JOINT COMMUNITY PLANNING FORUM

Culcheth, Glazebury, Croft, Winwick and Burtonwood & Westbrook

Wednesday 30 September 2026, 8.00pm–9.30pm

Croft Memorial Hall



Agenda

8.00pm	Welcome and Introductions
8.05pm	Development Already Underway
8.20pm	Updates on proposed/potential developments
9.00pm	Public Questions and Discussion

Welcome

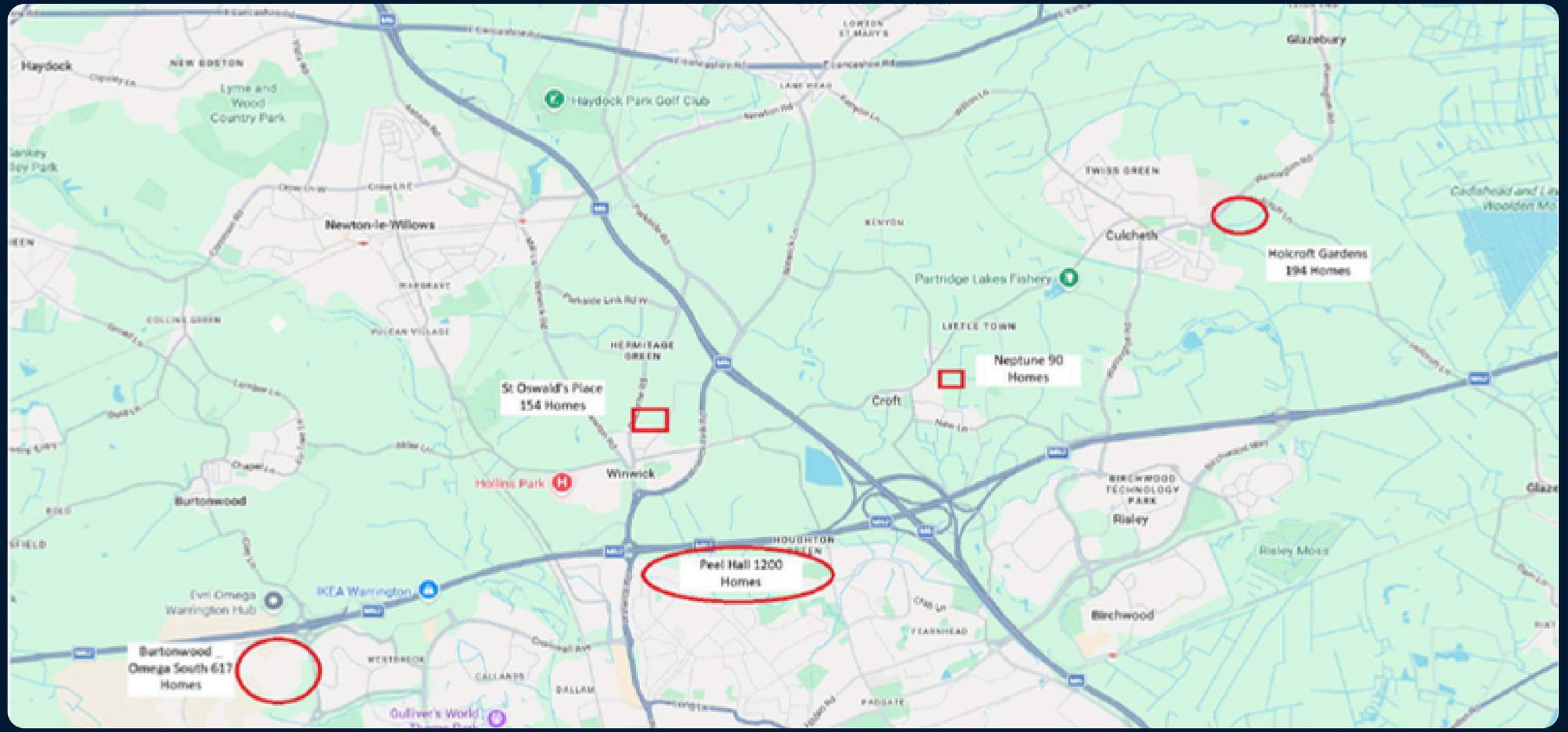
Welcome to our public planning forum,
led by four parish councils across Warrington.

We're here to share updates, listen
to your views, and shape the future together.

Thank you for being part of the conversation.



Significant development activity is already progressing across our area.

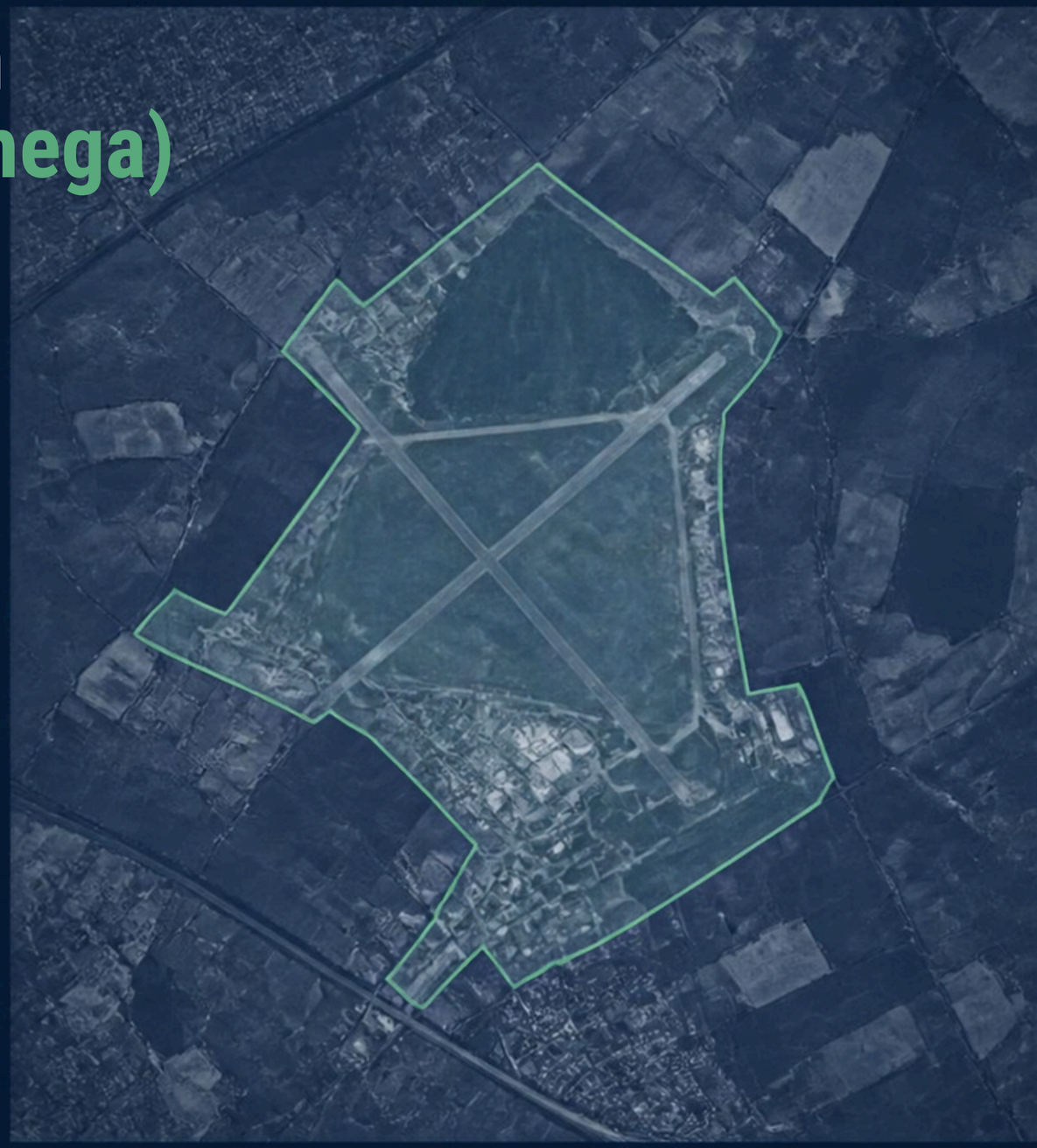


Burtonwood & Westbrook Parish

Former Burtonwood Airbase (Omega)

- Bellway – The Landings
- Anwyl – Eagles Green
- Bloor Homes – Holly Grange
- Miller Homes – Aspen Row

up to 617 homes



Winwick Parish
St Oswald’s Place

Bellway

153 homes, under construction



Winwick Parish
Peel Hall

Developers: Vistry / Torus

~1,200 homes

Approx. **half** affordable / **half** open market

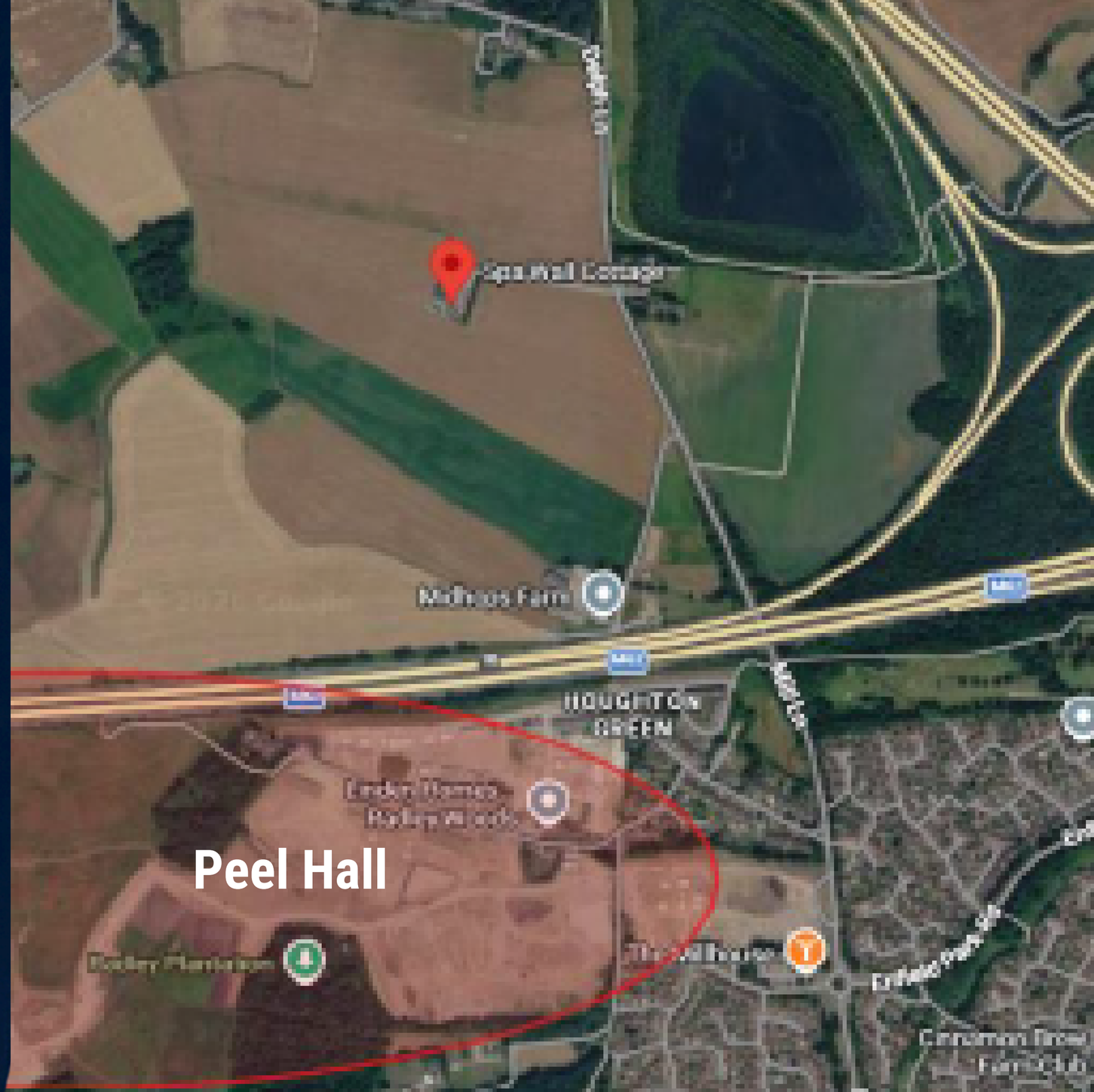
~80 acres accessible green space

Five sports pitches plus play areas

Primary school planned

Care facility / community uses

Development **underway**



Winwick Parish
Muir Homes – Houghton Green

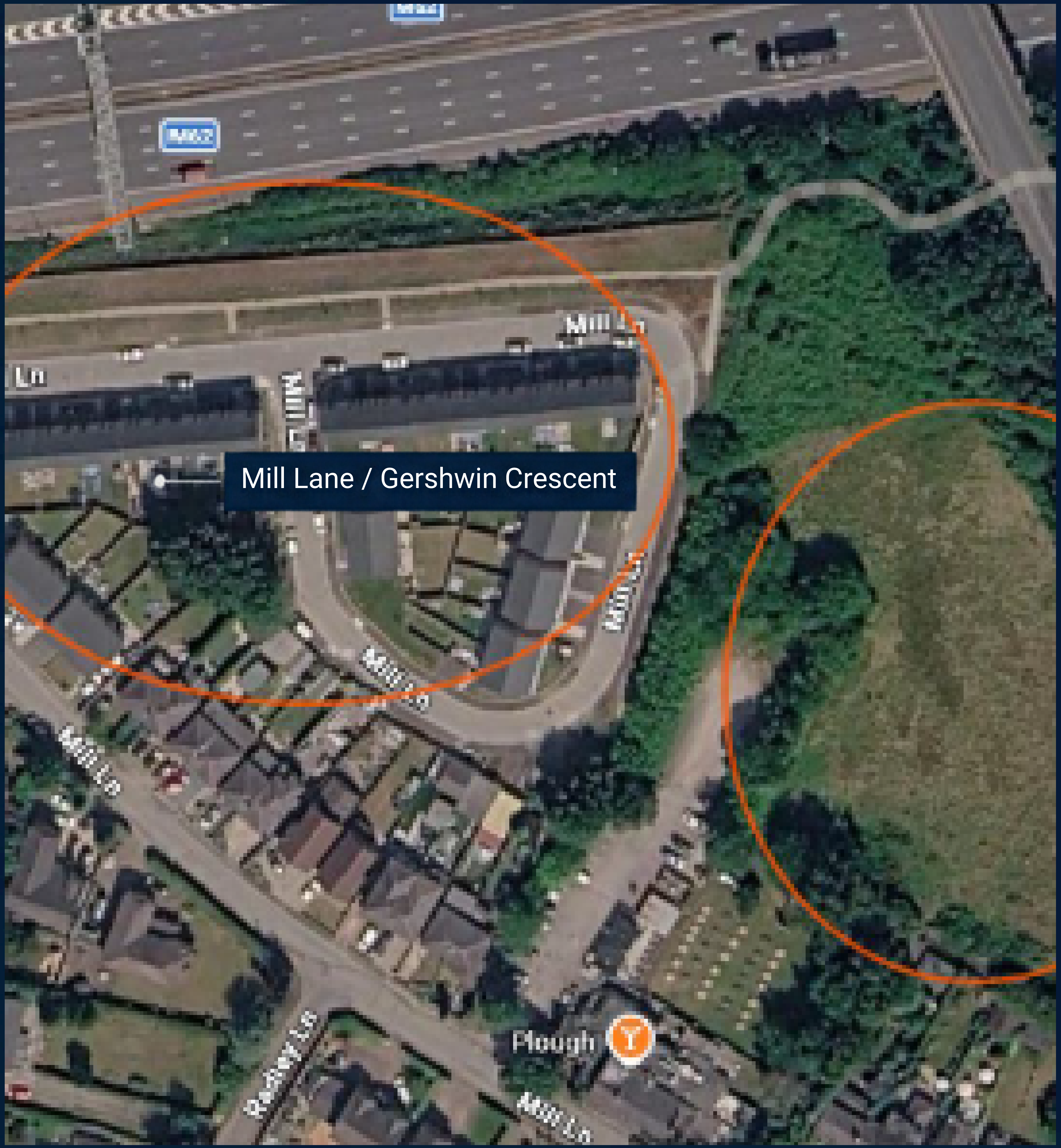
Mill Lane / Gershwin Crescent

69
existing homes

23
further homes proposed

92
total homes across both phases if approved

Houghton Green sits immediately alongside Winwick and the Peel Hall development



Croft Parish

Neptune, Bellway / Deacons Close

90 homes

Mix of **2, 3 and 4**-bedroom homes

Includes **20** plus affordable / shared-ownership homes

Under construction and **more than halfway** through

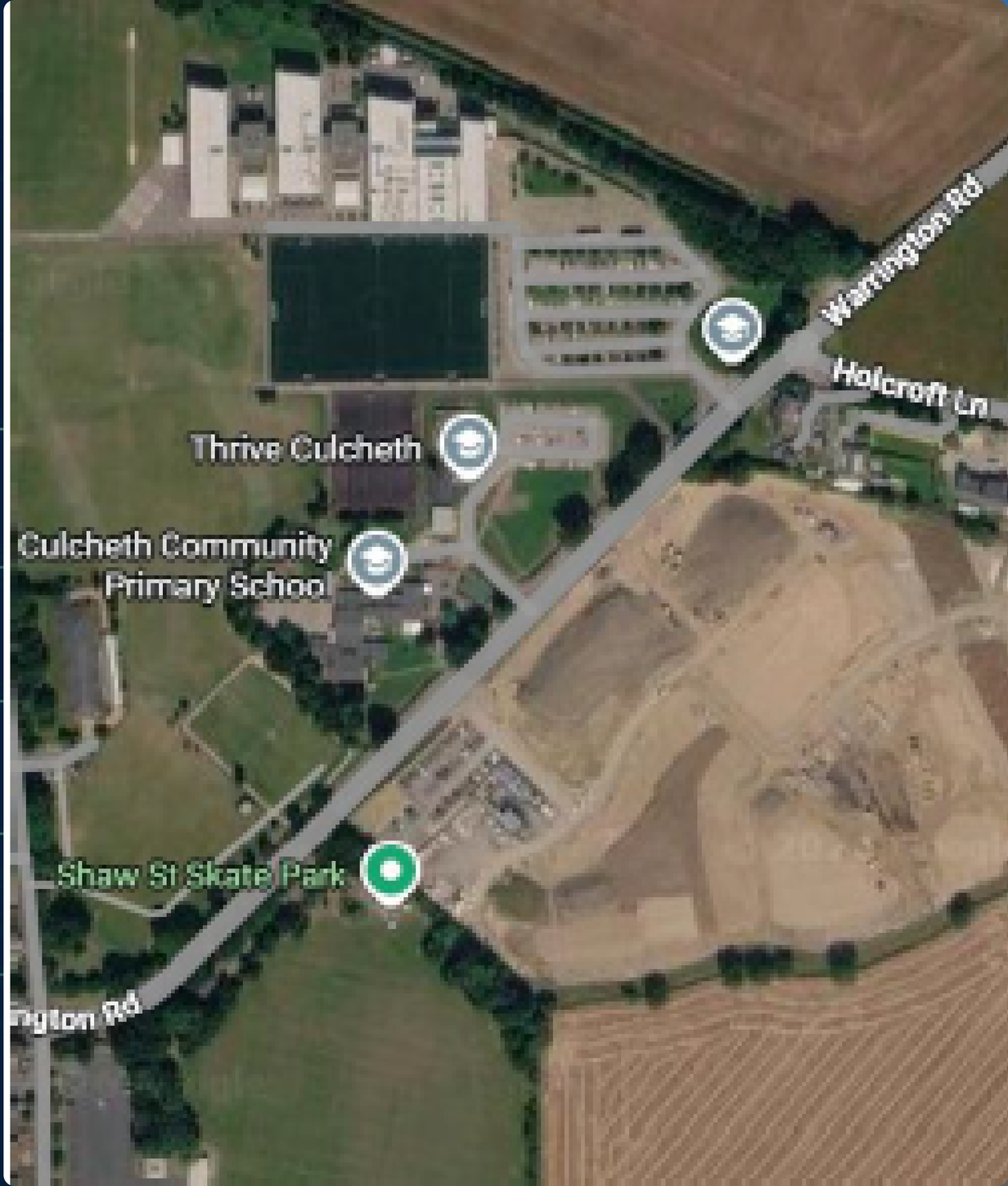


Culcheth & Glazebury Parish
Holcroft Gardens

Story Homes | Warrington Road / Holcroft Lane

194	homes
1–6	bedroom homes
30%	affordable housing
£1.5M+	Section 106 community contributions

DEVELOPMENT UNDERWAY



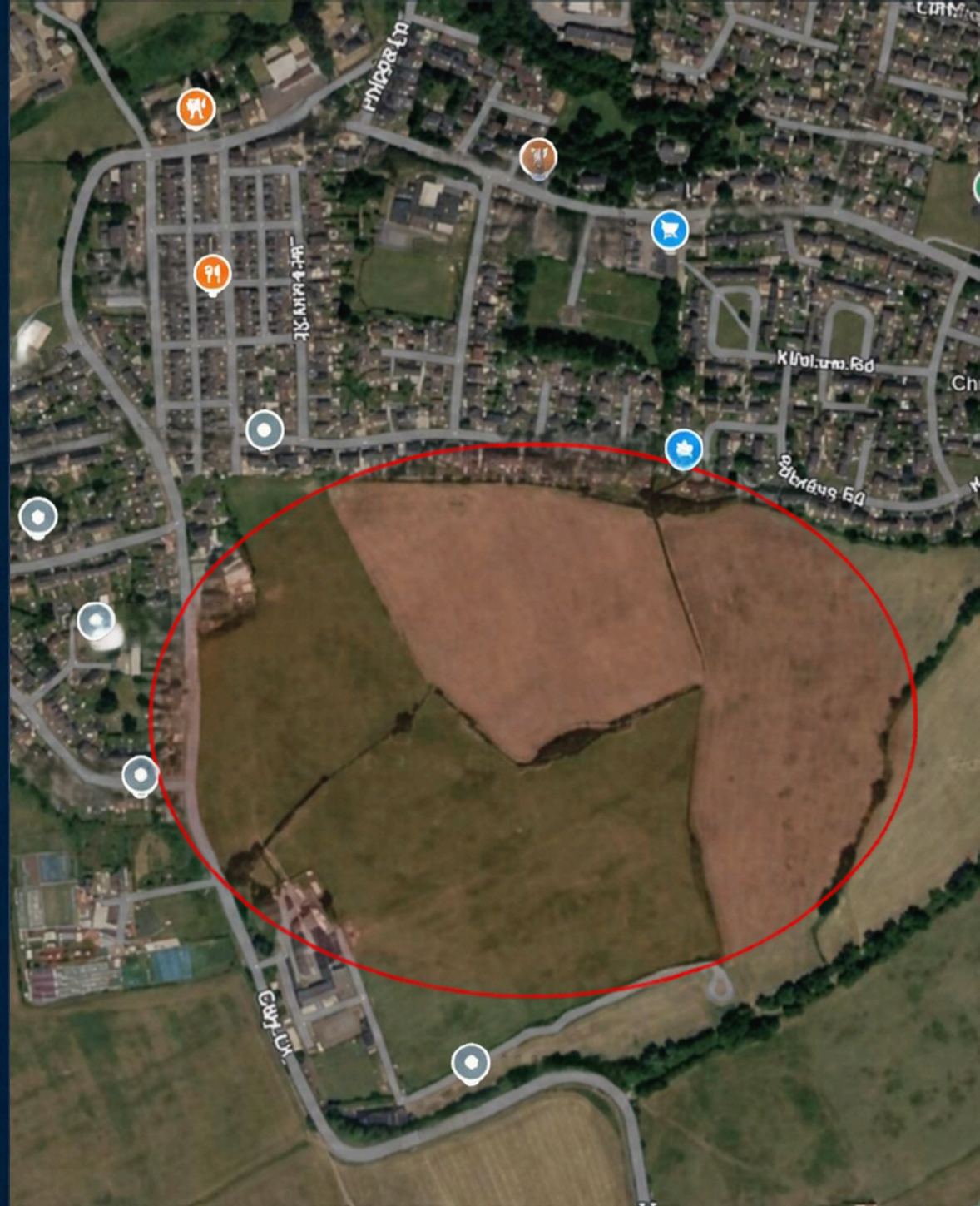
New & Emerging Proposals



Burtonwood & Westbrook Parish

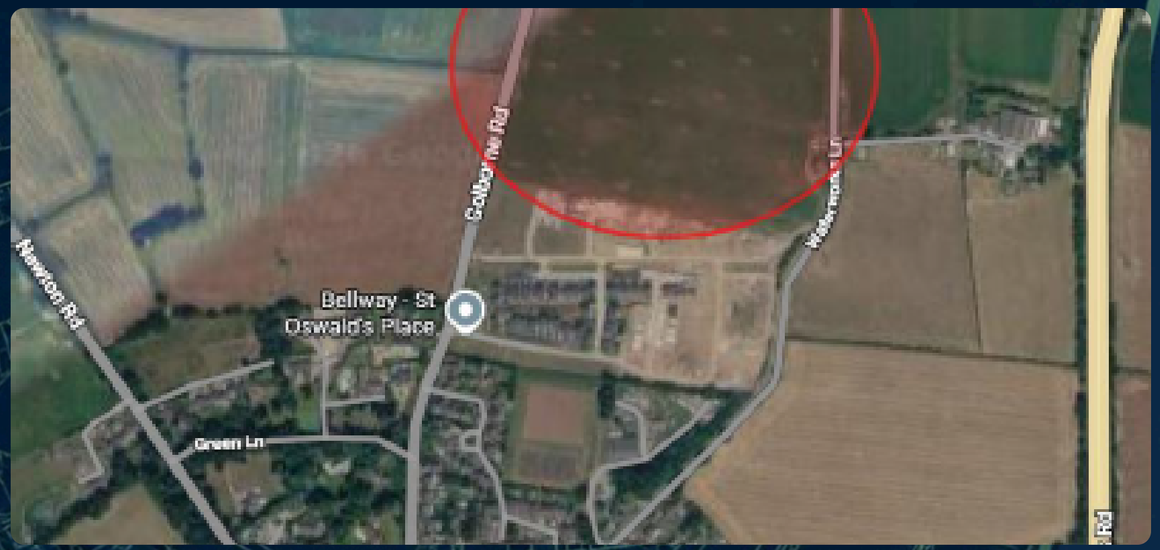
Ashton’s Farm, Clay Lane

- This site has a longer planning history than the current proposal.
- Reference 2026/00714/SCR was submitted on 1 June 2026 as an Environmental Impact Assessment screening request, not a planning application.
- The proposal covers redevelopment of the farmyard and commercial units for up to 15 homes, plus up to 500 homes, a medical centre/GP surgery, open space, access from Clay Lane, footpath links and associated infrastructure.
- Brooklyn Holdings is promoting the scheme, with Appleletons handling environmental and planning work.
- The main residential area is around 27 acres east of Clay Lane.
- Although the site is in the Green Belt, the developer says it qualifies as Grey Belt.
- This is not Brooklyn’s first attempt to promote the land.



Winwick Parish
Phase 2 – Golborne Road

Bellway is already constructing **153** homes east of Golborne Road under the development name **St Oswald's Place**.



Proposed Phase 2

The new proposal is:
The land comprises about **22 acres** immediately north of Phase 1. The indicative layout currently shows around **220 homes**, but Bellway has requested screening on the basis of up to **250** to retain flexibility.

EIA not required

Planning Application
will go live on the portal this month

Croft Parish

Turret Hall Farm - Peel Land



There IS now a live planning application.

Application

2026/00773/OUTM

- Seeks permission for up to 200 homes, with access being determined at outline stage and other detailed matters dealt with subsequently.
- Peel's propesition includes:
  Up to 200 homes; 45% affordable housing; at least approximately 25% of the site as green/open space; pedestrian and cycle permeability; landscaping/biodiversity measures; and access from Lord Street.
- Peel explicitly promotes the site as Grey Belt.

Croft Parish Council has subsequently submitted a formal objection.

More than 1,000 pages of application documents and technical material were submitted.

Probable timeline:

1. Peel proposal
2. May/June developer consultation
3. July outline application
4. WBC consultation
5. Parish Council and public representations
6. statutory/ technical consultee responses
7. WBC assessment
8. eventual determination

Culcheth & Glazebury Parish
West of Hob Hey Lane

Seeking an EIA screening opinion for up to 450 homes, open space and associated infrastructure.

It is NOT currently an application for 450 houses.

47 acres of agricultural land divided into three parcels.

The proposed access arrangements.

One vehicular access from Clifton Avenue into the northern parcel
and another from Swinhoe Place, off the eastern side of the development.

Developer’s transport estimates approximately:
244 two-way vehicle movements in the AM peak hour;
235 two-way movements in the PM peak hour.

Argues that the existing highway network could accommodate the development.



Culcheth & Glazebury Parish

NE of Culcheth / Warrington Road

Up to approximately 450 homes off Warrington Road, adjoining Culcheth High School and opposite the existing Story Homes development.

EIA screening request currently underway.



History

- Peel made extensive representations during the Warrington Local Plan process promoting land north-east of Culcheth.
- In its 2021 Local Plan representations, Peel proposed 300 homes during the Local Plan period, with capacity for another 300 homes on safeguarded land, giving potential for 600 homes.
- Peel argued that its site was preferable to Warrington's proposed OS2 allocation and said it could provide highway improvements to Warrington Road and potentially land for expansion of Culcheth High School.
- Older Peel documentation also describes the site as adjoining existing residential properties and Culcheth.

That history is relevant to explaining why these sites are suddenly re-emerging.

The extraordinary combined picture

Around 2,255 homes built, committed or under construction

• Peel Hall	up to 1,200
• Omega South	617
• St Oswald's Place	154
• Neptune, Croft	90
• Holcroft Gardens	194

Further development now proposed – up to 1,850 additional homes

• Ashton's Farm, Burtonwood	500
• St Oswald's Place phase 2, Winwick	250
• Turret Hall Farm, Croft	200
• Hob Hey Lane, Culcheth	450
• NE Warrington Road, Culcheth	450

OVER 4,100 HOMES COMBINED

The important issue is the **cumulative impact of existing and proposed development** across our communities — particularly on roads, schools, health services, drainage and other infrastructure.

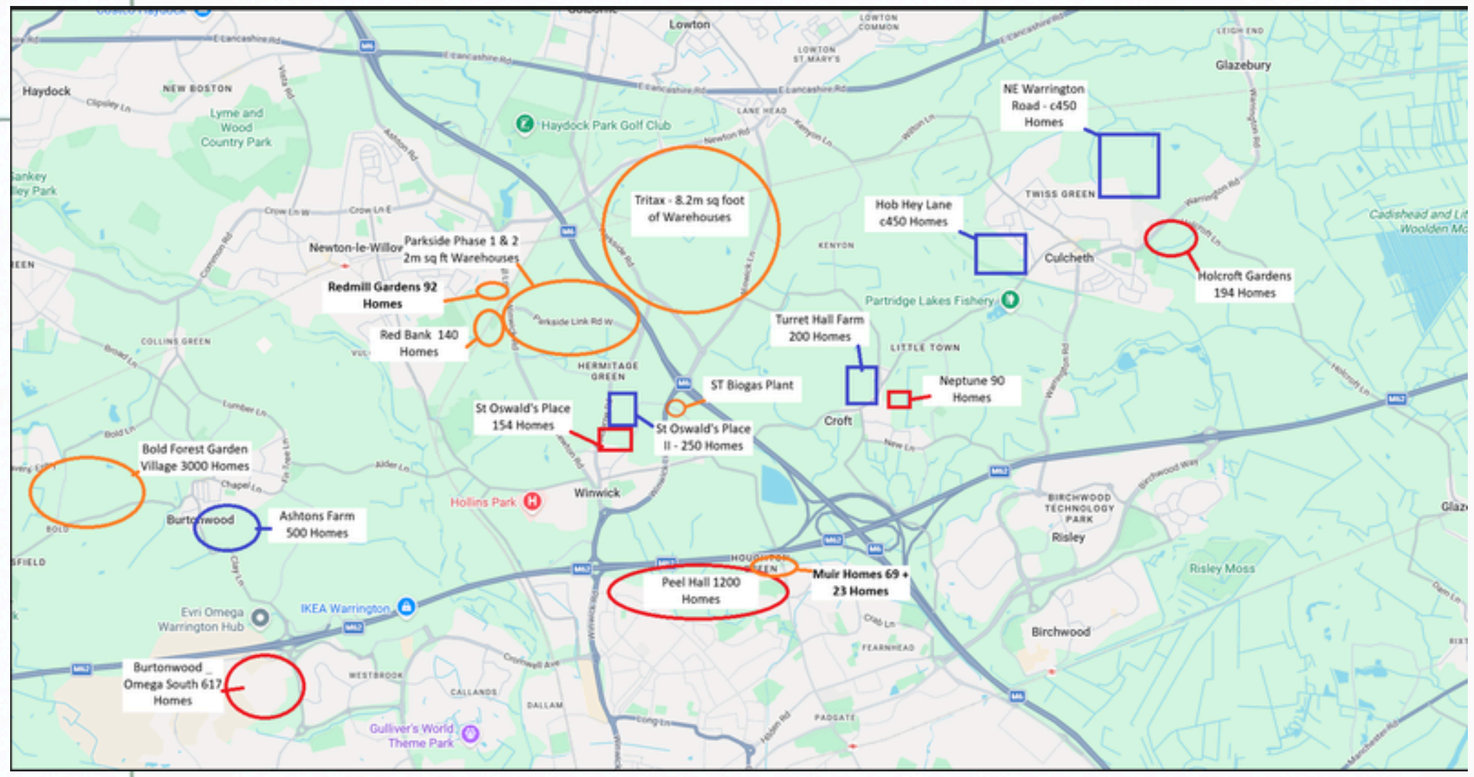
The wider picture



Looking beyond parish boundaries

If we zoom out the map

- Parkside Phase 1
- Parkside Phase 2
- Tritax ILP North / SRFI
- Haydock Point
- Bold Forest Garden Village
- plus other developments

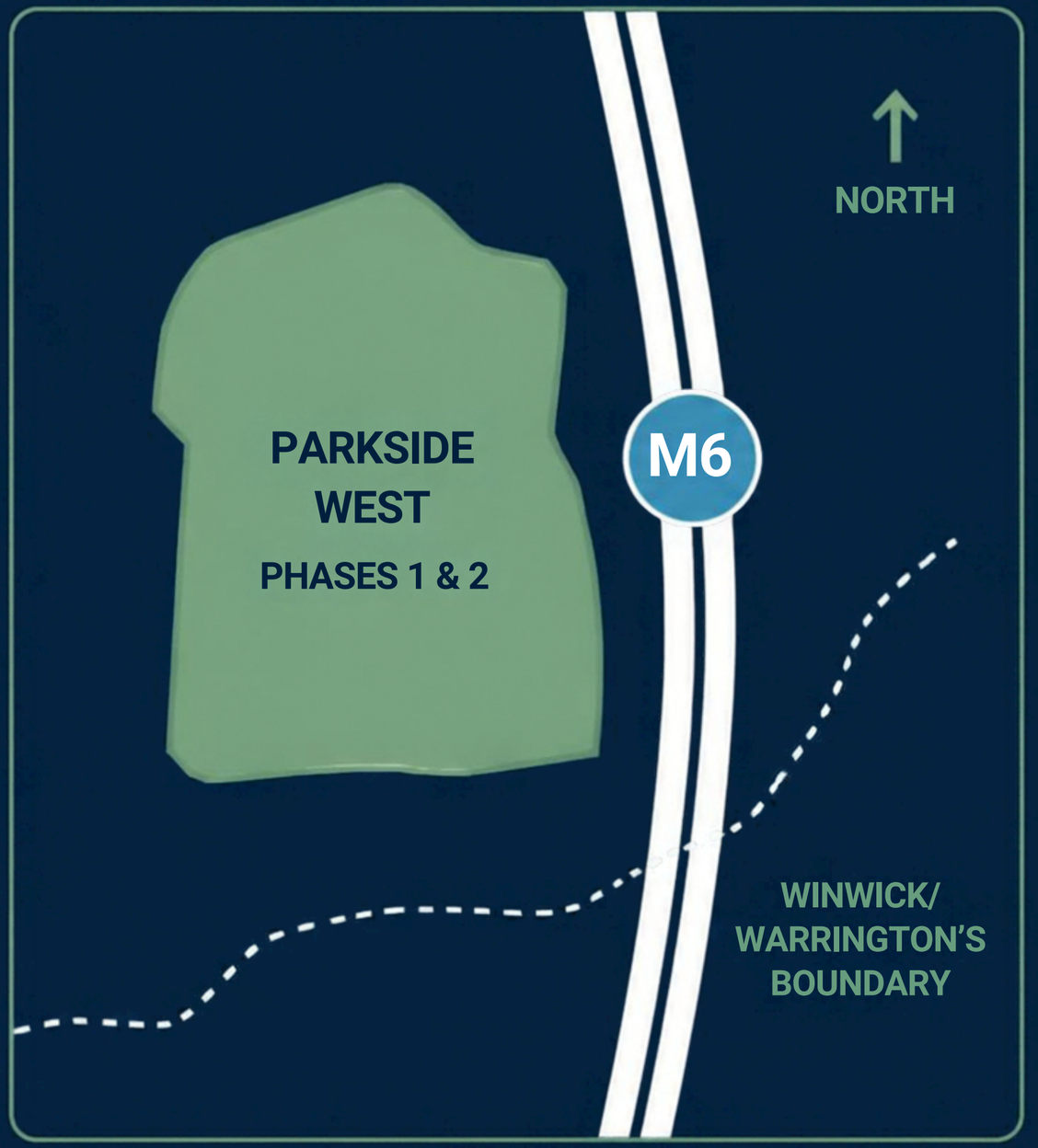


Parkside West

Phases 1 & 2

WHERE?

Former Parkside Colliery, Newton-le-Willows, immediately west of the M6 and very close to Winwick/Warrington’s boundary.



Parkside West

WHAT?

Parkside Regeneration LLP — a joint venture between St Helens Borough Council and Langtree — is redeveloping the former colliery as a major employment, industrial and logistics site.

Parkside forms part of the Liverpool City Region Freeport.



Parkside West – Phases 1 & 2

PHASE 1 – CURRENT STATUS – APPROVED / WORK UNDERWAY





PARKSIDE – PHASE 1

Former Parkside Colliery, Newton-le-Willows
Major logistics and employment development
Approx. 793,000 sq ft across the first three units
Planning permission granted – development underway

WHY DOES IT MATTER?

Immediately beside Winwick and the Warrington boundary. Traffic, construction activity and the relationship with the A49/M6 network remain important issues.

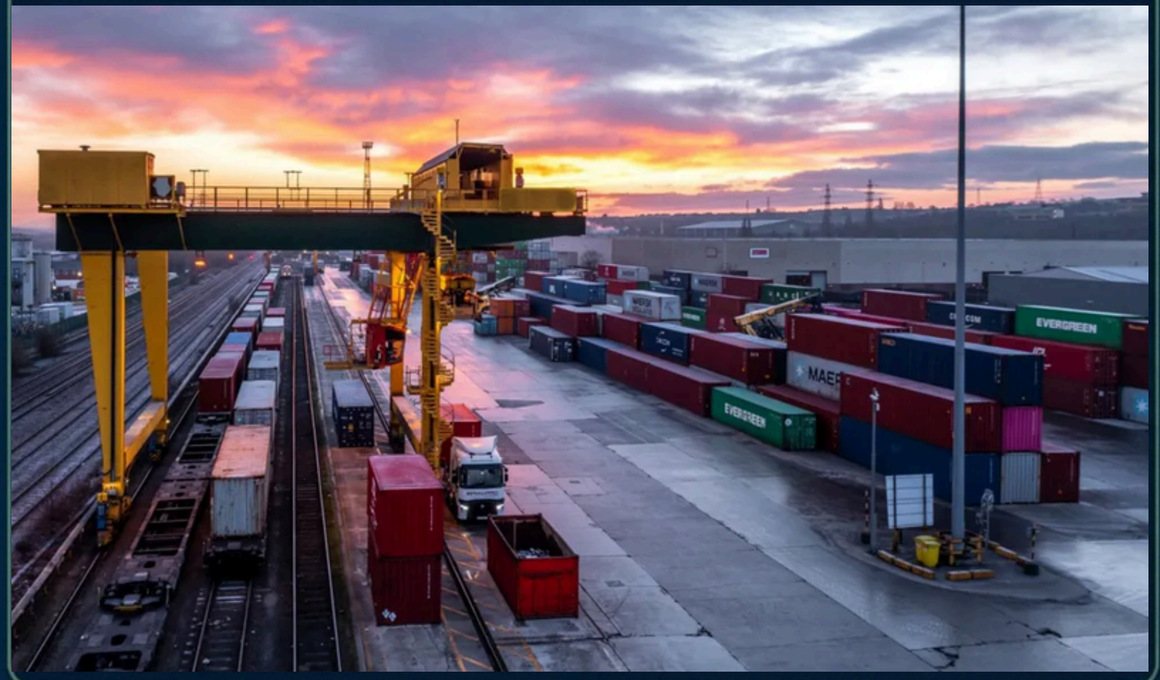
PARKSIDE – PHASE 2

Industrial, advanced manufacturing & logistics
Up to 1.6 million sq ft additional employment space
Planning permission granted – February 2026

Together, Phases 1 & 2 could provide approximately 2.4–2.5 million sq ft of development.

Intermodal Logistics Park North

Tritax proposed site & warehouses — not yet approved



Parkside warehouses — already approved and construction commenced



Tritax – Intermodal Logistics Park North

A proposed Strategic Rail Freight Interchange (SRFi) combining:

- a major intermodal rail freight terminal;
- very substantial logistics/warehouse buildings;
- supporting infrastructure;
- direct highway connection towards M6 J22
- via Parkside Link Road East.

East of Newton-leWillows / M6, adjoining the wider Parkside area

Proposed Strategic Rail Freight Interchange

Major rail terminal and logistics development

Potentially up to 30 trains per day = over 1000 HGVs a day

Approximately 8.2 million sq ft proposed logistics floorspace



NOT YET SUBMITTED FOR DEVELOPMENT CONSENT

NEXT STEPS:

- Further consultation – early 2027
- Focus on highways, noise & air quality
- DCO application currently expected
- Q2 2027

WHY DOES IT MATTER:

Potential HVAC traffic, M6 J22/A49 impacts, construction traffic, noise, air quality and cumulative impacts alongside Parkside and housing development.

Winwick BioGas

Winwick, next to Highfield Lane

Annerobic Digestion Plant to turn food waste into gas

120 Journeys, up to 16.5m Long HGVs

No major changes to highways planned



APPLICATION IN PROGRESS

Currently stalled due to objections by the Environment Agency who say the clay layer is not suitable and may cause damage to aquifier

WHY DOES IT MATTER?

Increased traffic in Winwick and surrounding area due to lack of direct access to J22 from the site. Potential smells and environmental issues and loss of green buffer

Haydock Point

M6 Junction 23 / A580, Haydock

Approx. 1.3 million sq ft manufacturing & logistics development

Secure HGV parking and alternative fuel hub

Major proposed changes around the A49/M6 J23



PRE-APPLICATION STAGE

Public consultation closed 13 September 2026.
NEXT: Peel intends to submit an outline planning application to St Helens Council later in 2026.

WHY DOES IT MATTER?

Another very substantial development on the M6 corridor, adding to the cumulative development and transport picture around Warrington's western/northern boundary.

Bold Forest Garden Village



- Approximately 3,000 homes
- New primary school
- On-site healthcare
- Strategic open space
- 30% affordable housing

ALLOCATED DEVELOPMENT

Masterplan Framework formally adopted January 2026.

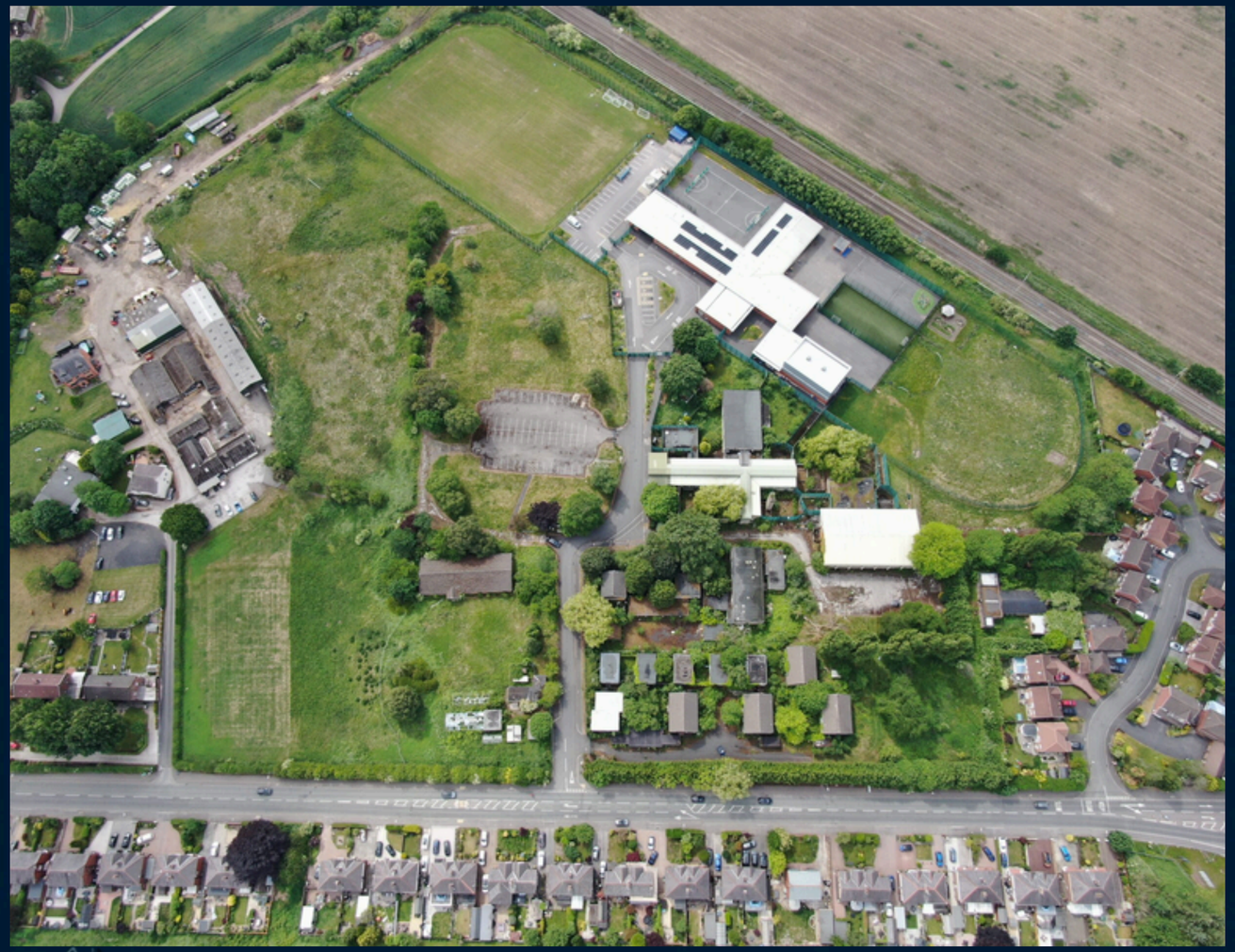
NEXT:

Development will come forward through planning applications and individual phases.

WHY DOES IT MATTER TO US?

It demonstrates the much wider scale of planned housing growth surrounding Warrington — development pressures and infrastructure demands don't stop at borough boundaries.

Former Red Bank School – Newton-le-Willows



Full planning application – 140 homes

- Former Red Bank site off Winwick Road / Coronation Drive
- 140 new homes
- Demolition of part of the former juvenile detention centre
- New open space and landscaping
- New internal roads and associated infrastructure
- Site allocated for residential development in the St Helens Local Plan
- Application: P/2026/0484/FUL Currently awaiting a decision

WHY DOES IT MATTER TO US?

Although the site is in St Helens, it sits immediately beyond the Warrington boundary and adds to the wider cumulative development picture affecting Winwick and the A49 corridor.

Wain Homes – Redmill Gardens

Next door to Red Bank



- A49 Mill Lane, Newton-le-Willows
- 92 homes
- Land west of A49 Mill Lane, Newton-le-Willows
- 30% affordable housing
- Planning permission granted on appeal — March 2025
- £603,733 Section 106 contributions
- Towards education provision and off-site highway improvements, including upgrades to existing bus stops.
- Development now progressing

WHY DOES IT MATTER TO US?

The site fronts the A49 corridor immediately north of Winwick and sits alongside the wider Parkside area.

Why Now?



WHY ARE WE SEEING SO MANY PLANNING PROPOSALS?

A number of things have changed at the same time:

Higher housing requirements
National planning policy is seeking increased housing delivery across England.

Five-Year Housing Land Supply
Concouncils are required to demonstrate a sufficient supply of deliverable housing sites. Where they cannot, this can affect how housing applications are assessed.

Changes to Green Belt policy
National policy now specifically recognises ‘Grey Belt’ land within the Green Belt, creating a potential route for development in circumstances set out in the NPPF.

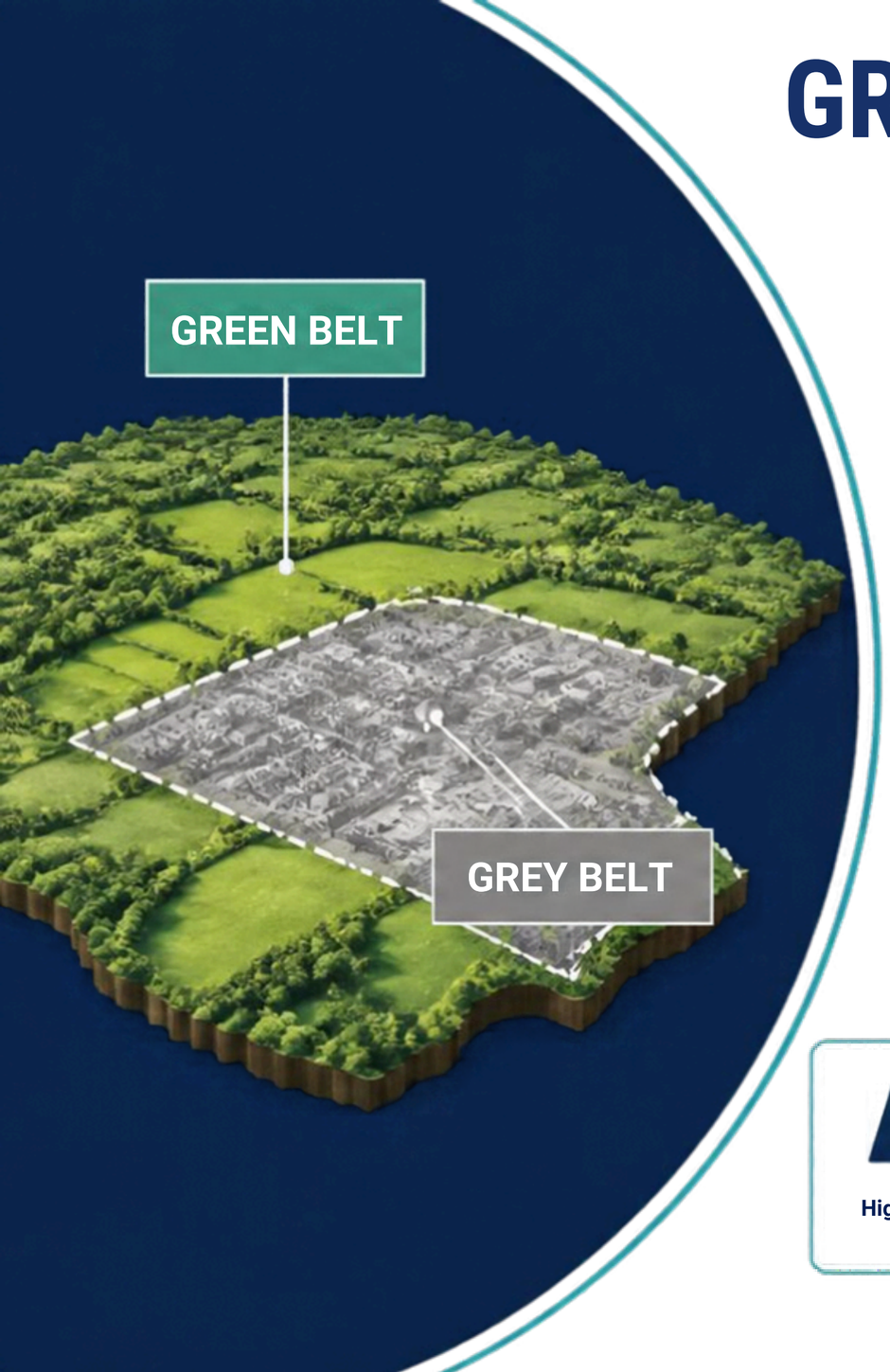
Warrington is updating its Local Plan
Warrington started reviewing its Local Plan in 2026 and invited landowners and developers to put potential development sites forward through a Call for Sites.

National planning policy has changed
A new National Planning Policy Framework was published on 17 August 2026.



The result: More land is being promoted and more development proposals are coming forward.

GREEN BELT & ‘GREY BELT’



Does this mean the Green Belt has disappeared?

NO

Green Belt remains a planning designation.

National policy now distinguishes some land within the Green Belt as Grey Belt.

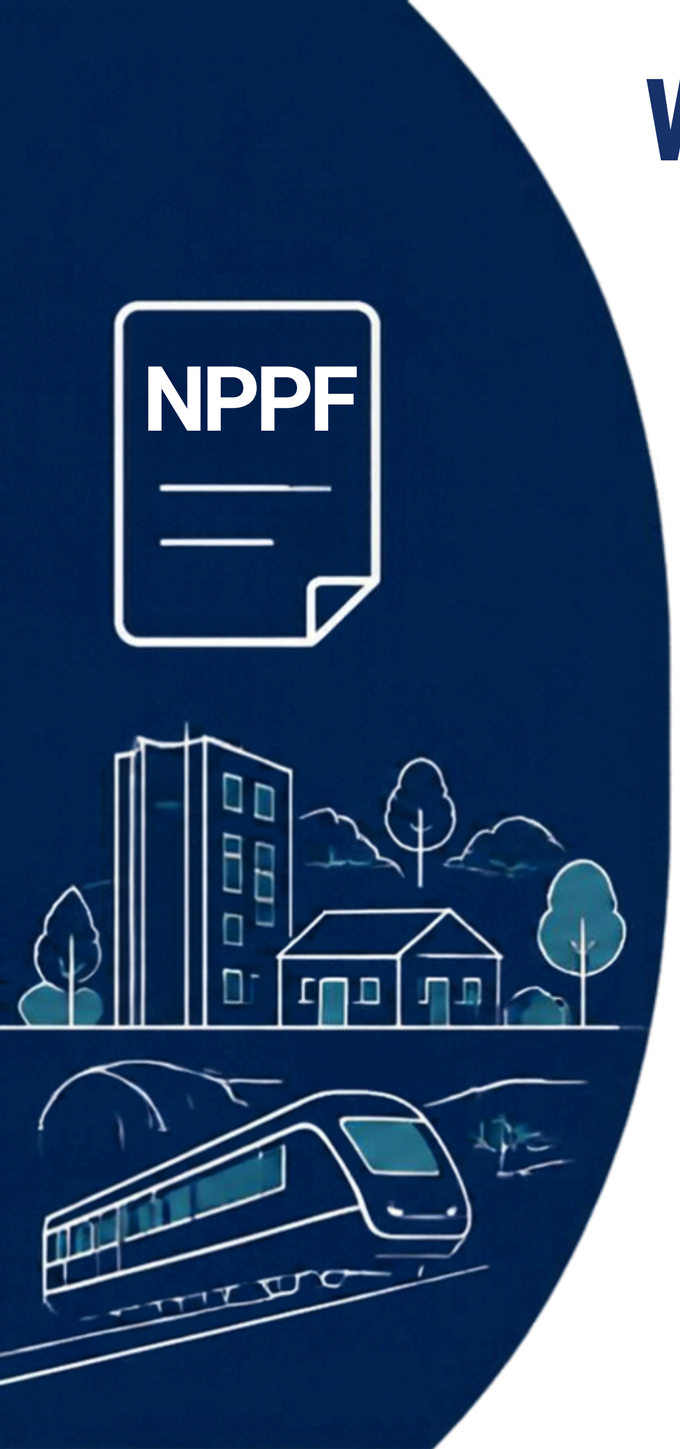
That can include previously developed land and other Green Belt land meeting the NPPF's definition.

National policy provides circumstances in which development on Grey Belt may not be treated as inappropriate Green Belt development.
But ‘Grey Belt’ does NOT mean automatic planning permission.

Applications still have to be assessed against the relevant planning policies and considerations, including matters such as:

Highways • Flooding • Drainage • Infrastructure • Landscape • Ecology • Heritage • Design • Sustainability

WHAT IS THE NPPF?



- National Planning Policy Framework Sets out the Government's national planning policies for England
- Guides councils when preparing Local Plans
- Is a material consideration when planning applications are decided
- It does not replace Warrington's Local Plan, but it can significantly affect how applications are assessed
- A completely revised NPPF came into effect on 17 August 2026.

WHAT HAS CHANGED?

- Greater emphasis on delivering new homes and economic growth.
- Clearer national rules for deciding planning applications — with new national decision-making policies taking immediate effect.
- Stronger support for suitable brownfield development.
- Green Belt / Grey Belt rules changed — some Green Belt land can have a clearer route to development where national policy tests are met.
- Greater support for development around well-connected railway stations.
- Housing delivery remains central — including the effect of housing need, housing delivery and land supply on planning decisions.
- Infrastructure and affordable housing requirements remain important, including specific 'Golden Rules' for qualifying major Green Belt development.

The NPPF changes the planning framework — it does not mean every proposed development will be approved. Each application must still be assessed through the planning process against the development plan and other material considerations.

How Planning Works



FROM PROPOSAL TO DECISION

1 Land identified/promoted

A developer or landowner identifies a potential site.

→

2 Pre-application / EIA Screening

Early discussions and environmental assessment requirements may be considered.

→

3 Planning application submitted

This is when a formal proposal enters the planning system.

↓

4 Validation

The Council checks that the required plans and information have been provided.

→

5 Public consultation

Residents and interested parties can submit representations.

→

6 Consultees respond

For example highways, drainage, environment and the Parish Council, as relevant.

↓

7 Planning assessment

Officers assess the proposal against the Local Plan, national policy and other material considerations.

→

8 Decision

Permission may be granted or refused, either by officers under delegated powers or by the Development Management Committee.

→

9 Possible appeal

An applicant may have a right of appeal following refusal, certain conditions or non-determination.

Different proposals discussed tonight are at different stages of this process.

An EIA Screening request is not a planning application.



WHO DOES WHAT?

PARISH COUNCIL

- Is a statutory consultant on relevant applications in its area
- Can submit a formal representation: support, object or comment
- Can raise local planning issues and residents' concerns
- Does not decide the planning application

BOROUGH COUNCILORS

- Can represent residents and raise planning concerns
- Can make their own representations on applications
- May be able to request committee consideration in accordance with the Council's procedures
- Councillors involved in deciding an application must approach the decision with an open mind

PLANNING OFFICERS

- Assess applications against planning policy and material considerations
- Consider consultation responses and technical evidence
- Seek specialist advice where required
- Prepare the professional planning assessment and recommendation
- Some applications can be determined by officers under delegated powers

DEVELOPMENT MANAGEMENT COMMITTEE

- Councillors determine applications which come before the Committee
- Consider the officer report, planning policies, evidence and material representations
- Can approve, refuse or defer an application
- Decisions must be based on planning considerations

Residents, Parish Councils and Borough Councillors can influence the process but the planning decision must ultimately be made on planning grounds.



SECRETARY OF STATE – ‘CALL-IN’

SECRETARY OF STATE – ‘CALL-IN’

- Most planning applications are determined locally
- The Secretary of State has the power to call in an application and determine it
- Call-in is generally considered where issues may be of more than local importance
- Anyone can ask the Secretary of State to consider calling in an application
- Certain applications may also have to be referred to the Secretary of State under specific legal directions
- There is no general rule that a housing development is automatically called in simply because it exceeds a particular number of homes
- Each potential call-in is considered on its circumstances.

PLANNING APPEALS

- If planning permission is refused, the applicant may have a right of appeal
- An applicant may also appeal against certain conditions or if the Council fails to determine the application within the required period
- Appeals are normally dealt with by the Planning Inspectorate
- The planning merits are considered again through the appeal process
- Residents and Parish Councils do not have an equivalent right of appeal simply because planning permission has been granted.

Call-in and appeal are two different processes: A Call-in can intervene before a local permission is issued; an appeal normally follows a refusal, disputed conditions or non-determination.

Having Your Say



WHAT CAN PLANNING CONSIDER?

MATERIAL PLANNING CONSIDERATIONS

- Traffic, highways and road safety
- Flooding and drainage
- Ecology and biodiversity
- Green Belt and landscape impact
- Heritage and archaeology
- Noise, air quality and pollution
- Design, scale and character
- Schools, health and other infrastructure
- Cumulative impact of development

NOT NORMALLY PLANNING CONSIDERATIONS

- Loss of property value
- Loss of a private view
- Private boundary or land disputes
- Competition between businesses
- Who owns the land
- Personal circumstances, unless directly relevant to planning

Planning decisions must be based on planning matters.



HOW TO MAKE YOUR VOICE HEARD

1. Speaking tonight is NOT a formal planning representation
2. Check whether a planning application has actually been submitted
3. Read the application and supporting documents
4. Submit your comments to the relevant planning authority
5. Quote the application reference
6. Focus on material planning considerations
7. Explain how the proposal would affect your area
8. Use local knowledge and evidence where you can
9. Submit comments before the consultation deadline
10. Tonight is about information, questions and helping residents participate effectively.



MAKE YOUR REPRESENTATION COUNT

- Planning is not a referendum
- 1,000 objections do not automatically mean refusal
- One well-evidenced planning issue can carry significant weight.
- Explain why you support or object to the proposal
- Refer to specific impacts, policies or evidence where possible
- Make your representation personal and relevant to your circumstances
- Avoid simply copying and pasting someone else's objection
- Petitions demonstrate strength of feeling, but the planning reasons behind them still matter

READ → IDENTIFY → EVIDENCE → EXPLAIN → SUBMIT

Thank You & Q&A

