

Statement of Community Involvement

Land at Chapel Lane, Widnes

April 2023

Prepared on behalf of **Taylor Wimpey UK Ltd**



Statement of Community Involvement | Land at Chapel Lane

April 2023

Contents

1.0 Executive Summary	3
1.1 Pre-Application Consultation	3
1.2 Conclusions	4
2.0 Planning and Guidance: Role of Community Involvement	5
2.1 Government Planning Policy	5
2.2 Halton Borough Council Statement of Community Involvement	6
2.3 Our Approach	6
3.0 Consultation and Engagement Programme	7
3.1 Letters to local political stakeholders	7
3.2 Meeting with Cllr Phil Harris and Birchfield Ward Councillors	8
3.3 Meetings with Cllr Terry Bryon and Cronton Parish Councillors	8
3.4 Meeting with Leader of Halton Council, Cllr Mike Wharton	9
3.5 Leaflets to local residents and businesses	9
3.6 Website	10
3.7 Public Exhibition	10
3.8 Consultation email	11
3.9 Community Information Line	11
3.10 Social Media	11
3.11 Media Coverage	12
4.0 Summary of Feedback	13
4.1 Feedback Channels	13
4.2 Community Information Line	13
4.3 Email Correspondence	14
4.4 Feedback Form	14
5.1 Local Infrastructure	24
5.2 Local Highways/Traffic and Road Safety	24
5.3 Loss of Green Space/Impact on Wildlife	24
5.4 Concerns Over Access / Access from Queensbury Way	25
5.5 Less Homes Needed	25
5.6 Greater Pedestrian Access	25
5.5 Affordable Homes	25
6.0 Conclusion	26
7.0 Appendices	27

Statement of Community Involvement | Land at Chapel Lane

April 2023

1.0 Executive Summary

This Statement of Community Involvement (SCI) has been prepared by Lexington, on behalf of Taylor Wimpey UK Ltd, in support of submitting an outline planning application for a residential scheme on land at Chapel Lane, Widnes. The description of the planning application is provided below:

“Outline planning application (with all matters other than access reserved) (to be determined by Halton Borough Council only) for the development of up to 350 dwellings, public open space, landscaping and associated infrastructure works. Full details for site access arrangements via a new junction on Chapel Lane (to be determined by Knowsley Borough Council only) and emergency access via Sandy Lane (to be determined by Halton Borough Council).”

This site has been identified for residential development in Halton Borough Council’s newly-adopted Delivery and Allocations Local Plan (DALP). It states that to accommodate the borough’s projected growth, an additional 8,050 homes will need to be built by 2037 and that the land at Chapel Lane, labelled ‘Chapel Lane to Old Upton Lane’ within the DALP, can accommodate 299 of these new homes whilst the adjacent land, known as ‘Sandy Lane to Chapel Lane’ can accommodate a further 133 homes. The site was selected for its capability to deliver a thriving modern community, whilst retaining significant green space, in an area of Halton in need of high-quality homes.

Following the adoption of the Local Plan in March 2022, Taylor Wimpey UK Ltd is now bringing forward proposals to develop the Chapel Lane site in line with the above specifications which, if approved, will deliver:

- A thriving and sustainable extension to the community near Chapel Lane;
- Deliver 350 high-quality and energy-efficient homes in a range of styles and sizes to respond to the local housing need, including 20% affordable housing;
- Sensitively designed green infrastructure, including plans to retain existing wetland and watercourses’ alongside trees and hedgerows, retaining high-quality trees where possible with additional landscaping and planting;
- A site which promotes active styles of transport, including cycling routes through Sandy Lane and pedestrian and cycling access from Chapel Lane, Sandy Lane and existing PROWs;
- A range of outdoor play areas for children;
- Contribute to enabling Halton Council to address the challenges facing the Borough, which are set out in the DALP, including delivering a balanced housing offer which supports economic growth and attracts skilled workers into the area;
- An investment of approximately £16.8m per year into the local economy during construction; with the creation of 235 new jobs during construction and indirectly through the supply chain.

1.1 Pre-Application Consultation

Taylor Wimpey UK Ltd is committed to community consultation and engagement with stakeholders and residents for its developments and has instructed Lexington, a specialist communications consultancy, to undertake a robust pre-application consultation and engagement programme.

Lexington carried out the pre-application consultation in accordance with national and local guidelines (outlined in **Section 2.0**) which ran between Wednesday 28 September and Friday

Statement of Community Involvement | Land at Chapel Lane April 2023

21 October 2022. To ensure that as broad an audience as possible was engaged, the consultation incorporated both physical and digital elements, which are further detailed in **Section 3.0**. The result was a comprehensive and inclusive consultation which fully adhered to all statutory requirements.

1.2 Conclusions

This report outlines the methods used to engage with politicians, the public and the press. It also summarises the feedback received from respondents and provides Taylor Wimpey UK Ltd's response to pertinent issues raised during the consultation.

Overall, this Statement of Community Involvement demonstrates how:

- Taylor Wimpey UK Ltd has met the requirements for the pre-application public consultation;
- Taylor Wimpey UK Ltd has carried out extensive community engagement, with a high number of responses from the local community and local stakeholders.
- The feedback received covers a broad range of topics relating to the development, including access, infrastructure, highways, parking provisions, wildlife and green spaces.

A full breakdown of the feedback gathered during the consultation is outlined in **Section 4.0** of this document and **Section 5.0** provides a response to the comments raised. Taylor Wimpey UK Ltd is confident that the feedback received has been addressed in this report that will be submitted alongside the outline planning application to Halton Borough Council.

2.0 Planning and Guidance: Role of Community Involvement

Planning guidance states that pre-application consultation with communities, local authorities and statutory consultees can bring several benefits to the process of determining planning applications. Against this background, Taylor Wimpey UK Ltd has sought to consult with interested parties following local and national policy and guidance concerning community involvement in the planning system, as well as industry best practice.

2.1 Government Planning Policy

The Localism Act 2011

The Localism Act 2011 seeks to provide the local community with a voice throughout the planning process, highlighted in the former Department for Communities & Local Government's paper, Decentralisation and Localism Bill: an essential guide, which outlines one of its principles as:

"Empowering communities to do things their way – by creating rights for people to get involved with, and direct the development of, their community."

The Act outlines that applicants must notify the local community about their proposals and *"bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land."* It goes on to state that the publicity must explain how the applicant can be contacted by those *"wishing to comment on, or collaborate...on the design of, the proposed development"* and that applicants must consider the feedback received by having *"regard to any responses to the consultation."*

National Planning Policy Framework

In 2021, the Ministry of Housing, Communities & Local Government released its updated National Planning Policy Framework (NPPF). The document seeks to achieve sustainable development with three overarching objectives: economic; social; and environmental.

The updated NPPF sets out guidance in relation to pre-application engagement. The guidance emphasises early engagement and suggests that *"the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits"*, adding that *"the production of plans should 'be shaped by early, proportionate and effective engagement between plan makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees"*.

National Planning Practice Guidance

The National Planning Practice Guidance 2019 (NPPG) is intended to make planning guidance more accessible and easier to keep up to date. With regard to consultation and community engagement, the NPPG notes:

"Early and timely engagement between developers, statutory consultees and local authorities at the pre-application phase is important in helping to address issues and opportunities early on and avoid delays occurring at the formal application stage".

The guidance states that this can be achieved by consulting the local planning authority, statutory and non-statutory consultees, elected members and local people, with the level of engagement proportionate to the nature and scale of the proposed development.

Statement of Community Involvement | Land at Chapel Lane

April 2023

2.2 Halton Borough Council Statement of Community Involvement

Halton Borough Council adopted its revised Statement of Community Involvement (SCI) in January 2019. The SCI encourages applicants, developers and agents to consider pre application engagement “*where it will add value to the process and the outcome*” and that “*on major schemes a developer would be expected to consider holding a public meeting, exhibition and leaflet drop in the local area. Appropriate consultation plans can be agreed at pre application stage*”.

2.3 Our Approach

Taylor Wimpey UK Ltd has sought to ensure that the engagement with the local community on the plans has adhered to the national and local guidance as outlined in the Localism Act 2011, the NPPF, the NPPG and Halton Borough Council’s SCI, as well as industry best practice. This document confirms to Halton Borough Council that the above requirements have been met for the proposed development on land at Chapel Lane. Taylor Wimpey UK Ltd recognises the value of effective consultation prior to submission and is committed to continuing engagement in the post-submission phase.

3.0 Consultation and Engagement Programme

Taylor Wimpey UK Ltd is committed to delivering a consultation process that provided as much information as possible on the proposals and provided ample opportunity for feedback from a broad range of stakeholders. To that end, the consultation period commenced on Wednesday 28 September and ended on Friday 21 October 2022, lasting for a period of three weeks, and adopted a hybrid approach, incorporating both in-person and virtual elements.

During this time, a series of steps were undertaken to advise local residents and stakeholders about the consultation and how to submit feedback, which are outlined in this section of the report.

3.1 Letters to local political stakeholders

Prior to the consultation launch a letter was issued to relevant members of Halton Borough Council to notify them of the proposals, advise them of the public consultation timeframe, and invite them to a meeting to discuss the scheme in more detail. The letter was posted first-class on Tuesday 20 September. A PDF version of the letter was also sent via email on the same day. The recipients of this letter included:

- The Leader of Halton Borough Council;
- The Deputy Leader and Executive Board Member for Major Projects;
- The Cabinet Member for Environment & Urban Renewal,
- The Cabinet Member for Climate Change;
- Birchfield Ward Members (Halton Council), and;
- Whiston and Cronton Ward Members (Knowsley Council).

Following the receipt of the letters, telephone and email approaches were made to these stakeholders to follow up on the request of a meeting. Taylor Wimpey UK Ltd is pleased with the interest displayed by local stakeholders to discuss the plans and the meetings carried out. More information about these meetings is detailed in **Section 3.2** below.

A second letter was sent to the same political stakeholders, with the addition of the local MP, by first class on Monday 26 September, with a PDF version of the letter sent via email on the same day, to inform them of the launch of consultation. This letter provided the recipients with greater detail on the consultation approach and invited them to attend the stakeholder preview session at the public exhibition on Wednesday 5 October. The letter also directed the recipients to the consultation website and detailed the ways in which feedback could be submitted. The recipients of this letter included:

- The office of the MP for Halton;
- The Leader of Halton Borough Council;
- The Deputy Leader and Executive Board Member for Major Projects;
- The Cabinet Member for Environment & Urban Renewal,
- The Cabinet Member for Climate Change;
- Birchfield Ward Members (Halton Council), and;
- Whiston and Cronton Ward Members (Knowsley Council).

A copy of correspondence sent to stakeholders is provided in **Appendix A**.

Statement of Community Involvement | Land at Chapel Lane April 2023

3.2 Meeting with Cllr Phil Harris and Birchfield Ward Councillors

On Tuesday 4th October, representatives of Taylor Wimpey UK Ltd met with the Cabinet Member for Climate Change at Halton Council, Councillor Phil Harris, alongside Head of Planning at Halton Council Andrew Plant, before meeting with Birchfield Ward Councillors Mike Fry and Angela Ball later in the afternoon. These meetings were scheduled ahead of the exhibition in order to provide a preview of the scheme, showcase the plans in more detail, and offer an opportunity to hear any concerns and answer questions about the scheme.

The meetings took place at 1pm and 3:30pm at The Municipal Buildings, Widnes and the discussion covered the following key themes:

- Taylor Wimpey UK Ltd's environmental credentials;
- Construction phasing and timescales;
- Details about the types of housing, including affordable housing;
- Access from Chapel Lane and the expected impact on local highways;
- The initial results from the consultation so far.

3.3 Meetings with Cllr Terry Bryon and Cronton Parish Councillors

On Wednesday 5th October, prior to the public exhibition event, members of Taylor Wimpey UK Ltd met with Councillor Terry Bryon from Knowsley Council along with seven members of Cronton Parish Council. This meeting was scheduled ahead of the exhibition in order to provide a preview of the scheme ahead of the arrival of the public, as well as hear any concerns and answer questions about the scheme. The attendees included:

- Councillor Terry Bryon, Whiston and Cronton (Knowsley Council)
- Councillor David Rostance, Chair of Cronton Parish Council;
- Councillor John Foran, Cronton Parish Council;
- Councillor Lianne Terry, Cronton Parish Council;
- Councillor David Thomas, Cronton Parish Council;
- Councillor Rachel Fielding, Cronton Parish Council

The meeting took place at 2pm at the Parklands Sports Club and the discussion covered the following key themes:

- Access from Chapel Lane and the possibility of creating access from Queensbury Way;
- Local highways network around peak travel times;
- Local infrastructure, including local school provision and medical practices;
- The existing site and its current Green Belt status;
- Pedestrian access and safety from Sandy Lane;
- Affordable housing provision.

Taylor Wimpey UK Ltd will continue to liaise with elected representatives from Halton Borough Council, Knowsley Council, Cronton Parish Council and elsewhere, together with other local community groups, as the plans progress.

A further meeting with Cronton Parish Council and Cllr Terry Bryon took place on 12 October, in Cronton. This meeting was requested by the Parish Council in order to demonstrate first hand to the project team several of the points raised during the previous meeting. Members of the project team were escorted round Cronton, with members of the Parish Council describing their concerns.

Statement of Community Involvement | Land at Chapel Lane April 2023

3.4 Meeting with Leader of Halton Council, Cllr Mike Wharton

On Wednesday 12th October, during the ongoing public consultation, members of Taylor Wimpey UK Ltd met with Leader of Halton Council Cllr Mike Wharton. The meeting was scheduled after the launch of the consultation as previous engagements meant Cllr Wharton was unable to meet earlier. The meeting provided Cllr Wharton with the opportunity to find out more about the proposals and ask questions about Taylor Wimpey UK Ltd's vision for the future of the site.

The meeting took place between 10:30am and 11:30am at the Leaders Office, Municipal Buildings, Widnes with the discussion covering the following key themes:

- The inclusion of the site within the Borough's DALP;
- Construction phasing and timescales;
- Details about the types of housing, including its energy efficiency credentials and affordable housing allocation;
- Access from Chapel Lane and the expected impact on local highways;
- A review of the existing comments made from the consultation so far.

3.5 Leaflets to local residents and businesses

To announce the public consultation, information leaflets were scheduled to be delivered on Wednesday 28 September to 1,510 residential and business addresses closest to the site. The leaflet provided an overview of the proposals, the site plan and an indicative image of the proposed development.

The leaflet also included details of how people could view the plans in greater detail and details of how they could submit their feedback via the following methods:

- Visiting the consultation website: <http://www.chapellaneconsultation.co.uk>
- Calling the community information line: 03333 580 502 (available Monday to Friday 9am to 5:30pm with a voicemail facility);
- Emailing: chapellaneconsultation@havingyoursay.co.uk
- Writing via Freepost SHAPE TOMORROW, and;
- Attending the public exhibition on Wednesday 5 October between 3pm and 8pm at Parkland Sports Club, WA8 4NQ. More information about the public exhibition is available in **Section 3.5**.

Although the vast majority of households received the leaflet on the morning of the 28th, a distribution error meant a proportion of the homes did not receive one. This was corrected on Monday 3rd October, when a second distribution of leaflets was conducted, targeting those properties who initially did not receive one, ahead of the public event.

At the launch, it was advertised that the consultation would run for a two and a half week period with a deadline for feedback on Monday 17 October 2022. However, following the delay to the distribution of leaflets, the deadline was extended to Friday 21 October 2022, to allow ample opportunity for people to participate. A copy of the leaflet and a map of the distribution area can be found in **Appendix B**.

Statement of Community Involvement | Land at Chapel Lane

April 2023

3.6 Website

A dedicated website, <http://www.chapellaneconsultation.co.uk/>, was launched on Wednesday 28 September 2022 at the start of the consultation. The website included the following information:

- An overview of Taylor Wimpey UK Ltd's proposals and the benefits thereof;
- Background information on the housing need in Halton;
- Imagery including CGIs of the proposed house types, an illustrated masterplan with annotations and street scenes to reflect the proposed scheme;
- Frequently Asked Questions;
- Background information about Taylor Wimpey UK Ltd;
- An online questionnaire for residents to provide their feedback on the scheme, and;
- A facility for residents to register their interest in a new home as part of the proposal.

Between Wednesday 28 September and Friday 21 October, the consultation website was viewed 6,779 times. Images of the website can be viewed in **Appendix C**.

3.7 Public Exhibition

Taylor Wimpey UK Ltd held a public exhibition in order to give the local community an opportunity to view the proposals in person and speak with members of the project team. The event took place on Wednesday 5 October between 3pm and 8pm at Parkland Sports Club. This venue was chosen as to its located immediately adjacent to the proposal site on Chapel Lane, close to the southern boundary. As noted above, a stakeholder preview session took place on the same day between 2pm and 3pm.

In total, 226 residents attended the exhibition.

During the event, attendees were able to learn more about the plans for Chapel Lane by reading eight exhibition boards which were displayed around the venue and contained information on the following:

- An overview of the consultation;
- Information on the site's allocation and an overview of Taylor Wimpey UK Ltd's proposals;
- An annotated image of the site Masterplan;
- Information on highways considerations, including traffic and accessibility;
- Information on public transport and sustainability;
- Information on Taylor Wimpey UK Ltd's environment and landscaping principles underpinning the proposals;
- Background information about Taylor Wimpey UK Ltd;
- A timeline indicating the next stages of development;
- Instructions on how to submit feedback by the deadline of Monday 15 August.

Copies of these exhibition boards are available in **Appendix D**. Residents were also able to speak to members of the development team and ask questions. Paper copies of the boards were available to take home, as well as feedback forms which could be submitted on the day, or returned by Freepost.

Statement of Community Involvement | Land at Chapel Lane April 2023

3.8 Consultation email

A dedicated email address, chapellaneconsultation@havingyoursay.co.uk was established to receive feedback and answer enquiries from the general public regarding the plans. The email was included on all correspondence with residents and stakeholders, as well as the press release and consultation website.

Feedback received via this email address was logged as part of the consultation, and where questions were asked, a member of the project team responded to these queries. During the consultation period, 61 emails were received and a summary of the responses is provided in **Section 4.0**.

3.9 Community Information Line

A Community Information Line (03333 580 502) was provided throughout the course of the consultation, to enable people to speak with members of the development team directly. Residents were able to ask questions, leave their feedback verbally, or request for paper copies of the consultation be posted to them. The telephone line was available at the start of the consultation and was staffed from 9.00am to 5.30pm, Monday to Friday. An answerphone facility was available outside of office hours.

The Community Information Line was promoted in all correspondence with residents and stakeholders, and included on the consultation website. Four calls were received during the consultation and a summary is provided in **Section 4.0**.

3.10 Social Media

Taylor Wimpey UK Ltd utilised social media to maximise awareness of and encourage participation in the public consultation. Facebook adverts were targeted at all residents within a radius of approximately 25 kilometres of the site, ensuring that a wider area was notified of the consultation compared to the area that received the community leaflet. Appearing as a post on the users' news feed, the adverts were designed to be eye-catching and encourage users to click on the "Learn More" button which would direct them to Taylor Wimpey UK Ltd's website, <https://www.taylorwimpey.co.uk/new-homes/widnes/chapel-lane>, where a link to the consultation website could be found.

The adverts were viewed at least once by 283,747 people and resulted in 4,619 clicks to the website. Copies of these social media adverts can be found in **Appendix E**.

Statement of Community Involvement | Land at Chapel Lane April 2023

3.11 Media Coverage

A press release was published at the launch of consultation, on Wednesday 28 September, to promote the feedback period to local, regional and industry press. The release included the following information:

- An overview of the site's allocation for residential development;
- A summary of Taylor Wimpey UK Ltd's proposals;
- A quote from Taylor Wimpey UK Ltd North West's senior strategic land and planning manager, and;
- A summary of the ways in which feedback could be submitted.

The press release was covered in the following outlets:

- 28 September 2022, 'Plans unveiled for 350 new homes on former green belt', [Runcorn and Widnes World](#)
- 29 September 2022, 'Taylor Wimpey UK Ltd maps out 350 homes for Halton', [Place North West](#)
- 30 September 2022, 'Taylor Wimpey UK Ltd's plans to build new 350-home estate in Cheshire town', [Cheshire Live](#)
- 3 October 2022, '*Developer eyes former Green Belt land for 350 homes*', [Liverpool Echo](#)

A copy of the release can be found in **Appendix F**.

4.0 Summary of Feedback

Feedback was invited by telephone, post, email and online form. The details of how to submit feedback were provided on the project website, the letters and leaflets distributed to the local community and stakeholders, the press release issued to local and national media, and finally on the feedback forms and display boards at the public exhibition on Wednesday 5 October.

A total of 214 pieces of feedback were received during the consultation period, the majority of which was through the public exhibition paper form (75) and the online feedback form (74). All of the feedback during the consultation feedback period has been considered. A summary of the different formats and the volume of responses is summarised in **Section 4.1**.

Taylor Wimpey UK Ltd is grateful to all those who provided feedback on the proposals during the public consultation and a breakdown of the comments received is provided in this section.

4.1 Feedback Channels

Format	Total
Email	61
Community Information Line	4
Online feedback form	74
Public Exhibition paper form	75
Total	214

4.2 Community Information Line

Four calls were made to the Community Information Line from local residents. Contact details and notes from the call were logged with the callers' consent. The callers were thanked for their participation in the consultation and received confirmation that their feedback would be included in the documentation submitted to the Council as part of the planning application. These calls related to the following:

- A local resident objecting to the scheme, citing the proximity of the proposed development to their home and the noise which occur during construction.
- A local resident objecting to the scheme, citing the access from Chapel Lane as the reason.
- A local resident asking for clarification on what the small black stars on the map (signature buildings) were.
- An employee at the local college requesting information on whether Taylor Wimpey UK Ltd will be exploring future apprenticeships in the area.

Statement of Community Involvement | Land at Chapel Lane

April 2023

4.3 Email Correspondence

In total, 61 emails were received during the feedback period. All senders received confirmation of receipt of their emails and were informed that their feedback would be included in the documentation submitted to the Council as part of the planning application. The emails broadly reflected the feedback received through the other available methods and related to the following:

- Objections to the proposal questioning the need for further development and citing the loss of green land;
- Objections to the proposal due to the access from Chapel Lane, with several questioning why access cannot come from Queensbury Way
- Objections to the proposal due to the possibility of increased traffic on the local highways network
- Objections to the proposal due to concerns over the capability of the existing pedestrian infrastructure on Chapel Lane to keep residents safe.
- An enquiry into what will be done to prevent noise and pollution during construction
- An enquiry into what will be done to prevent anti-social behaviour on the site
- An enquiry into the provision of affordable housing;
- An enquiry into what infrastructure would accompany any development, and;
- Requests for the incorporation of children's play areas and green space for residents in the future, should the development go ahead.

4.4 Feedback Form

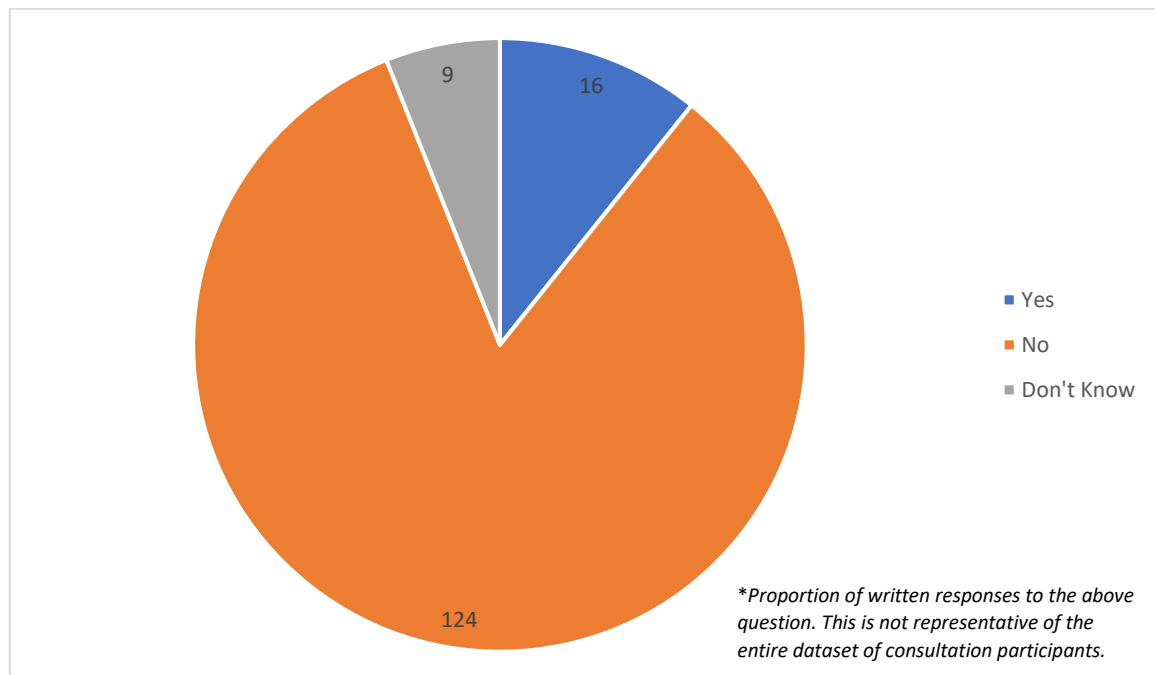
An online feedback form was made available on the project website and paper copies were provided at the public exhibition for interested parties to give their views. The form asked the respondents the following six questions:

- 1) Do you think that there is a need for new homes in this part of Halton?
- 2) If so, what types of housing do you think are needed in the local area?
- 3) What specific themes of the draft plans are important to you?
- 4) What would you like to see in the community greens?
- 5) What else would you like to see included with the plans for land at Chapel Lane?
- 6) Do you have any further comments about the plans?

In total, 74 individual submissions through the online form were received during the public consultation, together with an additional 75 respondents who chose to fill in a paper copy at the public exhibition. This resulted in 149 responses via the feedback form in total. All feedback from the forms, both online and paper copies, have been combined and analysis of these responses is outlined below.

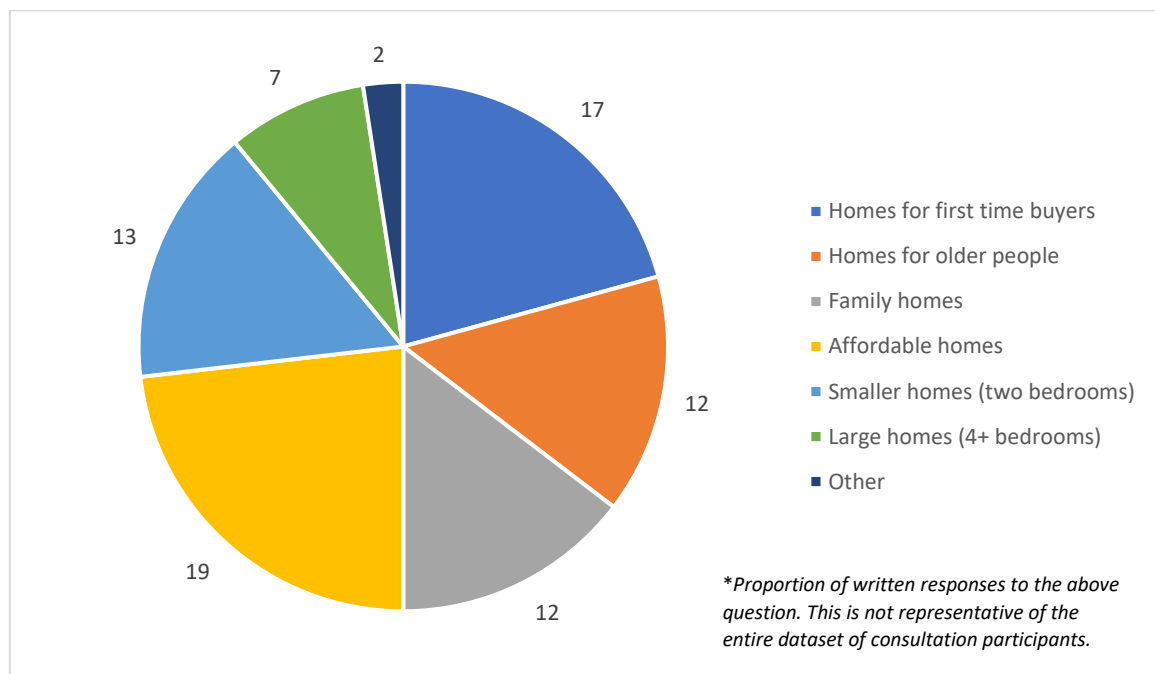
Statement of Community Involvement | Land at Chapel Lane April 2023

Question One: Do you think that there is a need for new homes in this part of Halton?



All 149 individuals answered this question. Of these, 124 (83%) felt that there was not a need for new homes in this part of Halton. Sixteen respondents felt that new homes were required, with nine indicating they were not sure.

Question Two: If so, what types of housing do you think are needed in the local area?



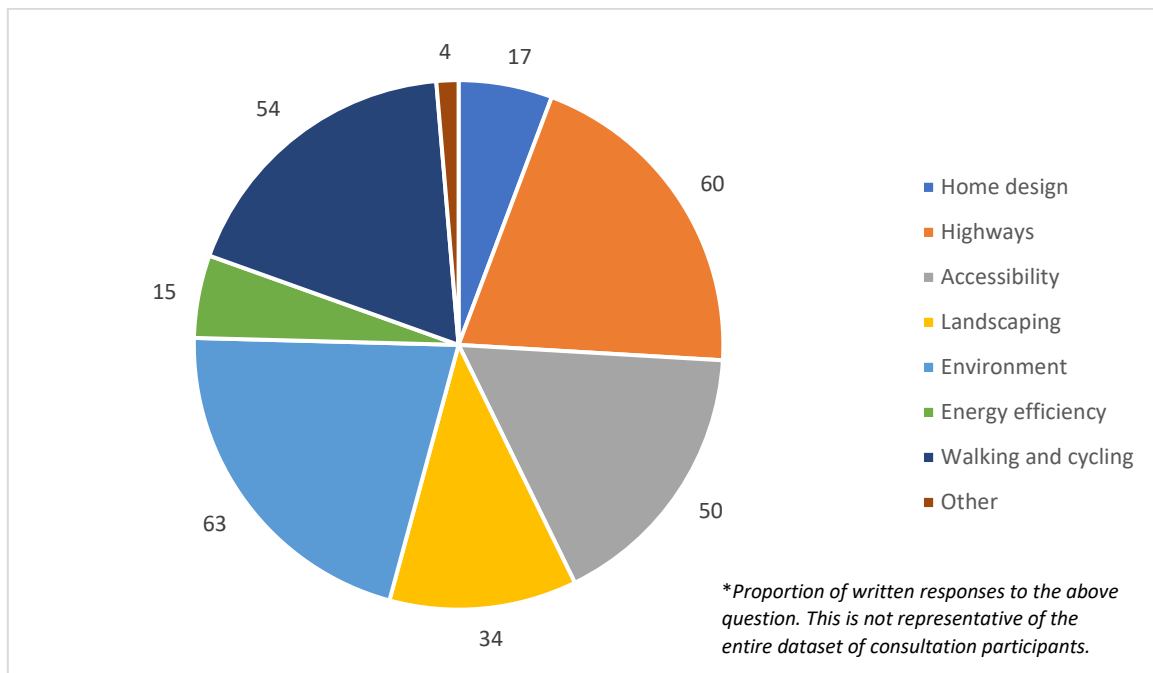
Of the 149 responses received overall, only 34 individuals answered this question. Respondents were presented with a multiple choice question asking them to select what types of homes they thought were needed in the local area from seven categories. Any number of the seven categories could be selected, which accounts for the number of responses

Statement of Community Involvement | Land at Chapel Lane April 2023

exceeding the number of participants. As can be seen, a broad mixture of housing types are sought after by respondents, indicating the general need for new housing in this area of Halton.

Homes for first time buyers and affordable homes were the most popular categories, selected 19 and 17 times, respectively. Smaller homes, homes for older people and family homes all received similar levels of support, selected 13, 12 and 12 times, respectively. Of the two respondents who selected 'other', one felt that there should be 'affordable rental homes' whilst the other noted their opposition to the scheme, saying that the development should not go ahead at all.

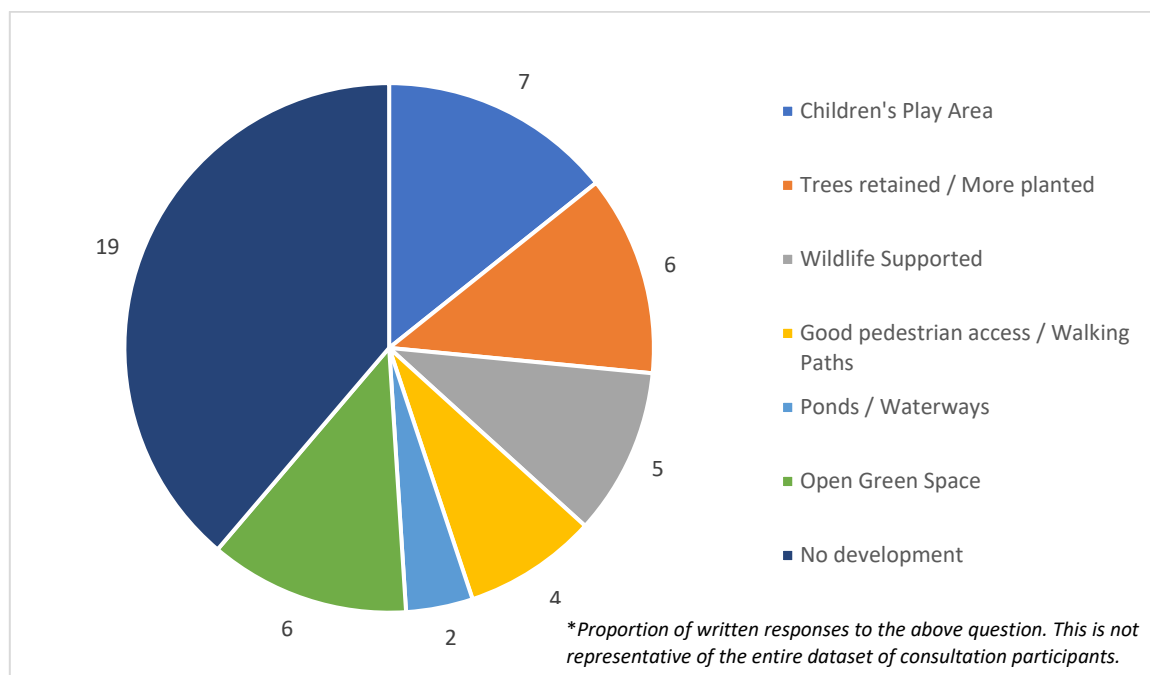
Question Three: What specific themes of the draft plans are important to you?



Of the 149 responses received overall, 106 individuals answered this question. Respondents were presented with a multiple choice question asking them to select what specific themes of the draft plans were the most important to them. Any number of the eight categories in the above pie chart could be selected, which accounts for the number of responses exceeding the number of participants. Environment and Highways were the most popular categories, selected by 63 and 60 people, respectively. This was followed by walking and cycling (54), accessibility (50), landscaping (34), home design (17) and energy efficiency (15). Of the four respondents who selected 'other', two emphasised their belief that infrastructure improvements should be considered, while the others had concerns about road safety. More specifically, they had concerns regarding the lack of pavement provision along Chapel Lane.

Statement of Community Involvement | Land at Chapel Lane April 2023

Question Four: What would you like to see in the community greens?



In total, 35 individuals answered this question and respondents were presented with the opportunity to provide a free text reply. The answers that were received have been categorised into key themes and then counted, in order to allow for quantitative analysis. The comments could mention as many different themes as they wanted, which accounts for the total number shown on the pie chart above exceeding the number of responses.

A breakdown of the key responses is provided below, with the most frequently occurring themes provided first.

No Development / General Opposition

Nineteen respondents replied to Question 4 sharing their general opposition to the scheme, with the majority stating that they would prefer the site to remain as it is or have no future development.

Verbatim comment	Postcode of respondent
"Would like the community greens to remain as green belt"	WA8 9PH
"The fields left as they are"	WA8 5BT
"It already is community greenspace, it should be left as it is"	WA8 9AB

Statement of Community Involvement | Land at Chapel Lane April 2023

Children's Play Areas / Recreation Space

Seven respondents suggested they would like to see facilities for children and young people to enjoy included within the community greenspace.

Verbatim comment	Postcode of respondent
"Parks and playgrounds".	WA8 3YB
"Area for kids to play. Parks, football pitches".	WA8 7JB
"Safe spaces for younger children and separate safe areas for older children".	WA8 7UU

Open Green Space

Six respondents requested that areas of green open space are incorporated into the proposals wherever possible. Several of these respondents also suggested that the proposals should reduce the number of homes included within the proposals to incorporate this.

Verbatim comment	Postcode of respondent
"I would like to see less houses built and more green space left"	WA8 9ZA
"Reduction in the density of new homes, retain more Green Belt"	WA8 5BT
"Natural areas of grass and hedgerow and more tree planting"	WA8 9AT

Tree Retention / Planting

Six respondents requested that existing trees on the site be retained and, that wherever possible, new trees were planted along the site.

Verbatim comment	Postcode of respondent
"More green spaces! Landscaping with established trees left in place and more trees planted"	WA8 9WD
"Large open spaces with extensive greenspaces and trees"	WA8 9ZA
"Tree's + Wildlife preserved"	WA8 4SE

Statement of Community Involvement | Land at Chapel Lane

April 2023

Wildlife

Five respondents requested that consideration is given to supporting existing wildlife on site through habitat protection and the creation of new green spaces for local animals and insects.

Verbatim comment	Postcode of respondent
"Explore the possibility to create a series of ponds as are present throughout the Upton Rocks area, to further enhance the environment and variety of wildlife. A broad range of trees and planting to encourage wildlife, as well as local initiatives to encourage bats, birds and other wildlife into the area."	WA8 9WX
"Walking paths, ponds/water, wildlife and trees etc."	WA8 9PE
"Animals/greenery protected"	WA8 9ZA

Pedestrian Access / Walking Paths

Four respondents stated that they would like to see pedestrian access incorporated into the community greenspace.

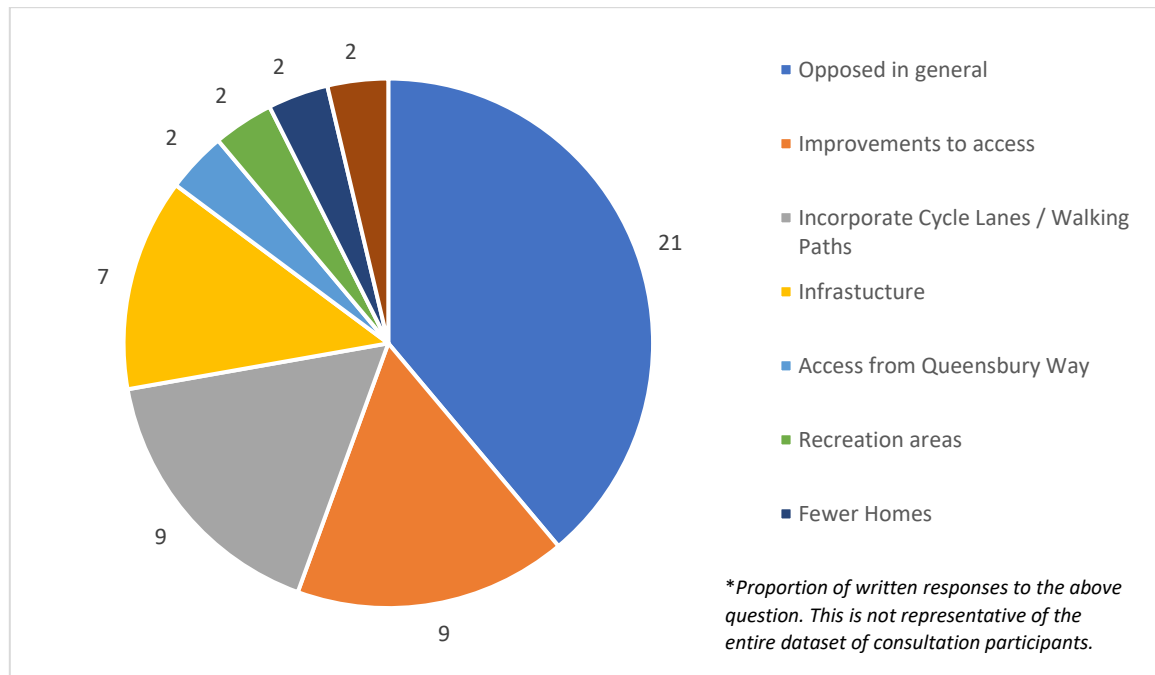
Verbatim comment	Postcode of respondent
"Quality access and facilities for the locality and use by local residents enabling /encouraging walking, running, cycling through the site".	WA8 5BB
"Accessibility to all areas on the site + Linking up to other local area"	L35 1QZ
"Multi-user routes - crushed grit topping or flexi-pave"	WA8 3UA

Other

One respondent requested that no vehicular access over Sandy Lane was included within the proposals.

Statement of Community Involvement | Land at Chapel Lane April 2023

Question Five: What else would you like to see included with the plans for land at Chapel Lane?



In total, 35 individuals answered this question and respondents were presented with the opportunity to provide a free text reply. The answers that were received have been categorised into key themes and then counted, in order to allow for quantitative analysis. The comments could mention as many different themes as they wanted, which accounts for the total number shown on the pie chart above exceeding the number of responses.

A breakdown of the key responses is provided below, with the most frequently occurring themes provided first.

General Opposition

Of the 35 individuals who provided an answer, 21 of them noted their general opposition to the scheme, with the majority stating that they would prefer the site to remain as it is or have no future development.

Verbatim comment	Postcode of respondent
"Leave them as they are"	WA8 5DH
"No plans"	WA8 9ZA
"Left alone"	WA8 5DU

Statement of Community Involvement | Land at Chapel Lane

April 2023

Improvements to Access from Chapel Lane

Nine respondents replied to this question stating they would like to see changes made to improve the proposed vehicular access from Chapel Lane, with several respondents requesting Taylor Wimpey UK Ltd reassess their current plans.

Verbatim comment	Postcode of respondent
"The site connects to the main highway system only at Chapel Lane, which is essentially still a small rural road connecting two villages, at a point between two bends in the road. This introduces safety concerns which need to be addressed. In the absence of the option of bringing this road up to a higher standard then consideration should be given to introducing a roundabout junction".	WA8 5BB
"Wider access, road is not big enough to cater for another 700-1000 cars".	WA8 9PG
"Good access to major roads - Cronton Lane is at capacity during peak hours"	WA8 9ZA

Pedestrian Access

Nine respondents replied to this question stating the need for pedestrian access in the area, providing better infrastructure than what is currently available, and improving the proposed pedestrian access from Chapel Lane.

Verbatim comment	Postcode of respondent
"Retention of pedestrian walkways with no cars crossing so that there is a safe area for our children to ride their bikes and for dogs to be walked off lead as happens now".	WA8 5BB
"I wish to see the addition of pedestrianised routes (open to cyclists as well) with no cars either next to or crossing the pathway along Sandy Lane and the adjoining footpaths".	WA8 9HG
"Completely pedestrianised footpaths with no vehicles near or crossing them. This is what we have today and I wish to keep this. Putting gates along the footpath does not make them safe, inconveniences the cyclists and dog walkers who use these paths today and will reduce the public's walking and cycling routes in the area as well as reducing the number of children who will walk or cycle to school each day."	WA8 9DP

Statement of Community Involvement | Land at Chapel Lane April 2023

Greater Infrastructure

Seven respondents replied to this question stating they would like to see investment into local infrastructure, mostly school provision, alongside the development at Chapel Lane.

Verbatim comment	Postcode of respondent
"Community charging hubs for electric cars. The site needs shops. There are none within walking distance".	WA10 6SL
"doctors, schools, shops and proper road infrastructure".	WA8 4NQ
"More schools, shops and restaurants"	WA8 9AG

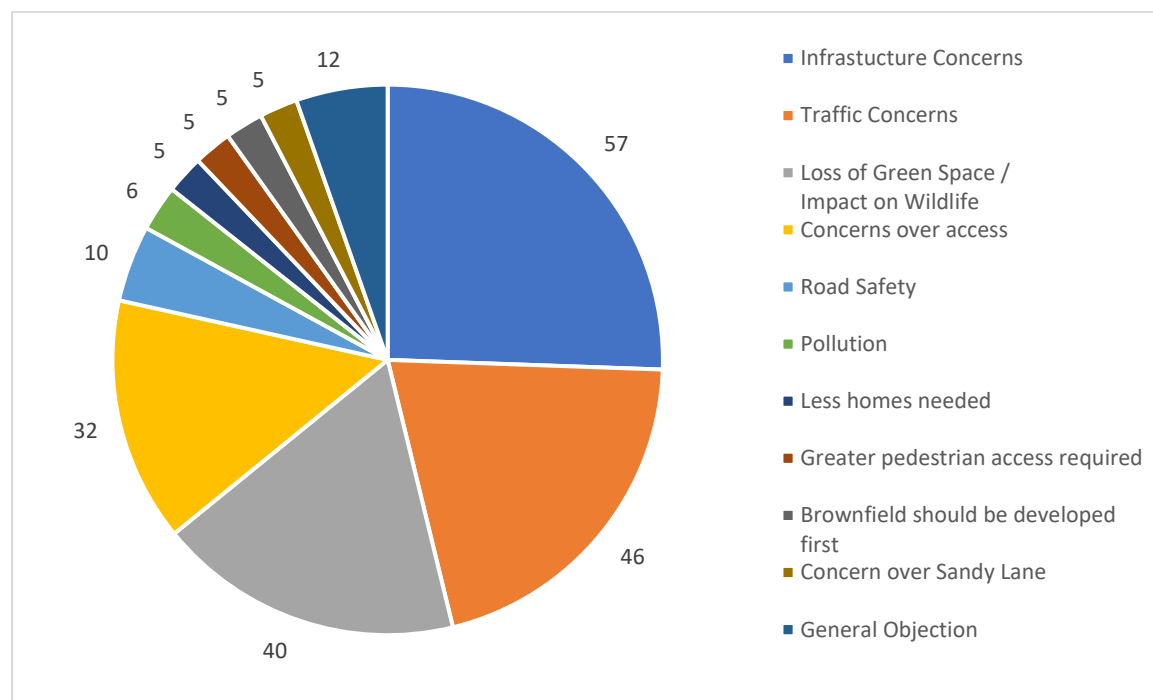
Other

Other comments included the following themes:

- Access preferred from Queensbury Way (3)
- Inclusion of fewer homes on the proposal site (2)
- Inclusion of recreational space (2)
- Inclusion of affordable rental provision (1)

Statement of Community Involvement | Land at Chapel Lane April 2023

Question Six: Do you have any additional comments or suggestions about the plans?



Question 6 received 108 free text responses, with the comments provided broadly reflecting the feedback already received in the previous questions. The answers that were received have been categorised into key themes and then counted, in order to allow for quantitative analysis. The comments could mention as many different themes as they wanted, which accounts for the total number of themes shown on the pie chart and the number of responses exceeding the number of participants.

The most frequently occurring themes in response to this question were concerns over infrastructure (57), traffic (46) and the loss of green space (40), followed by concerns over access (32). Less popular categories included road safety (10), pollution (6) and several more which each received approximately five mentions.

Taylor Wimpey UK Ltd's responses to the above themes can be found in **Section 5**, where a comprehensive overview of the feedback received can be found.

5.0 Response to Feedback

Taylor Wimpey UK Ltd is grateful to all those who took the time to respond to the public consultation. The feedback submitted has been reviewed by the project team and has helped to shape the plans that will be submitted to Halton Borough Council's planning department.

During the consultation, several topics were raised by respondents. The development team has sought to respond to these comments within this section.

5.1 Local Infrastructure

As part of the planning application, Taylor Wimpey UK Ltd will work with the Council's planning officers to determine the local needs for the area, and the impact that more homes may have on local amenities and infrastructure. Due to the nature and size of the proposed development, new facilities on site cannot be provided, but Taylor Wimpey UK Ltd will work with the Council to agree a financial contribution to services for the local area.

5.2 Local Highways/Traffic and Road Safety

Taylor Wimpey UK Ltd recognises that concerns have been raised concerning the impact of the development on local highways.

A detailed Transport Assessment will be submitted as part of the planning application, to consider ways to minimise the potential impact of the development on the surrounding highway network. The data from these assessments will be used to calculate how many trips will be generated in the morning and evening peak hours. Not all households will have two cars and not all residents will travel from 8am to 9am and 5pm to 6pm due to differing work/shift patterns and the growing preference for flexible or home-working.

Taylor Wimpey UK Ltd will continue to engage with the Council's highways officers to develop a Travel Plan and ensure that impact on the highways network is mitigated where required. In line with planning guidance, each home will have parking for two cars. In addition, each home will include Electric Vehicle (EV) charging points.

5.3 Loss of Green Space/Impact on Wildlife

Taylor Wimpey UK Ltd understands that the release of this land in the Local Plan for residential development is a sensitive issue for some residents, but wishes to emphasise that its application is in keeping the requirements outlined in the Local Plan.

All homes will have private gardens as well as the site including three children's play areas for the wider community. Existing high-quality trees will be retained, and further hedgerow and tree planting will line roads and footpaths, including a green pedestrian footpath/cycle lane running through the site. The Sandy Lane bridleway will also be retained and supported by a Pegasus crossing to ensure pedestrians, cyclists and horse riders hold priority over any traffic on the new access road.

There will be several open green spaces located throughout the site, which will prevent any net loss in biodiversity and enhanced footpaths will run through the heart of the site to promote active travel methods.

Taylor Wimpey UK Ltd's project team has also undertaken an Ecology Assessment to identify and monitor existing habitats and wildlife on, or near, the site. The results of this will be discussed with the Council's officers to determine how the development may impact local ecology, and what we can do to mitigate this impact and enhance the local environment, resulting in a biodiversity net gain.

Statement of Community Involvement | Land at Chapel Lane April 2023

5.4 Concerns Over Access / Access from Queensbury Way

Taylor Wimpey UK Ltd recognises that concerns have been raised concerning access from Chapel Lane, with respondents raising concerns about the size of the junction and the visibility for cars exiting the proposal site. Taylor Wimpey UK Ltd proposes the creation of a priority T-Junction, surrounded on either side by open space to enhance visibility

As part of the Traffic Assessment that will be submitted as part any future planning application significant consideration will be given to the access to, and exit from, the site to ensure that the junction meets the standard set by National Highways.

5.5 Less Homes Needed

The proposal site is allocated in the DALP for over 430 homes and the principle of residential development on the site is therefore established. Taylor Wimpey UK Ltd has given due consideration to the layout of the site, Halton Borough Council's housing targets and the character of the local area, and has brought forward proposals for Chapel Lane with significant thought given to all three of these points to ensure a high-quality development which contributes to meeting Halton's housing need.

5.6 Greater Pedestrian Access

Taylor Wimpey UK Ltd places great importance in creating open and accessible neighbourhoods for residents. Within the Chapel Lane proposals we have included several access points to the site, as well as a green cycleway which runs through the heart of the site. The expectation is that the new provision will help encourage greater use of active transport methods in the area.

Taylor Wimpey UK Ltd thanks residents for their feedback and is pleased to see residents interested in creating greater pedestrian links. Taylor Wimpey UK Ltd will be happy to consider all feedback and suggestions from residents on how to improve pedestrian linkages.

5.5 Affordable Homes

The need for affordable homes was also raised during the consultation. Taylor Wimpey UK Ltd wishes to emphasise that the development will deliver 20% affordable housing (in line with policy requirements) offering a range of housing types, from two-bedroom first time homes to four-bedroom family homes, to suit the needs of the local area. This will include a mix of affordable properties, including shared ownership and affordable rent. Taylor Wimpey UK Ltd is committed to working with the Council to explore the exact mix of affordable housing needed in the area, with the exact provision agreed at reserved matters stage.

Statement of Community Involvement | Land at Chapel Lane

April 2023

6.0 Conclusion

In bringing forward their proposals for land at Chapel Lane, Taylor Wimpey UK Ltd has undertaken a comprehensive pre-application consultation that exceeds the requirements of the Localism Act 2011, the NPPF, the NPPG and Halton Borough Council's SCI. The consultation approach, which has been wholly transparent and accessible to all, has provided an opportunity for residents, politicians, and other stakeholders to learn about the proposals and provide their feedback.

Taylor Wimpey UK Ltd and Lexington would like to extend appreciation to all those who took part in the consultation process and provided meaningful feedback on the plans. In total, 214 responses were received during the course of the consultation period. This report reflects the views expressed during the public consultation and Taylor Wimpey UK Ltd has sought to address the concerns raised regarding the development.

Moving forward, members of the development team remain committed to continued engagement with local people and stakeholders, with all channels of communication remaining available throughout the planning process.

7.0 Appendices

Appendix A: Letters to Local Political Stakeholders



Councillor Terry Byron
41 Willis Lane
Whiston
Knowsley
L35 3RU

Monday 26 September

Dear Councillor Byron,

Proposals for a vibrant new community on land east of Chapel Lane, Widnes

Taylor Wimpey, a national housebuilder with a local presence, is bringing forward outline proposals for much-needed new homes on land off Chapel Lane, Halton.

As you may be aware, the land has been allocated in Halton Borough Council's adopted Local Plan and has been identified as a strategic location for a new residential development. Taylor Wimpey has been preparing a detailed planning application that will include ca. 350 new, energy-efficient homes in a mixture of styles and sizes, including 20% affordable homes, as well as opening up several public open green spaces, introducing new walking and cycling routes across the site.

Our vision for land east of Chapel Lane represents a significant investment for the Widnes and the Borough, creating new jobs, both during construction and for the supply chain. We want this neighbourhood to become a thriving, vibrant community, appealing to local people that are at various stages of the property ladder, and will make a meaningful contribution to Halton Council's housing targets.

Taylor Wimpey is committed to continued engagement with stakeholders and the local community on our plans. Utilising your local knowledge and expertise, we want to ensure that the Chapel Lane site is more than just new homes, delivering community-wide benefits and for it to be delivered in the right way. Ahead of submitting a planning application to Halton Council, we have arranged a public exhibition to allow local people to view the initial plans and speak with members of the development team who will be on hand to listen and answer any questions about the scheme.

A **preview** will be held ahead of the opening of the exhibition to the public on Wednesday, 5th October between 2pm and 3pm at **Parkland Sports Club**, Parklands House, 16 Parklands, Widnes WA8 4NQ. I hope you are able to join us at this time. If you are unable attend the preview, the public exhibition will start from 3pm – 8pm on Wednesday, 5th October at the Parkland Sports Club.

A leaflet, which is attached for your information, is being distributed to the local community and we look forward to discussing our proposals with residents and community stakeholders. If you have any queries, please do not hesitate to get in touch by contacting my colleague, Callum Walmsley on 0161 711 0294 or callum.walmsley@lexcomm.co.uk.

Yours sincerely,

Brigid Edwards
Senior Strategic Land & Planning Manager, Taylor Wimpey North West

Statement of Community Involvement | Land at Chapel Lane April 2023



Councillor Terry Byron
41 Willis Lane
Whiston
Knowsley
L35 3RU

Monday 26 September

Dear Councillor Byron,

Proposals for a vibrant new community on land east of Chapel Lane, Widnes

Taylor Wimpey, a national housebuilder with a local presence, is bringing forward outline proposals for much-needed new homes on land off Chapel Lane, Halton.

As you may be aware, the land has been allocated in Halton Borough Council's adopted Local Plan and has been identified as a strategic location for a new residential development. Taylor Wimpey has been preparing a detailed planning application that will include ca. 350 new, energy-efficient homes in a mixture of styles and sizes, including 20% affordable homes, as well as opening up several public open green spaces, introducing new walking and cycling routes across the site.

Our vision for land east of Chapel Lane represents a significant investment for the Widnes and the Borough, creating new jobs, both during construction and for the supply chain. We want this neighbourhood to become a thriving, vibrant community, appealing to local people that are at various stages of the property ladder, and will make a meaningful contribution to Halton Council's housing targets.

Taylor Wimpey is committed to continued engagement with stakeholders and the local community on our plans. Utilising your local knowledge and expertise, we want to ensure that the Chapel Lane site is more than just new homes, delivering community-wide benefits and for it to be delivered in the right way. Ahead of submitting a planning application to Halton Council, we have arranged a public exhibition to allow local people to view the initial plans and speak with members of the development team who will be on hand to listen and answer any questions about the scheme.

A **preview** will be held ahead of the opening of the exhibition to the public on Wednesday, 5th October between 2pm and 3pm at **Parkland Sports Club**, Parklands House, 16 Parklands, Widnes WA8 4NQ. I hope you are able to join us at this time. If you are unable attend the preview, the public exhibition will start from 3pm – 8pm on Wednesday, 5th October at the Parkland Sports Club.

A leaflet, which is attached for your information, is being distributed to the local community and we look forward to discussing our proposals with residents and community stakeholders. If you have any queries, please do not hesitate to get in touch by contacting my colleague, Callum Walmsley on 0161 711 0294 or callum.walmsley@lexcomm.co.uk.

Yours sincerely,

Brigid Edwards
Senior Strategic Land & Planning Manager, Taylor Wimpey North West

Appendix B: Community Leaflet and Distribution Area



A sustainable extension to north Widnes

Taylor Wimpey is excited to share with you our plans for a vibrant residential community on land off Chapel Lane, Halton. Our site has been identified by Halton Council in the approved Delivery and Allocations Local Plan as an ideal location to deliver high-quality and affordable homes for people living in the Borough, and we are now seeking your views on the proposals.

The Chapel Lane site will provide 350 energy-efficient properties, including a 20% allocation of affordable homes, in a wide range of styles and sizes suitable for the diverse range of needs of Halton's residents. Our vision is to deliver an attractive and sustainable place that will encourage local people to stay, grow and contribute in the Borough.

Our plans are much more than just 'new homes for Halton'. Chapel Lane has been sensitively designed to have close ties

with the surrounding environment. With sustainability, health and wellbeing at the centre of the plans, more than a third of the site will be used for green infrastructure. Taylor Wimpey's landscaped scheme will have no net loss to local biodiversity and will include a green corridor running throughout the site, in addition to the opening up of several green open spaces for existing and new residents to enjoy.

Taylor Wimpey has worked hard to design a beautiful, sustainable extension to the north Widnes community, and now wants to ensure that the plans have been shaped according to the views of local people. Ahead of submitting an outline planning application to Halton Council, we have launched a public consultation on our proposals to enable you to have your say on our plans. The consultation will run from Wednesday 28 September to Monday 17 October.

We want to hear your thoughts, so please let us know how to make the scheme as best as possible for the local community. What types of homes do you want to see? How would you like the new open spaces to be used? How can the additional investment represented by this scheme be used to improve your local area?

Please turn over for an overview of the plans and information about how to submit your feedback.
For detailed information, please visit our consultation website at www.taylorwimpey.co.uk/chapel-lane

Statement of Community Involvement | Land at Chapel Lane

April 2023

CHAPEL LANE, HALTON
WWW.TAYLORWIMPEY.CO.UK/CHAPEL-LANE

Our Vision

Taylor Wimpey are a national housebuilder with a local presence. We have worked hard to ensure that our Chapel Lane proposals are sensitive to the character of the local area and the needs of the Widnes community, while looking to a more sustainable future. We also share Halton Council's ambitions to see high-quality, modern urban environments developed in the area, where people can live in safer, stronger and more attractive neighbourhoods.

Our plans for Chapel Lane will deliver:

- A thriving and sustainable northern extension to the community in Widnes;
- Up to 350 high-quality and energy-efficient new homes in a range of styles and sizes to respond to the local housing need, including a 20% allocation of affordable homes;
- Sensitively-designed green infrastructure, including a central green corridor lined with trees and hedgerows, retaining all high-quality trees where possible and planting more;
- Significant open spaces, community greens and beautiful landscaping for new and existing residents to enjoy;
- New walking and cycling routes throughout the site, connecting with Chapel Lane, Sandy Lane and Queensbury Way;
- An investment of approximately £16.8m per year into the local economy during construction; with the creation of 235 new jobs during construction and indirectly through the supply chain.

New, high-quality and affordable homes in the Borough will deliver local improvements and new facilities for the existing community while protecting the green spaces that matter to you. As our plans continue to evolve, we want to work with Halton residents, politicians, and stakeholders to develop a scheme that has been shaped by feedback from the community and make our site a thriving addition to the community.

Taylor
Wimpey



We want to hear your views on our plans for Chapel Lane to ensure that it delivers what Halton needs. All feedback will be reviewed in detail and help shape the proposed development. As our plans progress, we will share more detailed proposals and will provide another opportunity for you to give feedback.

Visit our consultation website at www.taylorwimpey.co.uk/chapel-lane

Statement of Community Involvement | Land at Chapel Lane

April 2023

CHAPEL LANE, HALTON

WWW.TAYLORWIMPEY.CO.UK/CHAPEL-LANE

Taylor
Wimpey



Help us shape these plans

Your views are important to us. Taylor Wimpey is running a public consultation to hear your local insights, know what is important to the people of Widnes, and learn what else our proposals could deliver. It is an opportunity for local people to help decide what is built on the site, as all suggestions will be considered and reflected in the submitted planning application.

Our public consultation runs for just over two weeks from Wednesday 28 September until Monday 17 October, so please take the opportunity to have your say. Get in touch and tell us what you think by:

- Visiting our consultation website at:
www.taylorwimpey.co.uk/chapel-lane
- Speaking with a member of the team by calling:
0333 358 0502
- Emailing us with your comments, questions or feedback at:
chapellaneconsultation@havingyoursay.co.uk
- Attending our online webinar by registering through the website;
- Attending our public exhibition at Parkland Sports Club, WAB 4NQ on 5th October 2022 between 3pm-8pm.

All feedback received will be logged and reviewed to help shape the final plans for the development before our application is submitted to Halton Borough Council later this year. All comments must be received no later than Monday 17 October to ensure that they can be taken into consideration.

We look forward to hearing from you!



About Taylor Wimpey

Taylor Wimpey is a national housebuilder in the UK with a local presence. In 2007 George Wimpey and Taylor Woodrow merged to form Taylor Wimpey. We are proud of the home building and construction heritage of both companies, which dates back more than 100 years.

We are now one of the UK's largest residential developers and are committed to working with local people and communities. We build and sell over 14,000 homes each year and make a positive contribution to the communities in which we work by developing infrastructure and making financial contributions to local authorities. Working with others benefits us all and is at the heart of a successful and sustainable development.

When we're building your home, we never forget we're building your future. We create places that bring people together and that are easy to live in, with a wide range of high-quality new homes. We consider how local amenities and facilities are accessed, like green spaces, shops and schools, and invest in the local area to fund improvements and build new facilities.

You can find out more about the work we do and our specialisms at: www.taylorwimpey.co.uk

TW/22/04/September 2022

Statement of Community Involvement | Land at Chapel Lane

April 2023

Appendix C: Consultation Website



Welcome to our Public Consultation.

Your chance to shape our vision for Chapel Lane

Taylor Wimpey, a national housebuilder in the UK with a local presence, would like to welcome you to our consultation website. We are bringing forward outline plans for a sustainable extension to the north Widnes community, on land east of Chapel Lane. If approved, this will see the delivery of 350 high-quality homes, including a 20% affordable housing allocation, new green open spaces, beautiful landscaping, as well as a number of new walking and cycling routes.

As our plans continue to evolve, Taylor Wimpey is seeking views from local residents to develop a scheme that has been shaped by the community. We want to hear your local insight, what is important to you and know what else our proposals could deliver for the community.

During this public consultation, you will have the opportunity to read about our vision for the site and share your views on the plans through a variety of ways listed in the Your Views section, including visiting our public exhibition on Wednesday 5th October at Parkland Sports Club.

This is your chance to shape our proposals for an attractive new neighbourhood that has been designed with the environment in mind. Your feedback will be reviewed by the project team and, where possible, incorporated into our designs before we submit an outline planning application to Halton Council.

Background

Local Housing Need

Widnes, like much of the North West, is in need of new homes. More and more people are struggling to get their foot on the housing ladder and enjoy the security of owning their own home. According to Halton Council's Delivery and Allocations Local Plan (2022), the Borough needs at least 8,050 new homes by 2037 to achieve its 'Vision for Halton' and meet local demand.

This includes the endemic need for affordable housing which has created a 'boomerang generation', where a growing number of young people are returning to live at home with their parents or stuck renting. Halton Council also recognises that there is a real local need for a wide range of housing types in the Borough, especially family and aspirational homes.

Taylor Wimpey's vision for Chapel Lane wants to help address these problems by delivering the houses Halton needs in the right way.

Local Community Benefits

Our Chapel Lane plans are much more than just 'new homes'. The proposals will deliver significant investment to the local area, with economic benefits for local businesses as new residents spend in local shops and use local services in the areas where new homes are built.

Taylor Wimpey's plans represent new jobs and a substantial boost to the local economy during a time where local people are struggling with the cost-of-living crisis.

Site Allocation

To secure the future growth and prosperity of the Borough and ensure that the services, facilities, and opportunities on offer serve Halton's population over next fifteen years, the Council has identified areas where new residential and employment land could be developed in a sustainable way. The Chapel Lane site was identified by the Council as a strategic location for a new residential development in the Delivery and Allocations Local Plan, which was approved earlier this year.

Taylor Wimpey has worked hard to design a vibrant, sustainable extension to the community in this part of Widnes, that is landscape-led with the environment in mind. We are now asking local residents to help us develop our vision by engaging with us during this public consultation.

What types of homes do you want to see? How would you like the new open spaces to be used? How can the additional investment represented by this scheme be used to improve your local area?

Statement of Community Involvement | Land at Chapel Lane April 2023

Our Proposals

What are we proposing?

We pride ourselves on creating communities that bring people together. Our proposals aim to deliver:

- A thriving and sustainable northern extension to the community in Widnes;
- Up to 350 high-quality and energy-efficient new homes in a range of styles and sizes to respond to the local housing need, including a 20% allocation of affordable homes;
- Sensitively-designed green infrastructure, including a central green corridor lined with trees and hedgerows, retaining all high-quality trees where possible and planting more;
- Significant open spaces, community greens and beautiful landscaping for new and existing residents to enjoy;
- Walking and cycling routes throughout the site, connecting with Chapel Lane, Sandy Lane and Queensbury Way;
- An investment of approximately £16.8m per year into the local economy during construction; and
- Creating 235 new jobs during construction and further jobs indirectly through the supply chain.

Taylor Wimpey is committed to leaving a positive and lasting legacy for the new and current residents in north Widnes. With Chapel Lane, we want to deliver a new, vibrant community that complements the character of the area, while providing high-quality and affordable family homes that respond to local needs.

Sensitively designed with the natural and built environment in mind, Taylor Wimpey is working towards a biodiversity net gain through the Chapel Lane site. New walking and cycling routes, located along green corridors throughout the site, will promote active travel and healthy living. Furthermore, several areas of open spaces have been created to ensure that attractive landscaping and greenery runs throughout the new neighbourhood, with the installation of new wildlife habitats like insect hotels and ponds, and play areas for the wider community to enjoy.



Driving the Designs

- A wide range of houses for everyone to call home
- Future living for today
- Carbon footprint conscious
- Safe, strong and well-connected
- A walkable neighbourhood
- Leaving a lasting legacy

This is our vision for Chapel Lane, but now we want to hear from you. Our aim is for the community to be at the heart of these plans and your input will be important in achieving that.

To learn more about the proposals, you can also attend our public exhibition at Parkland Sports Club on Wednesday 5th October between 3pm – 8pm, where you will be able to meet members of the development team and ask any questions you may have.

Statement of Community Involvement | Land at Chapel Lane

April 2023

Frequently Asked Questions

If you have any questions about the proposals, please check below to view our frequently asked questions and answers. For all other questions, please visit Your Views for ways to submit your questions.

— Where is the site?

The site covers 14.26 hectares of land, stretching from Chapel Lane to the border of the woodlands bounded by Queensbury Way.

+ Why has this site been chosen?

+ Who will be developing the site?

+ Why aren't you building on brownfield sites?

+ What types of homes are being proposed?

+ What impact will the proposals have on the ecology and wildlife?

+ How will the site be accessed?

+ How will the wider community benefit from this scheme?

+ If approved, when will the new homes be built?

About Us



Taylor Wimpey is a national housebuilder in the UK with a local presence. We are one of the UK's largest residential developers and are committed to working with local people and communities. In 2007 George Wimpey and Taylor Woodrow merged to form Taylor Wimpey. We are proud of the home building and construction heritage of both companies, which dates back more than 100 years.

At Taylor Wimpey, we know how important your new home is. When we're building your home, we never forget we're building your future. And we take this responsibility very seriously. We build and sell over

14,000 homes each year and make a positive contribution to the communities in which we work by developing infrastructure and making financial contributions to local authorities.

Working with others benefits us all and is at the heart of a successful and sustainable development. We aim to be the land buyer and residential developer that everyone wants to deal with.

We work hard to create places that bring people together and that are easy to live in, we build a wide range of high quality new homes, we consider how you'll access local amenities and facilities like green spaces, shops and schools, whether they're part of the new or existing community, and we invest in the areas we work in to both fund improvements and build new facilities.

You can find out more about the work we do and our specialisms on our [website](#).

Statement of Community Involvement | Land at Chapel Lane

April 2023

Your Views

Our public consultation runs from Wednesday 28 September until Monday 17 October.

During this time, you can leave your comments by completing our form below, or you can get in touch with us if you have a question by:

 Speaking with a member of the team by calling: 0333 358 0502 (Monday to Friday - 9.00am to 5.30pm)

 Emailing us with your comments, questions or feedback at: chapellaneconsultation@havingyoursay.co.uk

 Attending our public exhibition on Parkland Sports Club, Widnes WA8 4NQ, Wednesday 5th October, 3-8pm

All feedback received will be logged and reviewed to help shape the final plans for the development before our application is submitted to Halton Borough Council later this year. All comments received by Monday 17 October will be taken into consideration.

Do you think that there is a need for new homes in this part of Halton?

☐ Yes ☐ No ☐ Don't Know

If so, what types of housing do you think are needed in the local area?

☐ Homes for first time buyers

☐ Homes for older people

☐ Family homes

☐ Affordable homes

☐ Smaller homes (two bedroom)

☐ Large homes (4+ bedrooms)

☐ Other

Other, please specify:

What specific themes of the draft plans are important to you?

☐ Home Design

☐ Highways

☐ Accessibility

☐ Landscaping

☐ Environment

☐ Energy efficiency

☐ Walking and cycling

☐ Flooding

☐ Other

Other, please specify:

What would you like to see in the community greens?

What else would you like to see included with the plans for land off Chapel Lane?

Any additional comments or suggestions about the plans.

Name

Email

Address

Postcode

Phone Number

☐ I would like to be kept informed of the proposals

☐ We will develop a Statement of Community Involvement (SCI) about this public consultation that will be submitted to the planning authority or similar body. This will be a publicly available document. Your comments will be anonymous, and we will only identify you in the SCI with your written permission.

Data Protection We hold all personal data as per General Data Protection Regulation (GDPR) (EU) 2016/679 and your personal data will not be transferred outside of its jurisdiction. If you would like to make a GDPR request, please contact Lexington on 020 7025 2300. [You can view our privacy policy here.](#)

Send

Statement of Community Involvement | Land at Chapel Lane April 2023

Appendix D: Exhibition Boards

WELCOME

WWW.TAYLORWIMPEY.CO.UK/CHAPEL-LANE

Thank you for attending our community exhibition about proposals for new homes on Land East of Chapel Lane, Widnes. We are excited to share our vision for this new residential community in north Widnes and encourage you to leave your comments on the proposals through the feedback methods provided.





The Chapel Lane scheme will offer a mix of housing types and tenures that will be attractive for local people at various stages in their life, whilst serving as a sustainable extension to the existing community.

Ahead of submitting an outline planning application, we are inviting members of the community to share their views on our proposals. This feedback will help us to understand what is important to you when delivering the scheme and shape the plans in line with the needs of the community:

- What do you think about the plans?
- What type of properties would you like to see delivered at Chapel Lane?
- What issues would you like us to consider as we evolve our plans?
- What do you like or dislike about our proposals?

If you have any questions, please speak to members of the development team.

Please submit your comments by Monday 17th October to ensure that they can be taken into consideration.

This can be done by filling in a form provided, or through the various channels outlined on Board 7.







Statement of Community Involvement | Land at Chapel Lane

April 2023

THE SITE

WWW.TAYLORWIMPEY.CO.UK/CHAPEL-LANE

**Taylor
Wimpey**

Like many parts of the UK, Halton is in need of new, high-quality homes. Our proposals will deliver a range of housing types and tenures that will be ideal for diverse lifestyles and for residents at different stages in their lives, whilst supporting the Borough's housing targets.

Halton needs more than 8,000 new homes built by 2037, with the Widnes area in particular requiring more new homes to accommodate its growing population. The land between Chapel Lane and Queensbury Way (site reference W4), which has been earmarked as a Strategic Housing Site in the new Local Plan, presents a fantastic opportunity to create a sustainable extension to northern Widnes and provide high-quality new homes for local people.

The Site

The proposal site is located on land east of Chapel Lane, a 14.26-hectare plot that stretches from Chapel Lane to the border of the woodlands bounded by Queensbury Way.

The site has excellent links to the M62 and is in close proximity to a wider range of local services and amenities in both Widnes and Cronton.

Taylor Wimpey will be bringing forward the development within the red boundary depicted on the Masterplan.

Our Vision

We want to deliver a thriving and sustainable northern extension to the community in Widnes of up to 350 high-quality and energy-efficient homes, including a 20% allocation of affordable homes, in a range of styles and sizes. We have worked hard to ensure that it is sensitive to the character of the local area, whilst providing modern homes that meet the needs of modern families.

More than a third of the allocated land will be retained as landscaped, open space. This includes a green corridor running through the entire site for existing and new residents to enjoy, resulting in significant benefits for local biodiversity and wildlife.



Statement of Community Involvement | Land at Chapel Lane
April 2023

MASTERPLAN

WWW.TAYLORWIMPEY.CO.UK/CHAPEL-LANE

*Our designs for land at
Chapel Lane, Widnes*

Our proposals for Chapel Lane are constantly evolving and this consultation presents a real opportunity for local residents to influence the direction of the plans as they progress.

We want to hear what you think are the most important issues facing your community right now and help shape our plans.

Taylor Wimpey



Statement of Community Involvement | Land at Chapel Lane

April 2023

THE SITE

WWW.TAYLORWIMPEY.CO.UK/CHAPEL-LANE

**Taylor
Wimpey**

Like many parts of the UK, Halton is in need of new, high-quality homes. Our proposals will deliver a range of housing types and tenures that will be ideal for diverse lifestyles and for residents at different stages in their lives, whilst supporting the Borough's housing targets.

Halton needs more than 8,000 new homes built by 2037, with the Widnes area in particular requiring more new homes to accommodate its growing population. The land between Chapel Lane and Queensbury Way (site reference W4), which has been earmarked as a Strategic Housing Site in the new Local Plan, presents a fantastic opportunity to create a sustainable extension to northern Widnes and provide high-quality new homes for local people.

The Site

The proposal site is located on land east of Chapel Lane, a 14.26-hectare plot that stretches from Chapel Lane to the border of the woodlands bounded by Queensbury Way.

The site has excellent links to the M62 and is in close proximity to a wider range of local services and amenities in both Widnes and Ornton.

Taylor Wimpey will be bringing forward the development within the red boundary depicted on the Masterplan.

Our Vision

We want to deliver a thriving and sustainable northern extension to the community in Widnes of up to 350 high-quality and energy-efficient homes, including a 20% allocation of affordable homes, in a range of styles and sizes. We have worked hard to ensure that it is sensitive to the character of the local area, whilst providing modern homes that meet the needs of modern families.

More than a third of the allocated land will be retained as landscaped, open space. This includes a green corridor running through the entire site for existing and new residents to enjoy, resulting in significant benefits for local biodiversity and wildlife.



Statement of Community Involvement | Land at Chapel Lane

April 2023

A SUSTAINABLE DEVELOPMENT

WWW.TAYLORWIMPEY.CO.UK/CHAPEL-LANE

**Taylor
Wimpey**

Protecting and preserving the natural environment



Enhanced public open spaces

Our vision for the Chapel Lane site is a landscaped scheme based around a central green corridor, with open space identified to enhance the rich natural environment that runs through the centre of the proposal site.

Roads and footpaths will be lined with hedgerow and trees, retaining existing trees across the site wherever possible as well as planting more. Not only will this create a natural visual barrier for the site, but will also protect and enhance local wildlife habitats with the inclusion of hedgehog highways, bee bricks and bug hotels throughout the site.



Future Homes Standard / Sustainable Builds

Our vision is for everyone to have access to high-quality, energy-efficient homes which will help to reduce energy usage and emissions.

We constantly invest in research and development to help us meet changing customer needs, prepare for new regulations, improve efficiency and respond to social, demographic, economic and environmental trends. We are considering the following technologies as standard from 2025:

- Well insulated walls;
- Smart heating controls;
- Underfloor heating;
- Air source heat pump;
- Electric vehicle charger, and;
- Triple glazing.



Statement of Community Involvement | Land at Chapel Lane

April 2023

DESIGNING OUR HOMES

WWW.TAYLORWIMPEY.CO.UK/CHAPEL-LANE

**Taylor
Wimpey**

*Our approach
to the design of
the development*



Approach to Design

We have worked hard to design a high-quality masterplan that complements the character and density of the local area, and looks to its aspirations for the future, as well as providing open spaces for the local community to use and enjoy.



Different Homes for Different Needs

Halton Council recognises that, alongside delivering the right quantity of new homes, the right type of housing is also needed to meet the needs of the existing population. Like the rest of the UK, there is a real local need for affordable housing, but we also want the site to address imbalances in the existing housing stock and ensure the homes provided can adapt to changing demographics.

Therefore, our Chapel Lane scheme has been designed with a mixture of housing options for the diverse needs of the Borough. Our site will offer a range of housing types, from two-bedroom first time homes to five-bedroom family homes, including a mix of affordable properties integrated throughout the site. Of the new dwellings, 20% will be affordable homes, including social rent and shared ownership opportunities, to offer everyone interested the opportunity to have a home in their local area.

The exact mix of tenures to be delivered is yet to be decided. It will be based on local housing need and the Council's response to our planning application, which in turn will be shaped by the feedback received during this consultation.

*For more information, visit
www.taylorwimpey.co.uk*

Statement of Community Involvement | Land at Chapel Lane

April 2023

HIGHWAYS CONSIDERATIONS

WWW.TAYLORWIMPEY.CO.UK/CHAPEL-LANE

**Taylor
Wimpey**

Access to local facilities and services



Access

The site is in a sustainable location with good transport links, including safe, convenient access to nearby bus stops, railway station and other local facilities. Due to the nature and constraints of the site, our outline application will propose the preferred vehicular access is established via a new junction on Chapel Lane.

Access for pedestrians and cyclists are proposed from Chapel Lane, Sandy Lane and Queensbury Way, and the site is located near multiple forms of public transport.

We are continuing to work with Halton Council's highways officers to discuss the network and develop a Travel Plan for the site that will ensure any impact from the Chapel Lane development is mitigated through potential improvements to nearby roads.



A Walkable Neighbourhood

We want the Chapel Lane site to be a 'walkable' neighbourhood that is intrinsically connected to the surrounding built and natural environments. Ideally located close to local shops and services, as well as public transport links, it will be an inter-connected place which promotes sustainable travel choices.

Our designs include the enhancement of public rights of way from Chapel Lane and Sandy Lane, in addition to creating new footpaths and cycleways running through the middle of the site, linking Queensbury Way to Chapel Lane and the homes to the south of the site.



Traffic Considerations

Each home will have a parking space for two cars, in line with Halton Council's parking standards and will include Electric Vehicle (EV) charging points.

A detailed Transport Assessment will be submitted as part of the planning application, to consider the current capacity of the highways network, as well as future capacity both with and without the proposed development. The Assessment will also look at ways to minimise or mitigate the potential impact of the development on the surrounding highway network.



Statement of Community Involvement | Land at Chapel Lane

April 2023

NEXT STEPS

WWW.TAYLORWIMPEY.CO.UK/CHAPEL-LANE

**Taylor
Wimpey**

Timeline

- **September/October 2022:** First public consultation
- **October 2022:** Reviewing feedback and finalising the designs
- **Late October 2022:** Outline planning application submitted to Halton Council
- **Early 2023:** Determination of the planning application
- **Late 2023:** Submit Reserved Matters planning application
- **Mid 2024:** Determination of the Reserved Matters planning application
- **Early 2025:** Construction begins
- **Late 2025:** First homes are ready to be occupied

Having your say

Thank you for taking the time to view our community exhibition.

All feedback received during the consultation will be reviewed and taken into consideration as we finalise our plans for the Chapel Lane site. It will be collated in a Pre-Application Consultation report which will be submitted alongside the outline planning application to Halton Council's planning department. If approved, there will be further opportunities to shape the proposals as we develop our detailed, Reserved Matters application.



We want to deliver a residential scheme that the whole community can be proud of, so please take this opportunity to view our proposals and submit your feedback:

- Complete our online feedback form, available via the consultation website: www.chapellaneconsultation.co.uk
- Call our dedicated Community Information Line on **0333 358 0502** (Monday to Friday, 9.00am – 5.30pm, with an out-of-hours voicemail)
- Email us at chapellaneconsultation@havingyoursay.co.uk
- Write to us at Freepost SHAPE TOMORROW (no need for a stamp)

Statement of Community Involvement | Land at Chapel Lane April 2023

Appendix E: Social Media Adverts

Taylor Wimpey  Sponsored · 

We're running a public consultation on plans for a new development on land east of Chapel Lane in Widnes.



CHAPELLANECONSULTATION.CO.UK

Have your say on plans [Learn more](#)

We want to hear from you

 10  13 comments  2 shares

 Like  Comment  Share 

Taylor Wimpey  Sponsored · 

We're running a public consultation on plans for a new development on land east of Chapel Lane in Widnes.



Have your say on plans [Learn more](#) **350 new homes**

 5  9 comments  5 shares

 Like  Comment  Share 

Taylor Wimpey  Sponsored · 

We're running a public consultation on plans for a new development on land east of Chapel Lane in Widnes.



[Learn more](#) **350 new homes** [Learn more](#) **Chapel Lane**

 5  9 comments  5 shares

 Like  Comment  Share 

Taylor Wimpey  Sponsored · 

We're running a public consultation on plans for a new development on land east of Chapel Lane in Widnes.



[Learn more](#) **Chapel Lane, Widnes** [Learn more](#) **Carefully-de scheme**

 5  9 comments  5 shares

 Like  Comment  Share 

Statement of Community Involvement | Land at Chapel Lane April 2023

**Taylor Wimpey** 
Sponsored · 

We're running a public consultation on plans for a new development on land east of Chapel Lane in Widnes.



[Learn more](#)[Carefully-designed scheme](#)[Learn more](#)[Learn about proposals](#)

 5 9 comments 5 shares

 Like  Comment  Share 

**Taylor Wimpey** 
Sponsored · 

We're running a public consultation on plans for a new development on land east of Chapel Lane in Widnes.



[Learn more](#)[Learn about our proposals](#)[Learn more](#)[Give your feedback](#)

 5 9 comments 5 shares

 Like  Comment  Share 

Appendix F: Press Release

lexington

Launch Press Release

Taylor Wimpey | Chapel Lane

PRESS RELEASE

For immediate release

Thursday 29th September 2022

New vibrant and sustainable community proposed for Widnes

Taylor Wimpey, an award-winning housing developer, is excited to unveil holistically designed proposals for a vibrant new community on land off Chapel Lane, Halton. Planned as a sustainable extension to the north Widnes community, the site will include 350 high-quality new homes, including a 20% affordable homes allocation. The landscape-led development will also include green open spaces for new and existing residents to enjoy, beautiful landscaping and fresh walking and cycling routes.

Taylor Wimpey is now inviting the local community to find out more during its public consultation and encouraging residents to help shape the final proposals through feedback.

Brigid Edwards, Senior Strategic Land and Planning Manager for Taylor Wimpey North West said:

"Taylor Wimpey is delighted to share the initial proposals for Chapel Lane and are looking forward to receiving feedback from the local community."

"With the local community's feedback, we want to deliver an attractive, sustainable development that will encourage current and new residents to stay, grow and contribute in Widnes."

"We welcome neighbours and the local community to get involved in our public consultation and help shape our vision. We are excited to start the ongoing conversation."

The site has been allocated for residential development in Halton Council's Delivery and Allocations Local Plan, which aims to see the Borough deliver 8,050 new homes by 2038 to meet the needs of its growing population. The development will not only make a meaningful contribution to these targets, but it will also provide a mixture of housing styles and sizes. The plans represent a significant investment for the community, creating new employment and apprenticeship opportunities for local people, leaving a lasting and positive legacy in Widnes.

Taylor Wimpey is now inviting Widnes and Halton residents and stakeholders to participate in the public consultation and help shape the scheme to make sure the new neighbourhood is one the community can be proud of.

Statement of Community Involvement | Land at Chapel Lane

April 2023

Launch Press Release

Taylor Wimpey | Chapel Lane



The public consultation will take place from Wednesday 28th September – Monday 17th October 2022. There will be an opportunity for residents to find out more about the development at our in-person public exhibition event. This event will be held at Parkland Sports Club on Wednesday 5th October, between 3-8pm.

Respondents can leave comments by:

- Attending our public exhibition on **Wednesday 5th October 2022**, Parkland Sports Club, Widnes WA8 4NQ between 3pm – 8pm
- Visiting our consultation website and filling in our feedback form at: www.chapellaneconsultation.co.uk
- Speaking with a member of the team by dialling Taylor Wimpey's Community Information Line on: 0333 358 0502 (Monday to Friday – 9.00am to 5.30pm and voicemail for out of hours)
- Writing to us at Freepost SHAPE TOMORROW (no need for a stamp)
- Emailing us with your comments, questions or feedback at: chapellaneconsultation@havingyoursay.co.uk

Taylor Wimpey's development team will review all feedback received by Monday 17th October and incorporate the suggestions where possible into the final plans before submitting a full planning application to Halton Council in the coming months.

Ends

Notes to editors

For more information, please contact:

Callum Walmsley

Callum.walmsley@lexcomm.co.uk

T: 44 (0) 161 711 0294

About Taylor Wimpey

Taylor Wimpey is a national housebuilder in the UK with a local presence. We are one of the UK's largest residential developers and are committed to working with local people and communities. In 2007 George Wimpey and Taylor Woodrow merged to form Taylor Wimpey. We are proud of the home building and construction heritage of both companies, which dates back more than 100 years.

At Taylor Wimpey, we know how important your new home is. When we're building your home, we never forget we're building your future. And we take this responsibility very seriously. We build and sell over 14,000 homes each year and make a positive contribution to the communities in which we work by developing infrastructure and making financial contributions to local authorities.