



Murphy Group (RO: 1953)

SHLPEIP MATTER 4

Allocations, Safeguarded Land and Green Belt
Boundaries: Newton Le Willows





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TYPE OF DOCUMENT (VERSION) PUBLIC

PROJECT NO. 62261804

DATE: MAY 2021



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SHLPEIP MATTER 4

Allocations, Safeguarded Land and Green Belt Boundaries:
Newton Le Willows

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QUALITY CONTROL

Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Remarks				
Date	30/4/21	21/5/21		
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Signature				
Project number	62261804	62261804		
Report number	Hearing Statement Matter 4 – Wednesday 9 June 2021	RO 1953 Murphy Group Hearing Statement Matter 4	RO 1953 Murphy Group Hearing Statement Matter 4 Session 6	
File reference		(v3)		

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12. Do the Green Belt assessments support the allocation of Site 7HA and the safeguarding of Sites 2HS, 4HS and 5HS and demonstrate exceptional circumstances for the removal of the land from the Green Belt?

14. Should Sites 2HS, 4HS and 5HS be allocated rather than safeguarded so that they can contribute to meeting needs in the Plan period?

15. Is the configuration and scale of allocation 7HA and safeguarded site 4HS justified taking into account development needs, the Green Belt assessments and, in the case of 4HS, the effects on the setting of the Vulcan Village Conservation Area and recreational facilities?

16. Would the adverse impacts of developing Site 7HA (Green Belt impacts, highway safety, loss of playing field) outweigh the benefits?

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INTRODUCTION

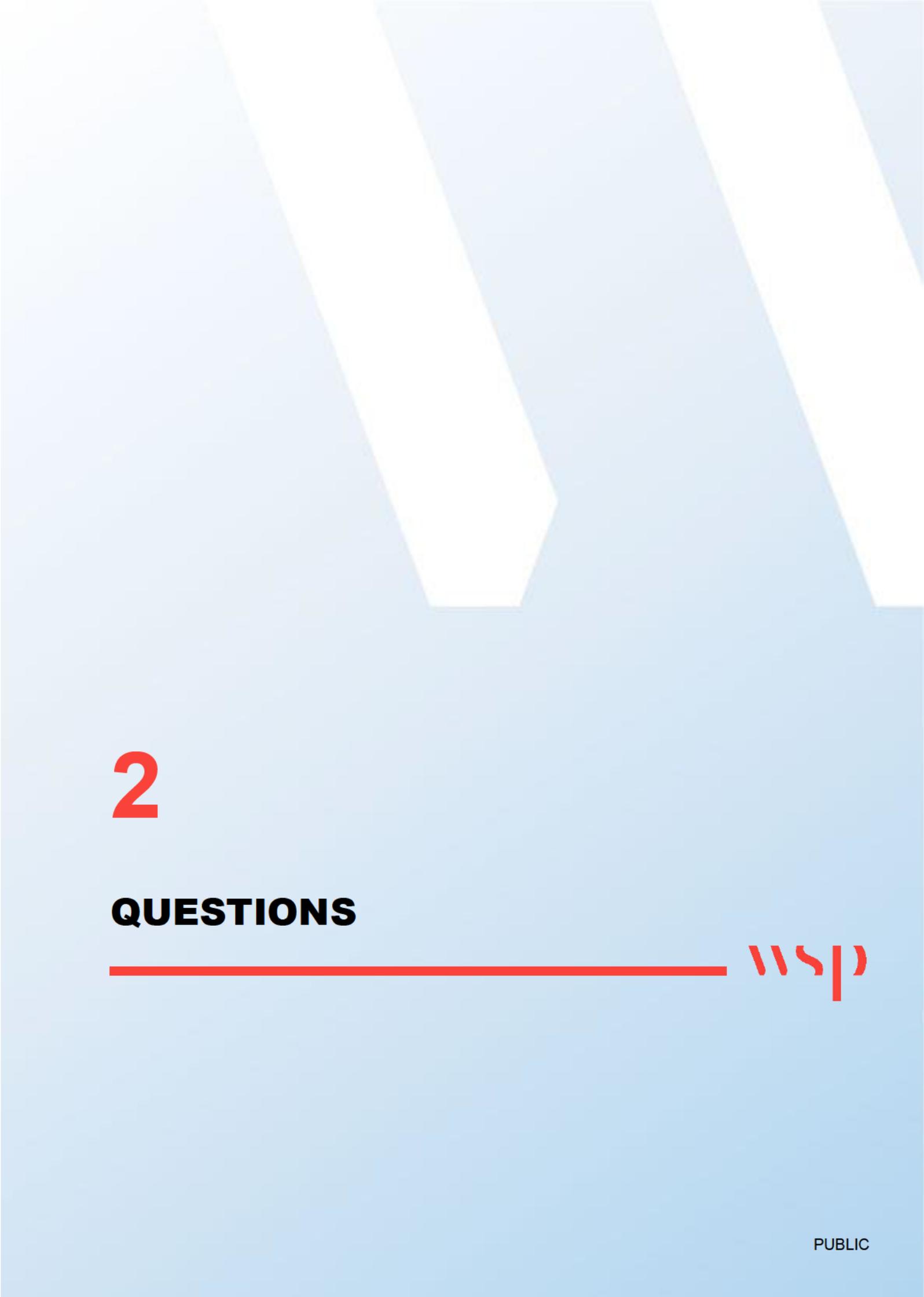


1 INTRODUCTION

- 1.1.1. WSP¹ has prepared this Hearing Statement on behalf of Respondent ID RO 1953: Murphy Group². An introduction to Murphy Group and a plan showing its land holdings in St Helens and adjacent to St Helens were appended to Hearing Statements Matters 1-3.
- 1.1.2. The Regulation 19 representations are contained from page 222 onwards in SD00821. The representations sought to re-designate 1HS (owned by Murphy Group) as an additional housing allocation.
- 1.1.3. The Statement relates to Matter 4, specifically to land in Newton-Le-Willows; the answers below conclude that:
- Allocation 7HA's capacity should be reduced to 117 homes;
 - 2HS, 4HS and 5HS should not be allocated; 1HS would be a more appropriate allocation to help address local need in the plan period.

¹ Indigo Planning made representations at the Regulation 19 consultation on behalf of Murphy Group. Indigo Planning has since been acquired by and become part of WSP.

² Murphy Group is also known as J Murphy & Sons.



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QUESTIONS



2.2 ISSUE 2: NEWTON-LE-WILLOWS / EARLESTOWN (7HA, 2HS, 4HS, 5HS)

12. Do the Green Belt assessments support the allocation of Site 7HA and the safeguarding of Sites 2HS, 4HS and 5HS and demonstrate exceptional circumstances for the removal of the land from the Green Belt?

14. Should Sites 2HS, 4HS and 5HS be allocated rather than safeguarded so that they can contribute to meeting needs in the Plan period?

- 2.2.1. The following response draws upon the findings of SD021.
- 2.2.2. Site 2HS is not within 800m of a railway station and is not within 800m of a district or local centre; the closest convenience store is within 800m. Safeguarded land 1HS is more accessible and better connected in terms of sustainable modes of transport.
- 2.2.3. Site 4HS has above and below ground heritage constraints. It is more than 1.2km from a primary school and 40-minutes by bus from a secondary school. Nor is the site in close distance to a railway station. Site 4HS is also “boxed in” in terms of access, and the local junctions need upgrading. Safeguarded site 1HS is more accessible, better connected in terms of sustainable modes of transport and is not crossed by the route of a Roman Road.
- 2.2.4. Site 5HS is more than 1.2km from a primary school. It is 875m from a district or local centre. It is therefore not as accessible by sustainable modes of transport as 1HS.
- 2.2.5. Site 5HS also does not have any defensible, logical or permanent boundary to its southern edge; the boundary of the site appears to have been devised to limit the capacity of the site to just fewer than 199 homes, in order to only require one access (a larger development would need two accesses). Unlike 1HS it is not bound by physical features.
- 2.2.6. **Therefore, 2HS, 4HS and 5HS should not be allocated, instead 1HS should be allocated in order to contribute to meeting needs in the plan period.**

15. Is the configuration and scale of allocation 7HA and safeguarded site 4HS justified taking into account development needs, the Green Belt assessments and, in the case of 4HS, the effects on the setting of the Vulcan Village Conservation Area and recreational facilities?

- 2.2.7. There is an application currently under consideration that proposes a new school on part of Site 7HA (Ref. P/2021/0028/FUL), whereby the Council is the applicant. This proposal would impact on the developable area of the site. In comments on the application, the planning policy officer advised:
- 2.2.8. *“Furthermore, although the proposal will reduce the original number of dwellings initially anticipated for the site as part of its proposed allocation in the emerging St Helens Borough Local Plan.”*
- 2.2.9. Removing the land covered by that application from the allocation would reduce its extent by circa 2.8ha, leaving 5.2ha area. Applying the 75% net developable area would leave a NDA of 3.9ha. At 30dph this would provide an indicative site capacity of 117 units rather than the 181 proposed in the plan.



16. Would the adverse impacts of developing Site 7HA (Green Belt impacts, highway safety, loss of playing field) outweigh the benefits?

- 2.2.10. The SA shows that there will likely be significant negative effects on biodiversity and landscape associated with this development. These need to be weighed against the reduced benefits associated with a reduction in the size of the proposal to reflect the forthcoming school on part of the site.



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