residential developments in the Parish. Accordingly, the Council objects to the proposed scheme as amended in these respects.*
*Outstanding concerns*
*In addition to the areas of concern referred to above in relation to the vehicular access and the housing balance/mix the Council's previous comments on the proposed development remain.*
*Conclusion*
*To conclude therefore, the Council objects to the proposal as amended in respect of the specific matters*

Planning Authority Decision ( )

Recommend Date >= 27-Oct-2025 AND Recommend Date <= 27-Oct-2025