

<i>For Office Use Only</i>	
Date received:	
Scanned /Saved:	
Plotted:	
Site Ref:	
SHLAA Site Ref:	

'Call for Sites'

Warrington Borough Council Local Plan Review

Call for Sites Registration Form

October 2016

Please note this 'Call for Sites' is for five or more dwellings or economic development on sites of 0.25 ha (or 500sqm of floor space) and above, Gypsy, Traveller and Show People and Minerals and Waste sites.

The identification of sites does not imply that the Council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application.

Potential sites that have been identified will be further tested through the Plan-making process, including through the Spatial Distribution and Site Assessment Process, Sustainability Appraisal/Strategic Environmental Assessment, several stages of public participation and independent examination.

Please also note that all the responses and information received as part of the 'Call for Sites' will be published and made available for public viewing as part of the open and transparent Plan making process.

NOTE: Please read the accompanying guidance note [here](#) before completing this form and complete a **separate** form for each site that you are submitting to the Council.

Please return your completed form and any accompanying supporting material to Planning Policy, Warrington Borough Council no later than 5.00pm on Monday 05th December 2016.

By e-mail: ldf@warrington.gov.uk

By post: Planning Policy, Warrington Borough Council, New Town House, Buttermarket Street, Warrington, WA1 2NH

Should you require further advice and guidance on completing this form, please contact the Planning Policy Team by telephone on 01925 442841 or by e-mail to ldf@warrington.gov.uk

(1) Your Details

Please provide your contact details and those of your agent (if applicable). Where provided, we will use your Agent's details as our primary contact.

	Your details	Your Agent's details
Name		
Position		
Organisation		
Address		
	Town	
	Postcode	
Telephone		
Email address		

(2) Site Details

Please provide the details of the site you are suggesting. If you are suggesting more than one site, please use a **separate** form.

Name of site /other names it's known by		
Address		
	Town	
	Postcode	
Ordnance Survey Grid Reference	Easting :	Northing :
Site area (hectares)		
Net developable area (hectares)		
What is your interest in the site? (please tick one)	Owner	Lessee
	Prospective Purchaser	Neighbour
	Other	Please state:

Please Note: It is essential that you provide a map showing the site's location and detailed boundaries for each submission.

(3a) Proposed future use(s)

Please indicate the preferred use that you would like the site to be considered for. Please also indicate any other uses you would consider acceptable. If you wish the site to be considered for a mix of uses, please tick all uses that apply.

	Residential	Gypsy & Travellers	Employment	Retail	Leisure	Other*	
Preferred future use							
Alternative future use(s)							
Potential Capacity	houses:	Number of Pitches:	SqM	SqM	SqM	SqM	
	or flats:						
Employment Use Class (E.g. B1)							
* If "Other", please indicate which use(s):							
Potential Density							
	Has any design, viability, master planning work or other studies been undertaken for any proposed use?			Yes	No		

(3b) Proposed future use(s) - Minerals and Waste

Details:

--

(4) Site Ownership

Please record the site ownership details. If there are more than three owners, please record the fourth owner, etc. on a separate sheet. Please indicate the extent of individual landholding(s) on the site map.

If you do not know who owns the site, please state so below.

	Owner 1	Owner 2	Owner 3
Name			
Address			
	Town		
	Postcode		

Or: I do not know who owns the site

Has the owner (or each owner) indicated support for proposed redevelopment?

Please also record these details for the 4th and subsequent owners (where necessary).

Yes			
No			
Don't know			

Are there any Restrictive Covenants & Ransom Strips affecting the site?

--

(5) Market Interest

Please choose the most appropriate category below to indicate what level of market interest there is in the site:

		Any comments
Site is owned by a developer		
Site under option to a developer		
Enquiries received		
Site is being marketed		
None		
Not known		

--

(6) Site Condition

Please record the current use(s) of the site (or for vacant sites, the previous use, if known) and the neighbouring land uses.

Current use(s)		
Neighbouring Uses		
If vacant	Previous use(s)	
	Date last used	

What proportion of the site is made up of buildings, and what proportion is (open) land?

Proportion covered by buildings	%	Proportion not covered by buildings	%
---------------------------------	---	-------------------------------------	---

If there are buildings on the site, please answer the following questions:

How many buildings are there on the site?		buildings
What proportion of the buildings are currently in use?	% in use:	%
	% derelict:	%
	% vacant:	%
Are any existing buildings on the site proposed to be converted?		

For the **parts of the site not covered by buildings**, please answer these questions:

What proportion of the land is currently in active use?		%
What proportion is greenfield (not previously developed)?		% (A)*
What proportion is previously developed and cleared?		% (B)*
What proportion is previously developed but not cleared? (e.g. demolition spoil, etc.)		% (C)*

* A plus B plus C should add to 100%.

Please provide any additional comments on a separate sheet if necessary.

(7) Constraints to Development

Please tell us about any known constraints that will affect development for the proposed use, details of what action is required, how long it will take and what progress has been made.

Please use a separate sheet where necessary to provide details. If using separate sheets, it would be helpful to make reference there to the particular constraint, e.g (7)(e) – *Drainage*.

	Yes, No or Don't know	Nature and severity of constraint *	Action needed, timescales and progress	Confirmed by technical study or by service provider?	
				Yes	No
a) Land contamination					
b) Land stability					
c) Mains water supply					
d) Mains sewerage					
e) Drainage, flood risk					
f) Tree Preservation Orders					
g) Electricity supply					
h) Gas supply					
i) Telecommunications					
j) Highways					
k) Ownership, leases etc.					
l) Ransom strips, covenants					
m) Other (Please provide details)					

(8) Site Availability

Please indicate when the site may be available

Excluding planning policy constraints, when do you believe this site could be available for development?

Immediately

(Note: to be "immediately available", a site must be cleared, unless being considered for conversions.)

If not immediately, please state when it could be available:

If the site is not available immediately, please explain why – e.g. the main constraint(s) or delaying factor(s) and actions necessary to remove these:

(9) Any Other Information

Please tell us anything else of relevance regarding this site if not already covered above that will ensure that it contributes positively to the achievement of sustainable development. Please use a separate sheet/s if necessary.

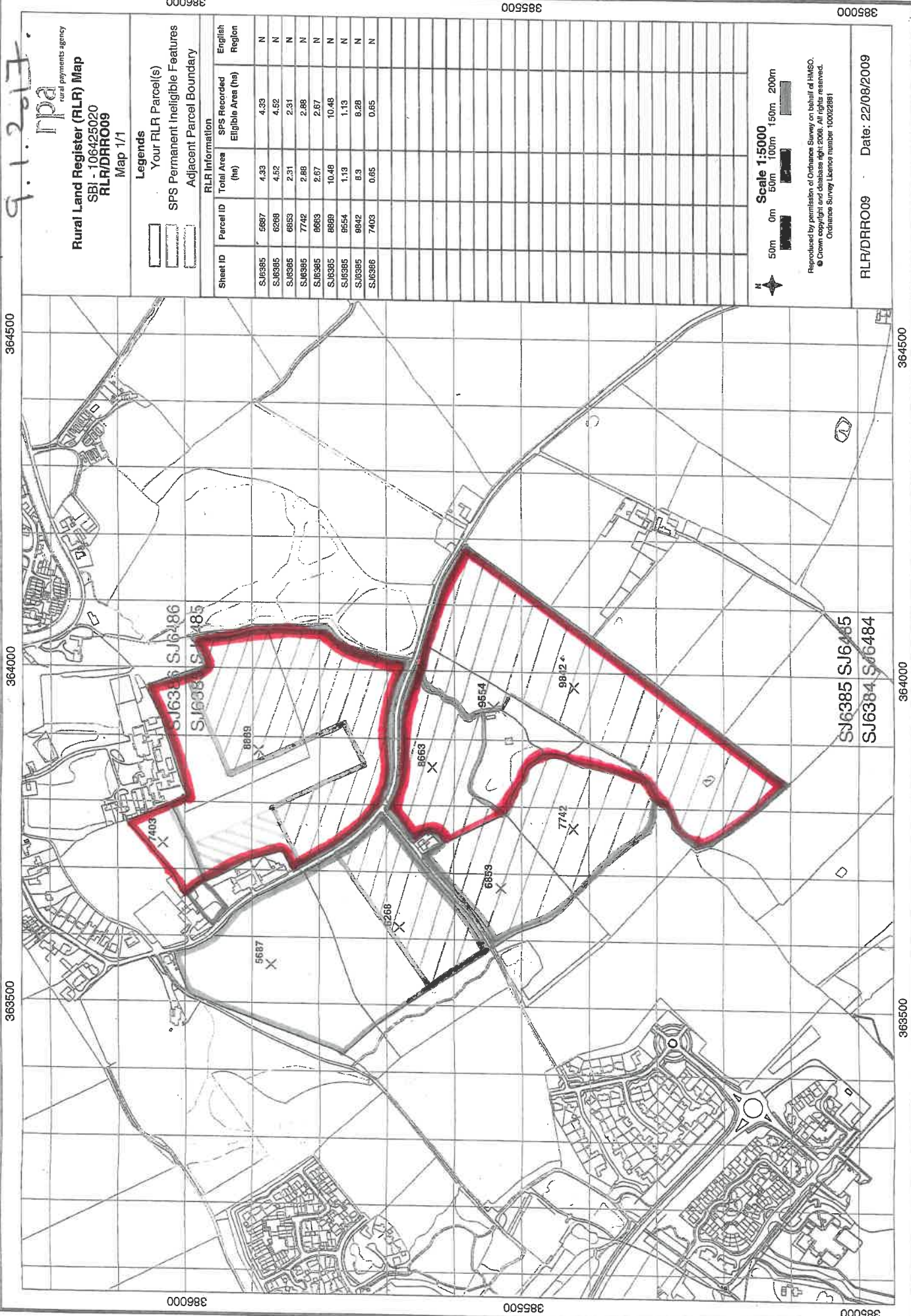
**Planning Policy– Warrington Borough Council,
New Town House, Buttermarket Street, Warrington, WA1 2NH**

ldf@warrington.gov.uk

01925 442841

This form is available in other formats or languages on request.

A.L. BARTHOLOMEW & PARTNERS - LAND AT CARR HOUSE FARM GRAPPENHALL



9.1.2017

rpa
rural payments agency
Rural Land Register (RLR) Map
SBI - 106425020
RLR/DRR009
Map 1/1

- Legends**
- Your RLR Parcel(s)
 - SPS Permanent Ineligible Features
 - Adjacent Parcel Boundary

RLR Information

Sheet ID	Parcel ID	Total Area (ha)	SPS Recorded Eligible Area (ha)	English Region
SJ6385	5687	4.33	4.33	N
SJ6385	6268	4.52	4.52	N
SJ6385	6553	2.31	2.31	N
SJ6385	7742	2.88	2.88	N
SJ6385	8663	2.67	2.67	N
SJ6385	8669	10.48	10.48	N
SJ6385	9554	1.13	1.13	N
SJ6385	9812	8.28	8.28	N
SJ6386	7403	0.65	0.65	N

Scale 1:5000
50m 0m 50m 100m 150m 200m

Reproduced by permission of Ordnance Survey on behalf of HMSO.
© Crown copyright and database right 2008. All rights reserved.
Ordnance Survey Licence number 100029281

RLR/DRR009 Date: 22/08/2009

Please return this sheet to us if you want to make any changes to the parcels shown on it.

Land at Broad Lane, Grappenhall

10728_R01a_Landscape & Visual Overview

1.0 Introduction

- 1.1. This overview report has been prepared by Tyler Grange LLP (TG) on behalf of SATPLAN in response to desktop analysis and preliminary fieldwork undertaken in November 2016, in order to advise upon the feasibility of development of the above named site in terms of landscape character and visual amenity matters, as well as to provide a review of the existing Green Belt context.
- 1.2. It is to be read alongside the following plans and photosheets:
 - **Landscape Planning Policy Context (10728/P01);**
 - **Landscape Character Areas (10728/P02);**
 - **Photoviewpoint Locations (10728/P03);**
 - **Landscape Opportunities & Constraints (10728/P04);**
 - **Photoviewpoints 1 to 7 (10728/P05);** and
 - **Site Location Plan (10728/P06).**
- 1.3. The work does not constitute a full Landscape and Visual Appraisal (LVA) or a full Landscape and Visual Impact Assessment (LVIA). It is intended to support representations to Warrington Borough Council for release from the Green Belt for the purposes of residential development in the emerging Warrington Borough Council's Green Belt Review and inform the requirements for a future planning application.

2.0 Site Context

- 2.1. The site is located at the southern periphery of Grappenhall, a village in Warrington. Grappenhall is at the southern edge of the town, next to Stockton Heath and lies approximately 4km (2.5 miles) from Warrington town centre.
- 2.2. The site is centred on OS grid reference SJ 63868 85906 and extends to approximately 11.67 hectares (28.8 acres). It is currently comprised of two arable fields, with hedgerows and scattered hedgerow trees along the northern, southern and western boundaries and to the eastern boundary is a block of woodland.
- 2.3. The site adjoins Grappenhall Hall Residential School to the north. The school buildings are owned by the Department for Education and are currently unused as the school has moved to new premises in Padgate. To the west of the site along Broad Lane are residential properties (Carr House Farm, including East Barn and North Barn, and Moss House Farm) whose rear gardens back on to the site. The southern boundary of the site is also formed by Broad Lane which curves along the edge of the site to the east. Two residential properties are found on Hall Lane (No's 1 & 2), off Broad Lane approximately 75m from the south-western corner of the site.

Tyler Grange LLP, Ladyfield House, Station Road, Wilmslow, Cheshire. SK9 1BB

Tel: 01625 525731 www.tylergrange.co.uk

Registered in England No. OC356615 Vat Reg. No. 994 2320 07

Registered Office: Lion House, Rowcroft, Stroud, Gloucestershire. GL5 3BY



- 2.4. The eastern boundary is formed by a ditch which runs along the edges of fields and woodland blocks to the south of the site. North of the site it connects to the Bridgewater Canal at Canal Bank Farm. Beyond the ditch is a block of woodland (Grappenhall Wood) which was planted in the 1990's.
- 2.5. To the north of the site Narrow Lane (Ref FP207/3) runs along the rear boundaries of properties on Broad Lane approximately 175m from the site boundary separated by a small field parcel. The Mersey Valley Trail is a long-distance walking path which runs from Lymm to Runcorn, following the Bridgewater Canal for much of the route. It runs along the southern boundary along Broad Lane from Hall Lane before turning northwards through Grappenhall Wood to connect with the Bridgewater Canal and the Cheshire Canal Ring Walk.
- 2.6. The site occupies relatively flat ground but slopes from approximately 35m to 30m to the ditch 75m from the eastern boundary. The levels across the site as a whole drop from approximately 40m AOD (Above Ordnance Datum) at the western boundary, to approximately 30m AOD to the eastern boundary.
- 2.7. The site has a village fringe character due to its location on the southern edge of Grappenhall, with visibility towards the scattered development along Broad Lane and the adjacent Grappenhall Hall Residential School, agricultural land use to the immediate south and west and adjacent land use for recreation (Grappenhall Wood) to the east. The current agricultural use of the land gives it a relatively open character but it has a more contained feel than surrounding fields as views are foreshortened by some gappy internal hedgerows and hedgerow trees, the woodland blocks and riparian vegetation to the east and south and hedgerows with scattered hedgerow trees to the north, south and west.
- 2.8. The Grade I listed St. Wilfrid's church is visible to the north from the eastern and south –eastern edges of the site. The buildings which make up Grappenhall Hall Residential School are visible across the site through gappy internal and boundary vegetation.
- 2.9. The Grappenhall Village Conservation Area lies immediately adjacent to the site to the north.
- 2.10. To the east, south and west of the site, the landscape continues to have a mostly agricultural land use with clusters of farm buildings. More industrial land use is found to the settlement edge of Appleton Thorn to the south. The Grappenhall Heys residential development is located to the west of the site.
- 2.11. There are currently no Tree Preservation Orders on the site.

3.0 Planning Context & SPD

Landscape Planning Policy Context (see **Landscape Planning Policy Context and Public Rights of Way plan (10728/P01)**)

- 3.1. The site falls within the administrative borough of Warrington and is subject to a Green Belt designation (Overall Spatial Strategy - Green Belt Policy CS 5) within the Warrington Borough Council Local Plan Core Strategy (Adopted July 2014).



- 3.2. Residential properties are located to the south-west and west of the site on Broad Lane, Hall Lane. The amenity of these properties will need to be taken into consideration in order to satisfy planning policies protecting the setting of housing areas (Policies QE6 and QE7).
- 3.3. Local Policies relating to landscape character and visual amenity that will need to be considered as part of any site promotion / emerging development proposals include:

Warrington Borough Council Local Plan Core Strategy (Adopted July 2014)

- Policy CS 1 Overall Spatial Strategy - Delivering Sustainable Development;
 - Policy CS 2 Overall Spatial Strategy - Quantity and Distribution of Development;
 - Policy CS 3 Overall Spatial Strategy - Maintaining a 10 Year Forward Supply of Housing Land;
 - Policy CS 5 Overall Spatial Strategy - Green Belt;
 - Policy CS 6 Overall Spatial Strategy – Strategic Green Links;
 - Policy QE 3 Green Infrastructure;
 - Policy QE 6 Environment and Amenity Protection;
 - Policy QE 7 Ensuring a High Quality Place;
 - Policy CC 1 Inset and Green Belt Settlements; and
 - Policy CC 2 Protecting the Countryside.
- 3.4. The Overall Spatial Strategy policies focus on sustainable development, managing the quantity and distribution, housing supply, the Green Belt and strategic Green Links.
- 3.5. Policy CS 1 states that *“development proposals that are sustainable will be welcomed and approved without delay”*. The policy goes on to list the criteria by which development should accord with alongside national and local planning policy frameworks and the material considerations in order to be considered sustainable. Specific material considerations relevant to the site and proposed residential development include:
- *“Priority afforded to the protection of the Green Belt and the character of the countryside;*
 - *The need to address the causes of and be resilient to the effects of climate change;*
 - *The need to safeguard environmental standards and residential amenity;*
 - *The delivery of high standards of design and construction, that have regard to local distinctiveness and efficiency; and*
 - *The need to make the best use of existing transport, utility, social and environmental infrastructure within existing settlements, and ensure additional provision where needed to support development.”*
- 3.6. Policy CS 2 relates to the quantity and distribution of development. Principles in the policy relevant to the site and residential development include:
- *“The general extent of the Green Belt and the detailed boundaries as indicated on the Local Plan Core Strategy Policies Map will be maintained for as long as can be seen ahead and at least until 2032;*
 - *Within the Green Belt area, development will only be allowed where it is considered to be appropriate in accordance with national policy; and*
 - *All new development should where appropriate make provision for supporting infrastructure in accordance with Policy MP10.”*

3.7. Policy CS 3 states that:

“Should monitoring indicate that an on-going, 5 years’ deliverable and a subsequent 5 years’ supply of developable housing land can no longer be sustained or where it can be demonstrated that housing need cannot be met within Warrington, the Council will review its housing land provision, and bring on-stream additional housing sites as required, with priority given to encouraging the reuse of previously developed land and avoiding sites in the Green Belt where possible.”

3.8. In relation to Policy CS 5, planning permission for new buildings in the Green Belt *“will be approved where they accord with relevant national policy.”* The site is being considered for release from the Green Belt for the purposes of residential development in the emerging Warrington Borough Council’s Green Belt Review. It will be important to ensure that the development of the site does not contribute towards urban sprawl of Warrington south towards Appleton (approximately 2km to the south) or significant encroachment into the countryside in order to ensure the strategic role of the Liverpool, Manchester and West Lancs Green Belt remains valid. Furthermore, the development will need to respect the setting and character of Grappenhall Village.

3.9. Policy CS 6 relates to Green Infrastructure and states that the Council *“is committed to supporting wider programmes and initiatives which seek to connect the borough’s Strategic Green Links with employment areas, residential communities, and Green Infrastructure Assets”*. Further requirements in relation to Green Infrastructure are set out in Policy QE3 which provides more detail on the criteria against which applications will be assessed.

3.10. Policy QE 6 considers the protection of environment and amenity within development. Areas taken into consideration relevant to site and residential development include:

- *The quality of water bodies, including canals, rivers, ponds and lakes;*
- *Land quality;*
- *Levels of light pollution and impacts on the night sky; and*
- *The need to respect the living conditions of existing neighbouring residential occupiers and future occupiers of new housing schemes in relation to overlooking / loss of privacy, outlook, sunlight, daylight, overshadowing, noise and disturbance.”*

3.11. Policy QE 7 describes the Council’s expectations in term of the quality of place in relation to development. Proposals which have considered the following aspects will be positively received:

- *“Be sustainable, durable, adaptable and energy efficient; create inclusive, accessible and safe environments;*
- *function well in relation to existing patterns of movement and activity;*
- *reinforce local distinctiveness and enhance the character, appearance and function of the street scene, local area and wider townscape;*
- *harmonise with the scale, proportions and materials of adjacent and / or existing buildings;*
- *maintain and respect the landscape character and, where appropriate, distinctiveness of the surrounding countryside;*
- *use the density and mix of development to optimise the potential of the site without damaging the character of the area; and*

- *be visually attractive as a result of good architecture and the inclusion of appropriate public space.”*
- 3.12. The remaining applicable landscape and visual related policies deal with improvements to the Green Infrastructure of Warrington Borough the retention of landscape features and recreational public routes, including cycleways, as well as the requirement for built form to complement the materiality of the locality in order to preserve local distinctiveness and the local character features to ensure the suitable assimilation of development proposals. The policies also direct development towards achieving high quality design within new development, and providing landscaping as an integral part of the overall design.
- 3.13. Policy CC 1 covers Green Belt Settlements (that are washed over) within the Green Belt including Grappenhall Village.
- “Within these settlements development proposals will be subject to Green Belt policies set out in national planning policy. New build development maybe appropriate where it can be demonstrated that the proposal constitutes limited infill development of an appropriate scale, design and character in that it constitutes a small break between existing development which has more affinity with the built form of the settlement as opposed to the openness of the Green Belt; unless the break contributes to the character of the settlement.”*
- 3.14. The contribution the site makes to the Green Belt in landscape and visual terms is covered further in **Section 5** of this report.
- 3.15. Policy CC 2 supports development within the countryside provided that:
- *“the detailed siting and design of the development relates satisfactorily to its rural setting, in terms of its scale, layout and use of materials;*
 - *they respect local landscape character, both in terms of immediate impact, or from distant views;*
 - *unobtrusive provision can be made for any associated servicing and parking facilities or plant, equipment and storage;*
 - *they relate to local enterprise and farm diversification; and*
 - *it can be demonstrated that there would be no detrimental impact on agricultural interests.”*
- 3.16. In addition to the above policies, the following Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG) also need to be taken into consideration:
- Supplementary Planning Documents
- Environmental Protection SPD (May 2013)**
- 3.17. This SPD supports Policy QE6 Environment and Amenity Protection and details the councils approach to dealing with environmental protection including light pollution. Development schemes which include street lighting proposals should adhere to the design principles set out in the SPD. Principles relating to landscape and visual include:
- *“Limiting the light levels to a designed uniformity;*
 - *limiting the use of lighting schemes to identified uses or users;*
 - *the retention of screening vegetation; and*
 - *the use of planting and bunding to contain lighting effects.*

- 3.18. The SPD states that *“these conditions will be applied as necessary by the LPA to help reduce obtrusive light from new proposals, particularly glare and spillage, from areas of wildlife importance, open countryside and residential amenity.”*

Design and Construction (October 2010)

- 3.19. This document provides advice and guidance to developers about aspects of the design and construction process. The document states that *“A well designed landscape scheme should enhance the appearance and setting of any new development and its location. A successful scheme will have considered and correctly interpreted the landscape character of the location so as to produce the most appropriate design solution for the development.”*

Landscape Design Guide for New Developments

- 3.20. This document is to provide advice and guidance to developers who are required to submit landscape schemes as part of detailed planning applications.

- 3.21. The key objectives are:

- *Ensure high quality environments in which to live and work through excellent landscape designs in new developments;*
- *ensure the design of new landscapes feature at an early stage in the design process to ensure they are well integrated into new developments;*
- *ensure biodiversity and geological features are conserved and enhanced through landscape improvements;*
- *promote the health and wellbeing of the community through new landscape schemes*
- *promote quality landscape schemes which are sensitive to the locality and provide local distinctiveness; and*
- *ensure that the design of new landscapes do not increase fear of crime or give rise to criminal behaviour.*

Open Space and Recreation Provision (September 2007)

- 3.22. This policy details a number of key objectives for open space within the borough including:

- *“To ensure an adequate provision of open space in quantitative, qualitative and accessibility terms subsequently helping to ensure the creation of sustainable communities;*
- *to create opportunities for and enhance biodiversity;*
- *to create opportunities for travel by more sustainable modes such as by walking or cycling;*
- *to assist in maintaining and improving public health by providing opportunities for recreation and sport;*
- *to provide educational opportunities in the form of ‘outside classrooms’ through providing opportunities for contact with nature;*
- *to provide focal points for social interaction and community events;*
- *to contribute to local distinctiveness through helping to create a sense of place and belonging;*
- *to help secure safe and well-designed open spaces where the design has intended to deter crime; and*
- *to assist in tackling climate change through the plantation of trees and creation of green ‘breathing’ spaces.”*



Planning Obligations (September 2007)

- 3.23. This SPD details the councils approach to the use of planning obligations to facilitate decision making, relevant key objectives include:
- *“Ensure appropriate environmental and biodiversity protection and enhancement and mitigation measures where appropriate;*
 - *Ensure no detrimental impacts on amenity (visual, residential, noise, flood risk, landscape);*
 - *Ensure conservation of heritage assets and mitigation where appropriate.”*

Evidence Base Documents

- 3.24. Relevant evidence base considerations are set out below:

Strategic Housing Land Availability Assessment (SHLAA) Final Report (January 2016)

- 3.25. The SHLAA identifies potential sites for housing development within the borough; the site is located within the Grappenhall and Thelwall district and has not been included within the SHLAA.

Grappenhall Village Conservation Area Guidance Leaflet

- 3.26. The Grappenhall Village Conservation Area is located to the north and east of the site and directly adjacent along a section of the northern boundary. This guidance leaflet describes the character and appearance of the conservation area and describes the character of the village as follows:

“on the whole the form of the village is compact, and an intimate atmosphere is created by the tight knit building groups and the density of surrounding trees, yet the central area is far more open as the tree line retreats, and, a wider space is created between the Ram’s Head and the playing fields of the Grappenhall Hall Residential School”.

Victoria Road / York Drive (Grappenhall) and Ackers Road / Marlborough Crescent (Stockton Heath) Conservation Area Guidance Leaflet

- 3.27. The Victoria Road / York Drive and Ackers Road / Marlborough Crescent Conservation Areas are located approximately 0.5km (0.3 miles) north-east of the site, the guidance leaflet describes the character and appearance of the conservation area as follows:

“with an average density of about 4 dwellings per acre & 8 dwellings per acre in places, the low density of development in these areas has provided a legacy of generous garden plots which have matured to provide a woody garden suburb throughout the area, providing a backcloth to the various architectural styles”.

- 3.28. The site has a limited visual relationship with the Grappenhall Village Conservation Area which is focused along the boundary shared with Grappenhall Hall Residential School. Field boundary vegetation and vegetation along Narrow Lane (Ref. FP207/3) to the north of the site restricts views from properties on Broad Lane in the western part of the conservation area. The site is not visible from the eastern part of the conservation area due to field boundary vegetation, riparian vegetation associated with the eastern boundary ditch, private gardens to properties along Canal Side and Grappenhall Wood.

- 3.29. The site is not visible from the Victoria Road / York Drive (Grappenhall) and Ackers Road / Marlborough Crescent (Stockton Heath) Conservation Areas due to intervening built form of Grappenhall Village and vegetation to the north and west of the site.

Infrastructure Capacity Assessment 2010

3.30. This document identifies current infrastructure and details what provisions are required to meet future development requirements. Environmental infrastructure of relevance to landscape character and visual amenity focuses on:

- Open Spaces;
- Sports and Leisure Provision; and
- Play Areas.

3.31. The site is adjacent to Grappenhall Wood which is managed by the Woodland Trust and can be accessed via the Mersey Valley Trail. To the north is the Bridgwater Canal which is part of the Cheshire Ring Canal Walk and Euclid Park which contains informal playing pitches, equipped and natural play spaces. To the north east Morris Brook Park contains a small equipped children's play area and an open area for recreation linked by footpaths along the edge of the brook.

Climate Change Strategy for Warrington

3.32. This document details the councils approach to climate change and aims to promote sustainable development that are resilient to climate change including: *“through locating development away from flood risk areas, increasing tree cover or increasing the use of permeable surfaces.”*

Other local studies

Grappenhall and Thelwall Village Design Statement

3.33. This document was produced in 2003 by a steering group formed of local residents and *“suggests ways in which our present surroundings can be enhanced and sets out our expectations for the management of future development and change.”*

3.34. The document covers a series of themes including:

- *“Managing future development and change, so that the essential character of the area is protected;*
- *Maintaining and where possible enhancing the quality of our natural and man-made environment;*
- *Recognising and supporting the contribution that good design can make to the success of new landscaping and building works;*
- *Seeking to maintain the quality of existing residential areas by encouraging the thoughtful, sympathetic execution of alterations and infill development;*
- *Safeguarding and enhancing the Conservation Areas, which project such strong images of the area to the outside world;*
- *Protecting the rural character of the countryside surrounding Grappenhall and Thelwall. This provides both the backdrops for the villages and the familiar vistas over Cheshire farmland; and*
- *Reducing the impact of road traffic on residential areas and the Village Conservation Areas.”*

3.35. The statement includes references to maintaining the open nature of the landscape which slopes towards residential areas with hedgerows and oaks and other trees which define field boundaries and the ponds, spinneys and woods.

- 3.36. The chapter on landscape includes images of mature tree groups within the villages accompanied with the following recommendation:

“Landscaping should be regarded as an integral and essential component of any development.”

4.0 Landscape Character

Landscape Character Context (see *Landscape Character plan (10726/P02)*)

- 4.1 At a national level the site lies within the ‘Mersey Valley’ Character Area (National Character Area 60).
- 4.2 The key characteristics relevant to the site and surrounding study area are:
- *Trees and woodland are mainly associated with settlements, occasional parkland and isolated woodland blocks;*
 - *Large-scale, open, predominantly flat, high-quality farmland occurs between developments, with primarily arable farming to the north of the valley and a mixture of arable and dairying to the south;*
 - *The field pattern is regular and large scale, often defined by hedgerows with isolated hedgerow trees; many hedgerows are intermittent and have been replaced by post-and-wire fencing;*
 - *There are densely populated urban and suburban areas, with major towns particularly at the river crossings, including Warrington;*
 - *There is large-scale, highly visible industrial development, with docks, chemical works and oil refineries; and*
 - *The river valley has a dense communication network with motorways, roads, railways and canals running east-west, and power lines are also prominent.”*
- 4.3 At a district level, the site is identified within the ‘Red Sandstone Escarpment’ (Type 3 as set out within the Warrington: A Landscape Character Assessment (2007)) and more specifically identified within the ‘Appleton Park & Grappenhall’ Character Area (3.A).
- 4.4 The Appleton Park and Grappenhall landscape character area comprises *“of strongly sloping land to the north, affording sweeping long distance views, occasionally restricted by the presence of linear deciduous woodlands, coverts and tree groups.”*
- 4.5 The key characteristics are:
- *“Sweeping northerly views;*
 - *Strongly sloping land to the north;*
 - *Incised stream valleys running in a northerly direction;*
 - *Exposed red sandstone in outcrops, walls and older buildings;*
 - *Gorse in hedgerows and sandy banks;*
 - *Numerous small ponds in the farmland;*
 - *Linear woodlands, coverts and tree clumps;*
 - *Raised knolls;*
 - *Sparsity of hedgerow trees (mainly oak);*
 - *Hedges running along contour lines or at right angles to them; and*

- *‘Advanced’ landscaping and ‘entrance’ features relating to proposed housing development.*”
- 4.6 The Character Assessment sets out management objectives for the Appleton Park and Grappenhall landscape character area, including:
- *“Control planned housing development, pulling back construction on the skyline crest;*
 - *Encourage hedgerow retention and restoration;*
 - *Encourage the replacement of new hedgerow trees; and*
 - *Encourage the restoration of marl pit ponds.”*
- 4.7 The wider study area includes the Undulating Enclosed Farmland: Appleton Thorn character type. This is located approximately 1 km (0.6 miles) to the south of the site.
- 4.8 The key characteristics of the Undulating Enclosed Farmland: Appleton Thorn which are found within the study area include:
- *“Skyline imposition of commercial development on ridgeline at Appleton Thorn; and*
 - *Views of Pennine skyline to the east”.*
- 4.9 The site is located on the edge of the settlement of Grappenhall Village which has not been assessed as part of the Council’s study and so has been shown on the plan as ‘Urban’.
- 4.10 Whilst the character information set out above does provide some context relevant to the site, it does not address all of the characteristics specific to the site. In response to fieldwork and desktop research, further observations have been made with regards the site and its immediate surroundings:
- Arable agricultural land, with well-established hedgerow field boundaries (gappy in places) containing scattered mature hedgerow trees along the southern and western boundaries along Broad Lane;
 - The site is made up of two field parcels, the larger diamond in shape, with evidence of historical division into up to seven parcels up until 1920’s and two 1990’s, the smaller parcel is rectangular in shape and was part of a larger field to the north until the 1960’s;
 - Grappenhall Wood, an area of deciduous woodland, planted in the 1990’s for the Millennium is located to the immediate east of the site, to the east of the ditch forming the eastern site boundary which runs to the north towards the Bridgewater Canal;
 - The relatively flat topography, woodland blocks and boundary vegetation limit the extent of the views to the east. Views further afield are possible to the south and west as the land rises away from the site but are limited by further blocks of woodland along field boundaries and riparian vegetation;
 - From the site looking north and north-west views extend towards Grappenhall Hall Residential School, Moss House Farm and Carr House Farm with views to residential properties along Broad Lane and the rest of the village limited by vegetation along the southern edge of Narrow Lane (Ref 207/03);
 - Views of the tower of the Grade I Listed St. Wilfrid’s church are possible from the eastern and south-eastern portion of the site; and
 - To the south, the character of the landscape beyond Broad Lane becomes more rural with views becoming more far reaching towards Appleton Thorn, with less urbanising elements present / visible.

- 4.11 It is evident from the fieldwork, that although the site is agricultural in nature, it has a relationship with the village edge and is enclosed by woodland to the east of the site. The site has some association with the surrounding residential built form owing to the proximity and visual connectivity to adjacent dwellings off Broad Lane and Grappenhall Hall Residential School. Consideration of the density of development and the siting of built form as well as the balance of open space provision with regards to the existing village edge will be an important consideration to ensure the development complements and enhances the existing residential area in terms of adjacent residential amenity and functionality.

5.0 Visual Circumstances

(See Photoviewpoint Locations (10728/P03) and Photoviewpoints 1-X (10728/P05))

- 5.1 Visually, the site is relatively well enclosed due to the boundaries being vegetated with hedgerows and hedgerow trees, and the adjacent woodland to the east and the edge of Grappenhall Village to the north.
- 5.2 The approximate extent of the visual envelope (VE) is set out below:
- To the north – views extend to the field boundary vegetation along the northern boundary with some filtered views of the boundary vegetation possible from Narrow Lane (Ref. PF207/3) (see **Photoviewpoint 1**). Where the boundary is shared with Grappenhall Hall Residential School views from the school grounds are possible through gaps in the boundary vegetation. Further north visibility of the site is restricted by built form along Broad Lane and Church Lane within the village;
 - To the east – filtered views of the eastern portion of the site extend to the public footpaths within the adjacent woodland along the eastern boundary (see **Photoviewpoint 2**). Views from further afield are screened by the woodland and intervening field boundary vegetation;
 - To the south – views are possible from Broad Lane across the site through gaps in the field boundary hedgerows and internal vegetation with distant views of Grappenhall Hall Residential School buildings and glimpsed views of the tower of St. Wilfrid's church (see **Photoviewpoint 3**). Views across to the northern part of the site are limited by the internal vegetation. Further south views of the site from the public footpath (Ref. PF010/17) are not discernible due to intervening field boundary vegetation and woodland blocks combined with the sloping topography (see **Photoviewpoint 4**).
 - To the south west – gaps within the field boundary hedgerows and between hedgerow trees along the site edge allow immediate views of the larger field parcel and filtered views of the north-eastern, eastern and southern boundaries through the internal vegetation (see **Photoviewpoint 5**). Further from the site the land begins to rise gently but views of the southern part of the site become more filtered by intervening field boundary hedgerows and hedgerow trees and the northern part of the site is not visible due to the built form and vegetation on Broad Lane (Carr House Farm, Moss House Farm) (see **Photoviewpoint 6**).
 - To the west – views from the footpath to Grappenhall Heys of the site are limited by field boundary vegetation and built form and vegetation associated with Carr House Farm and Moss House Farm (see **Photoviewpoint 7**). Views of the site from further west are blocked by blocks of woodland adjacent to Grappenhall Heys and surrounding Grappenhall Cricket Club.



- 5.3 Overall, the existing framework of site boundary vegetation with the adjacent built up edge and woodland result in the visual envelope being limited to only the close surroundings. Where more distant visibility towards the site is possible, views are largely obscured by the sloping topography, layering of intervening field boundary vegetation and woodland blocks or comprise views of the site boundary vegetation only. In these cases, the site boundary vegetation appears in the background of views alongside the backdrop of Grappenhall and glimpses of the wider urban area to the north.
- 5.4 Potential visual receptors to development of the site include:
- Users of the Narrow Lane (Ref. PF207/3) close to the site's northern boundary;
 - Users of Mersey Valley Trail to the south and east of the site;
 - Recreational users of Grappenhall Wood adjacent to the site's eastern boundary;
 - Private residents at Carr House Farm, including East Barn and North Barn, and Moss House Farm on the western boundary of the site;
 - Private residents of no's 1 & 2 Hall Lane to the south west of the site;
 - Private residents associated with the southern and western edge of Grappenhall Village (Broad Lane, Church Lane);
 - Users of the Grappenhall Hall Residential School site;
 - Agricultural users associated with the adjacent farmland to the south and west; and
 - Transient highway views from vehicular users of the Broad Lane.
- 5.5 It is evident that due to the visual context of the site and surrounding landscape, there are relatively few receptors that are likely to be impacted on and there is a limited visual relationship between the site and the wider Green Belt. There are opportunities to utilise the screening provided by the framework of green infrastructure already present surrounding the site to create a sensitive settlement extension to Grappenhall Village that does not impact upon the perceived openness of the wider Green Belt landscape or sensitive receptors.
- 5.6 The key consideration in terms of visual impact will be to ensure that the visual amenity of users of the Mersey Valley Trail is maintained or mitigated through appropriate development layout design. This may include the incorporation of development offsets, the enhancing of the vegetation at the site boundaries to filter views of the new built form, the retention of open views where already existing to the Grade I Listed St. Wilfrid's church and the edge of Grappenhall Village, and the provision of links to new public open spaces and the creation of new permissive routes.
- 5.7 The setting and residential amenity of the properties adjoining the site to the west (Carr House Farm including East Barn and North Barn and Moss House Farm) and south west (Hall Lane) will need to be respected. This could be carried out through appropriate development offsets and the orientation of the development and materiality. Soft landscaping along the boundaries with residential properties and screening through green buffers could also be proposed where appropriate.
- 5.8 Ensuring the development complements the more open character of the adjacent landscape to the south and west, through the retention and enhancement of site boundary vegetation, as well as the incorporation of a development offset, should be a primary design consideration. The careful consideration of development densities and building heights will also be necessary to ensure that the development of the site responds to the landscape and visual context



described above and also ties in with the description of Grappenhall Village within the conservation area leaflet.

6.0 Suitability of the Site for Release from the Green Belt

- 6.1 A review of the site's performance and suitability for release from the Green Belt is summarised below in relation to the applicable principal Green Belt objectives as set out within the NPPF (the Framework), and with reference to the Warrington Borough Local Plan Core Strategy Policy CS 5 Overall Spatial Strategy - Green Belt.

To check unrestricted sprawl

- 6.2 The principal consideration here is the sprawl of the urban edge of Grappenhall Village south and westwards and potential coalescence with Grappenhall Heys and Appleton Thorn. Scattered built form is already present along Broad Lane, and development of the site would represent a rounding off of the Grappenhall Village settlement edge rather than urban sprawl. The incorporation of a development offset to the southern and western edges of the site, and the retention and enhancement of existing boundary vegetation would reinforce the robustness of Grappenhall Wood as the edge of the settlement edge to the east and Broad Lane to the south and west.

To prevent neighbouring towns merging into one another

- 6.3 In terms of merging settlements, a key consideration is also the strength and permanence of existing boundaries. Visually the site is well enclosed by the surrounding framework of vegetation which separates it from any visual relationship to Grappenhall Heys (to the south-west) and Appleton Thorn to the south. Where built form is visible from the site this is associated with the scattered development on the approach to Grappenhall Village on Broad Lane and Grappenhall Hall Residential School. The site's visual relationship with the wider open countryside of the Green Belt to the east is limited by Grappenhall Wood. To the south views across agricultural land are limited due to the layering of field boundary vegetation and woodland blocks. To the west views are possible across agricultural land to the woodland blocks on the edge of Grappenhall Heys but to the north-west views are limited by the residential edge of Grappenhall.

- 6.4 The village fringe location also requires consideration in relation to the NPPF where sustainable locations can be used efficiently for development in association with opportunities for strengthening the landscape and environmental quality of the site through the provision of connecting Green Infrastructure and new recreation opportunities. The development of the site offers the potential retain and enhance the existing field boundary vegetation. The Mersey Valley Trail runs along the southern boundary and links Grappenhall Heys Walled Garden, Grappenhall Wood and the Cheshire Ring Canal Walk and could be incorporated into the site at the southern boundary with pedestrian links from the new development.

Safeguarding the countryside from encroachment

- 6.5 As described above, the site has a limited visual relationship with the wider open countryside of the Green Belt to the north-west and east and development should be focused to the north and east against the settlement boundary and adjacent woodland. To the south and west the boundary on Broad Lane is more sensitive and would require appropriate development offsets



including landscape buffers along this edge and the retention and enhancement of the existing site boundary vegetation would ensure that any significant visual encroachment into the wider Green Belt landscape would be reduced.

To preserve the setting and special character of historic towns

- 6.6 The site is located adjacent to Grappenhall Village which was designated a conservation area in 1974 and extended in 1980. The Green Belt washes over the village up to the boundary along the Bridgewater Canal. The site has a visual relationship with the conservation area where the site boundary is shared with Grappenhall Hall Residential School which is part of the designation. This shared boundary is on the southern periphery of the conservation area where any visual relationship with the more historic core of the village centred around the Grade I Listed St. Wilfrid's church is limited by boundary vegetation and built form associated with the former school.
- 6.7 Views of the tower of the Grade I Listed St. Wilfrid's church are possible from the eastern and south-eastern area of the site and offsetting development to maintain this view from the Mersey Valley Trail and Broad Lane would continue the visual connection of this local landmark with these routes.
- 6.8 The approach to the village along Broad Lane is characterised by scattered houses and converted agricultural buildings which contrasts with the densely clustered settlement pattern on Broad Lane and Church Lane within the conservation area. An approach to development which sensitively responds to the settlement edge with frontage considerations, offsets and enhancement to existing vegetation would minimise the level of change to the special character of Grappenhall and its rural setting to the south and west. Along the northern site boundary shared with the conservation area, enhancement of existing vegetation and a development offset would filter views of the development.

7.0 Landscape Themes

- 7.1 In response to the desktop and fieldwork undertaken, a landscape strategy response has been set out as guidance for the appropriate development of the site. The landscape themes to be used to shape a deliverable masterplan are illustrated on the Landscape Opportunities & Constraints plan (10728/P04) and include:
- The incorporation of a development offset along the northern boundary including the section shared with Grappenhall Hall Residential School to ensure the retention of the existing boundary vegetation with additional hedgerow and scattered hedgerow tree planting. (Policies CS6, QE3, Environmental Protection SPD);
 - provision of a landscape buffer between the residential properties at Carr House Farm, East Barn and North Barn would soften views of new built form for existing private residents. This would be formed by the retention and enhancement of existing gappy hedgerow along the north-eastern boundary. (Policies CS1, QE6 and Environmental Protection SPD);
 - provision of a development offset to the ditch which forms the eastern boundary would enable the opportunity to incorporate an area of public open space within the development as well as retain views towards the Grade I Listed St. Wilfrid's Church. (Policies CS1, CS6, QE7, Design and Construction, Planning Obligations, Infrastructure Capacity Assessment SPDs and Grappenhall and Thelwall Village Design Statement);

- retention and enhancement of the existing hedgerow on Broad Lane with new planting would gap up the hedgerow and combined with a new block of characteristic woodland to screen immediate views from the lane and oblique views from existing private residents on Hall Lane. (Policies CS1, CS6, QE7, CC2 and Environmental Protection, Design and Construction, Planning Obligations SPDs);
- opportunity to provide a traffic free section of the Mersey Valley Trail where the route runs along Broad Lane from Hall Lane to Grappenhall Wood within a new area of public open space. (Policies NPPF paragraphs 73, 75 and 81 and Open Space and Recreation Provision, Infrastructure Capacity Assessment SPDs)
- a view of Grade I Listed St. Wilfrid's church from the Mersey Valley Trail could be retained to maintain the visual connectivity of the footpath with a local landmark. This could be facilitated by an area of public open space to the east of the site. (Policies CS1, CS6, QE7, Design and Construction, Planning Obligations, Infrastructure Capacity Assessment SPDs, Grappenhall Village CA Leaflet Grappenhall Village CA Leaflet and Grappenhall and Thelwall Village Design Statement); and
- proposed development should look to reflect the scale, and density of the existing neighbouring residential development along Broad Lane which has a scattered arrangement set back from the lane with hedgerows and the more densely compacted nature of the historic core of Grappenhall Village to the north and eastern edges of the site. (Policies CS1, CS6, QE7, CC1, CC2, Design and Construction, Planning Obligations, Landscape SPDs, Grappenhall Village CA Leaflet and Grappenhall and Thelwall Village Design Statement)

8.0 Conclusion

- 8.1 Whilst it is appreciated that only a broad level assessment has been undertaken, this technical note has demonstrated that development within the proposed site could be accommodated with reference to site specific circumstances and the ability to deliver sustainable growth in Grappenhall Village.
- 8.2 The site is considered capable of being developed without having significant impact on coalescence or urban sprawl. Although the site is fairly open in terms of its use as an agricultural field, more urban influences are present in the form of views towards the residential edge of Grappenhall Village. There is also a considerable level of visual screening and filtering offered by field boundary vegetation and local woodland blocks including Grappenhall Wood, which restrict the extent to which the site relates to the wider open countryside of the Warrington Green Belt further to the east, south and west.
- 8.3 As a result of the containment provided by the surrounding vegetation, few receptors will be affected and the effects on landscape character will be localised to the immediate setting.
- 8.4 Responding to the recreational usage of land to the east and south (Mersey Valley Trail, Grappenhall Wood) will be key in the future development of the site, and could be achieved by allowing the route of the Mersey Valley Trail to run along the southern edge of the site. This could fulfil requirements in the NPPF to create opportunities for access to the countryside within the Green Belt.
- 8.5 The most likely adverse effects are deemed to relate to the change in views from users of the Mersey Valley Trail, the users of the Grappenhall Village conservation area as well as the



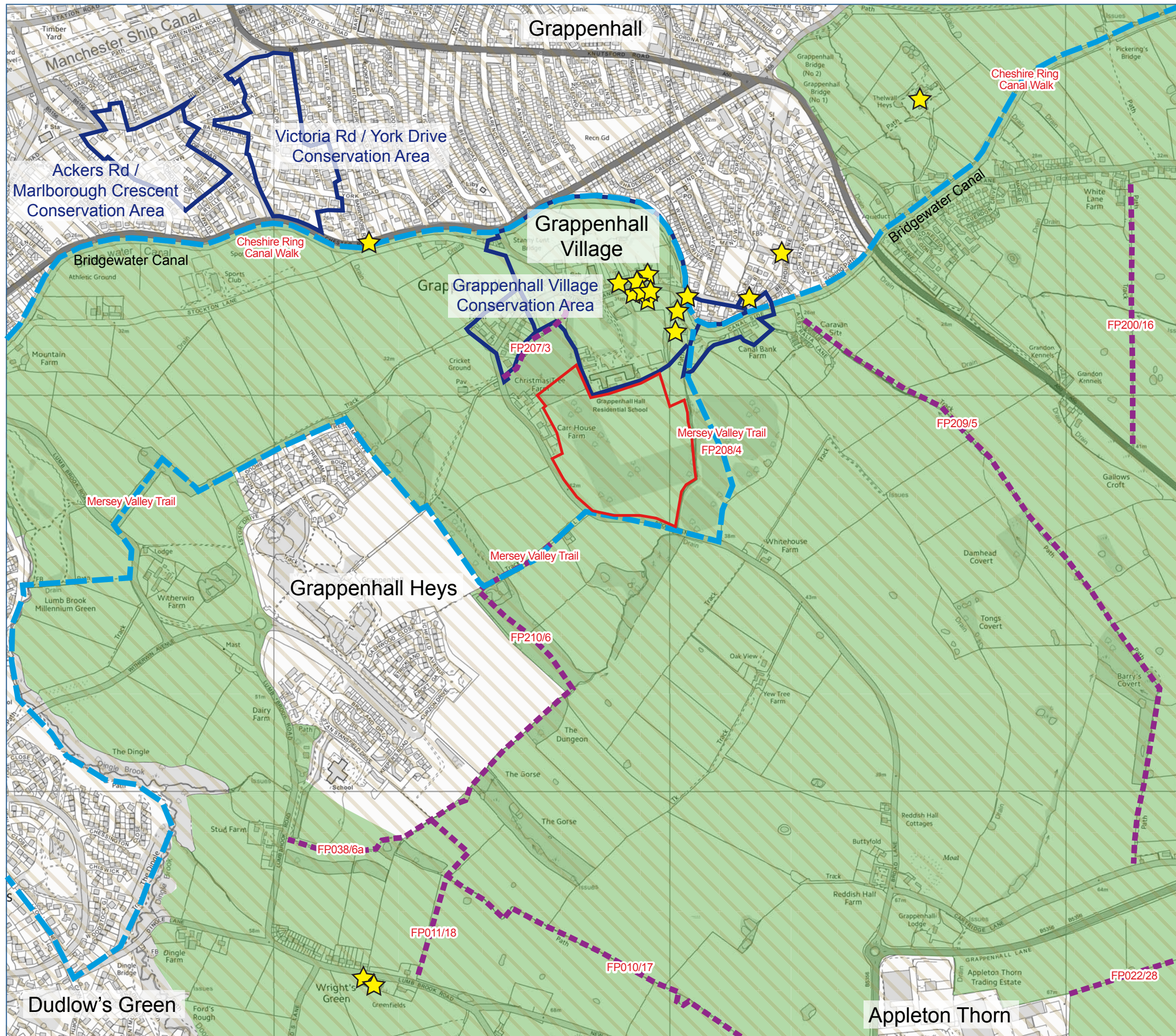
interruption of a limited number of residential views from properties along Broad Lane. These will need to be sensitively considered as part of future design proposals for the site, with development offsets, the consideration of appropriate screen planting, the enhancement of existing boundary vegetation and the provision of new characteristic soft landscaping. Whilst there would be a likely noticeable increase in the extent of built form for the small number of receptors overlooking the site in close proximity, the perceived impacts would be localised. These would be likely to diminish over time due to the scope for implementing appropriate areas of open space, landscaping, development offsets, densities, buffers, materials and scaling. The enhancement of boundary vegetation to mitigate impacts and assimilate the scheme proposals into the surrounding landscape could also be incorporated.

8.6 With respect to landscape and visual matters, this site should therefore be considered suitable for residential development and release from the Green Belt.

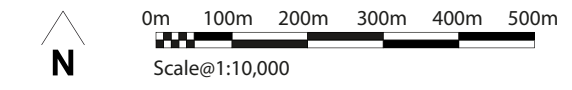
9.0 Plans:

**Landscape Policy Context (10728/P01);
Landscape Character (10728/P02);
Photoviewpoint Locations (10728/P03);
Landscape Opportunities & Constraints (10728/P04);
Photoviewpoints 1 to 7 (10728/P05); and
Site Location Plan (10728/P06).**

The contents of this report are valid at the time of writing. Tyler Grange shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological, landscape, and arboricultural resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Tyler Grange LLP Terms & Conditions, Tyler Grange LLP shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than 12 months after the date of this report.



- Site Boundary
- Conservation Area Policies BH8, QE8
- South Neighbourhood Area
- Green Belt Policy CS5
- Local Planning Designations**
Date plotted from <http://www.magic.gov.uk/MagicMap.aspx>
- ★ Listed Buildings Policy BH3
- Public Rights of Way**
Date plotted from the Warrington Borough Council Interactive Online Map: <http://maps.warrington.gov.uk:8080/connect/>
- Footpath Policy LUT4
- Long Distance Walking Route / National Trail
- FP01 Public Right of Way Reference



Project Land at Broad Lane, Grappenhall

Drawing Title **Landscape Planning Policy Context and Public Rights of Way**

Scale 1:10,000 @ A3

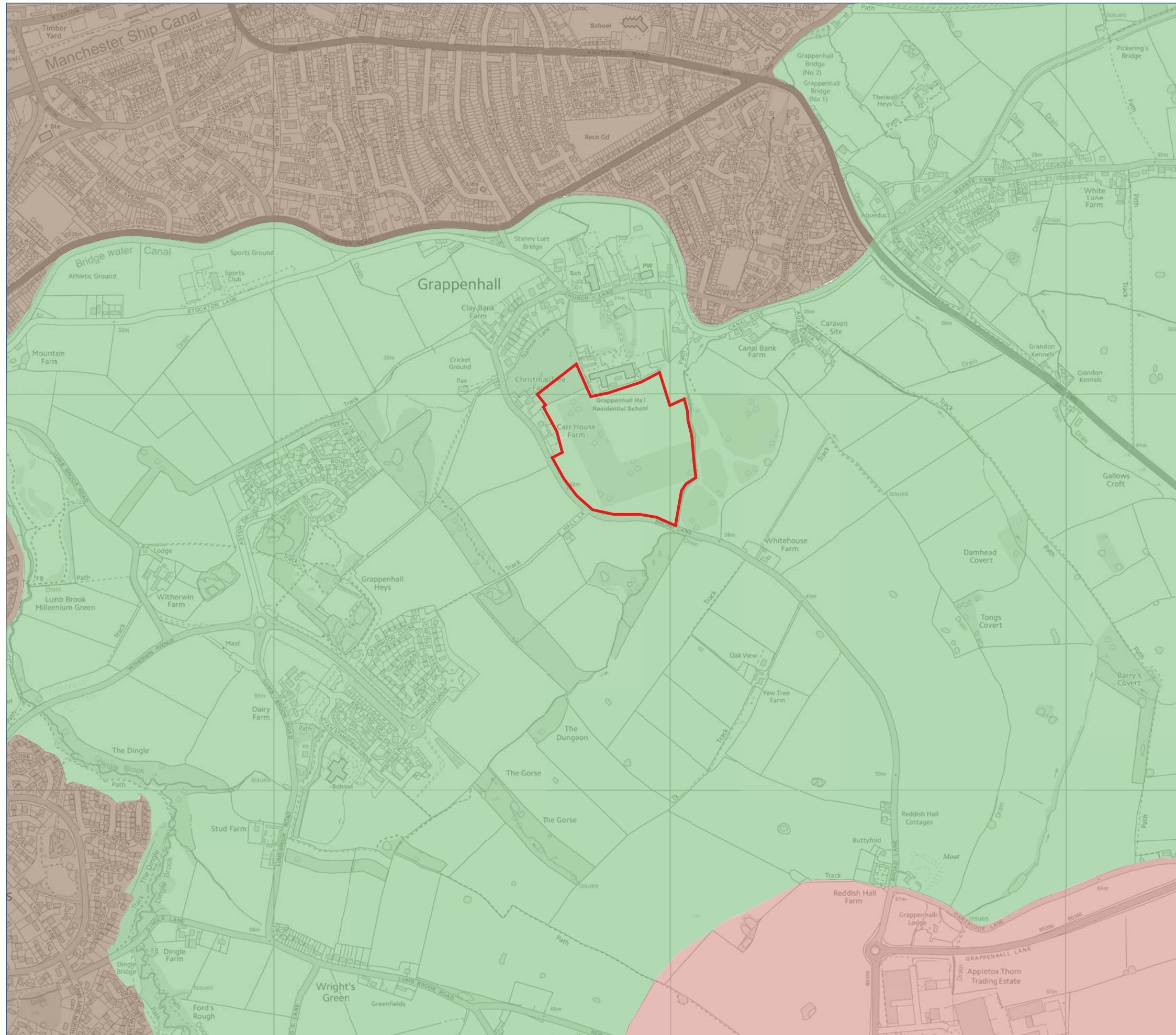
Drawing No. 10728/P01

Date November 2016

Checked LM/AL






Ladyfield House, Wilmslow, Cheshire, SK9 1BB
T: 01625 525 731 E: info@tylergrange.co.uk W: www.tylergrange.co.uk

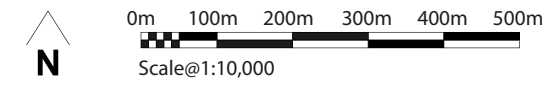


 Site Boundary

National Character
*The entire study area lies within NCA Profile:
 60 Mersey Valley (NE492)*

Local Character
*Information obtained from the Warrington Borough
 Council Landscape Character Assessment (2007)*

-  Character Type 3: Red Sandstone Escarpment
Area 3.A: Appleton Park & Grappenhall
-  Character Type 1: Undulating Enclosed Farmland
Area 1.B: Appleton Thorn
-  Urban



Project | Land at Broad Lane, Grappenhall

Drawing Title | **Landscape Character Areas**

Scale | 1:10,000 @ A3

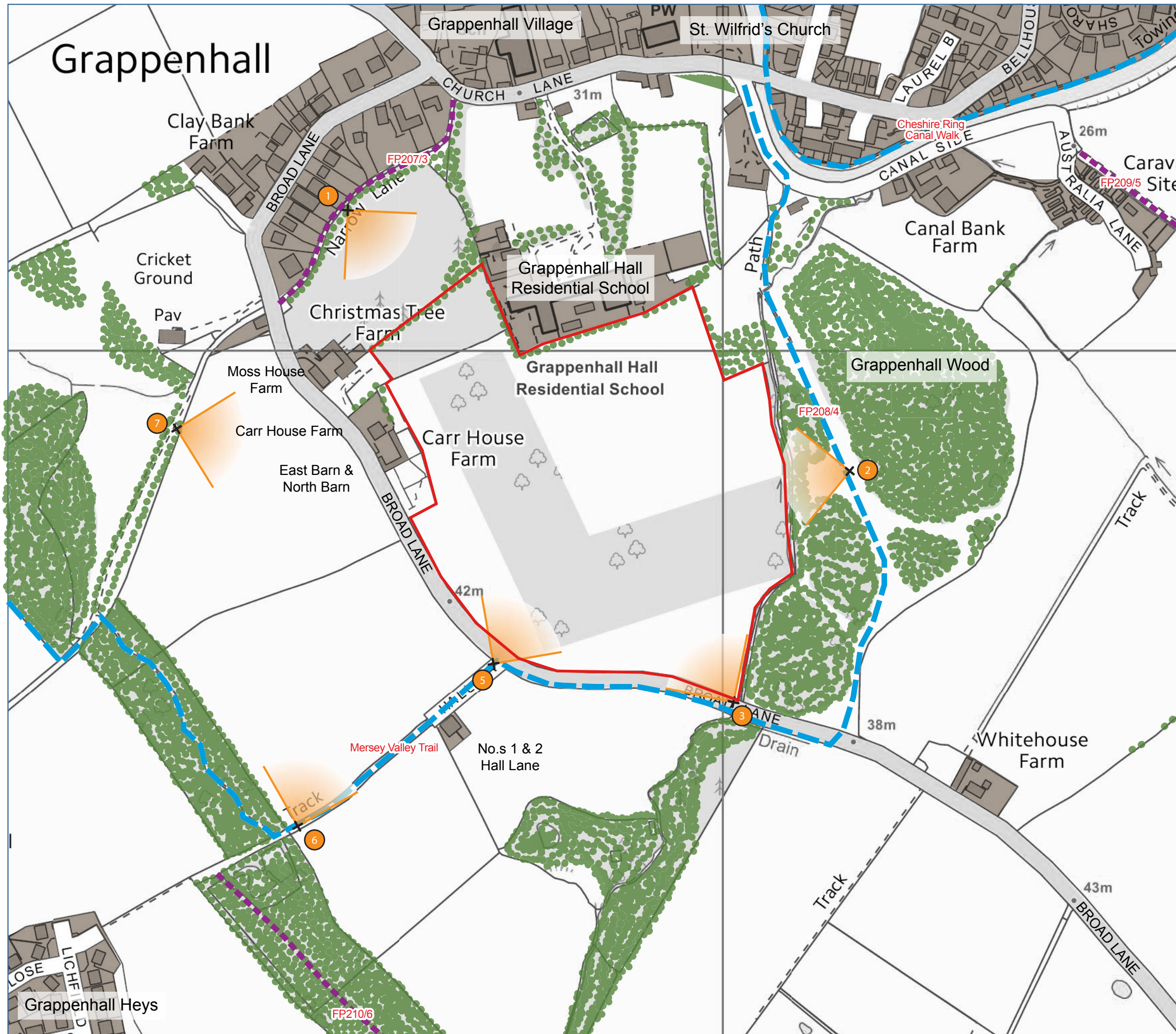
Drawing No. | 10728/P02









Date | November 2016

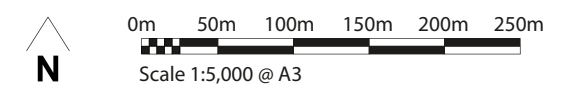
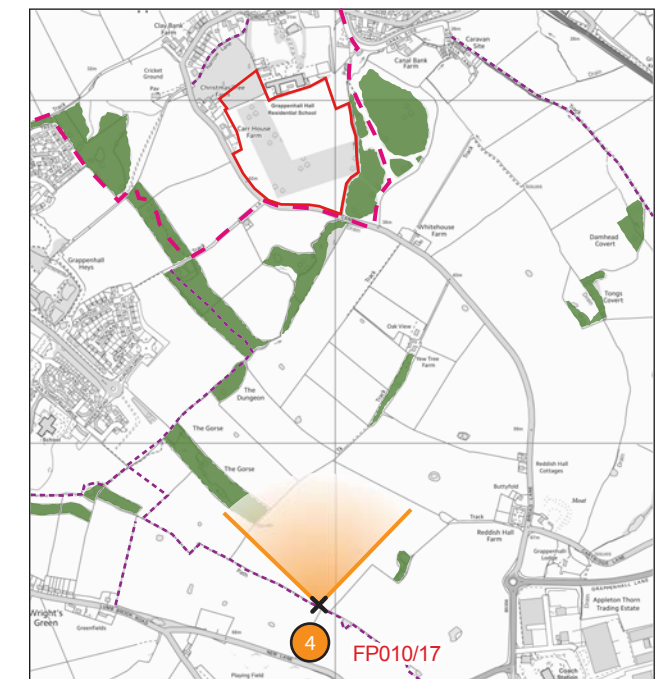
Checked | LM/AL



Ladyfield House, Wilmslow, Cheshire, SK9 1BB
 T: 01625 525 731 E: info@tylergrange.co.uk W: www.tylergrange.co.uk



-  Site Boundary
-  Photoviewpoint Location
-  Footpath
-  Long Distance Walking Route / National Trail
-  Public Right of Way Reference
-  Cycle Route
-  Principal Vegetation and Trees Filtering Views
-  Built form / Surrounding Residential Townscape



Project	Land at Broad Lane, Grappenhall
Drawing Title	Photoviewpoint Locations
Scale	1:5,000 @ A3
Drawing No.	10728/P03
Date	November 2016
Checked	LM/AL



Ladyfield House, Wilmslow, Cheshire SK9 1BB
 T: 01625 525 731 E: info@tylergrange.co.uk W: www.tylergrange.co.uk



The incorporation of a development offset along the northern boundary including the section shared with Grappenhall Hall Residential School to ensure the retention of the existing boundary vegetation with additional hedgerow and scattered hedgerow tree planting. (Policies CS6, QE3, Environmental Protection SPD)

A view of Grade I Listed St. Wilfrid's church from the Mersey Valley Trail could be retained to maintain the visual connectivity of the footpath with a local landmark. This could be facilitated by an area of public open space to the east of the site. (Policies CS1, CS6, QE7, Design and Construction, Planning Obligations, Infrastructure Capacity Assessment SPDs, Grappenhall Village CA Leaflet Grappenhall Village CA Leaflet and Grappenhall and Thelwall Village Design Statement)











The provision of a landscape buffer between the residential properties at Carr House Farm, East Barn and North Barn would soften views of new built form for existing private residents. This would be formed by the retention and enhancement of existing gappy hedgerow along the north-eastern boundary. (Policies CS1, QE6 and Environmental Protection SPD)

Proposed development should look to reflect the scale, and density of the existing neighbouring residential development along Broad Lane which has a scattered arrangement set back from the lane with hedgerows and the more densely compacted nature of the historic core of Grappenhall Village to the north and eastern edges of the site. (Policies CS1, CS6, QE7, CC1, CC2, Design and Construction, Planning Obligations, Landscape SPDs, Grappenhall Village CA Leaflet and Grappenhall and Thelwall Village Design Statement)

Provision of a development offset to the ditch which forms the eastern boundary would enable the opportunity to incorporate an area of public open space within the development as well as retain views towards the Grade I Listed St. Wilfrid's Church. (Policies CS1, CS6, QE7, Design and Construction, Planning Obligations, Infrastructure Capacity Assessment SPDs and Grappenhall and Thelwall Village Design Statement)

Retention and enhancement of the existing hedgerow on Broad Lane with new planting would gap up the hedgerow and combined with a new block of characteristic woodland to screen immediate views from the lane and oblique views from existing private residents on Hall Lane. (Policies CS1, CS6, QE7, CC2 and Environmental Protection, Design and Construction, Planning Obligations SPDs)

Opportunity to provide a traffic free section of the Mersey Valley Trail where the route runs along Broad Lane from Hall Lane to Grappenhall Wood within a new area of public open space. (Policies NPPF paragraphs 73, 75 and 81 and Open Space and Recreation Provision, Infrastructure Capacity Assessment SPDs)

-  Site Boundary
-  Key View of Grade I Listed St. Wilfrid's Church
-  Developable Area
-  Development Offset
-  Scattered development edge to reflect existing approach to Grappenhall along Broad Lane
-  Potential link to Mersey Valley Trail
-  Potential Pedestrian Access and Circulation
-  Potential Public Open Space
-  Retention and enhancement of existing boundary vegetation
-  Potential Characteristic Woodland Block Planting



Project	Land at Broad Lane, Grappenhall
Drawing Title	Landscape Opportunities and Constraints
Scale	Not to Scale
Drawing No.	10728/P04
Date	November 2016
Checked	LM/AL



Ladyfield House, Wilmslow, Cheshire, SK9 1BB
 T: 01625 525 731 E: info@tylergrange.co.uk W: www.tylergrange.co.uk



Vegetation along southern edge of Narrow Lane

Northern site boundary

Narrow Lane
Public Footpath Ref
FP207/3

Photoviewpoint 1:	Taken from Narrow Lane to the north of the site.	Distance from Site:	120m	Orientation	south	Coordinates:	X: 363645 Y: 386148
--------------------------	--	----------------------------	------	--------------------	-------	---------------------	---------------------

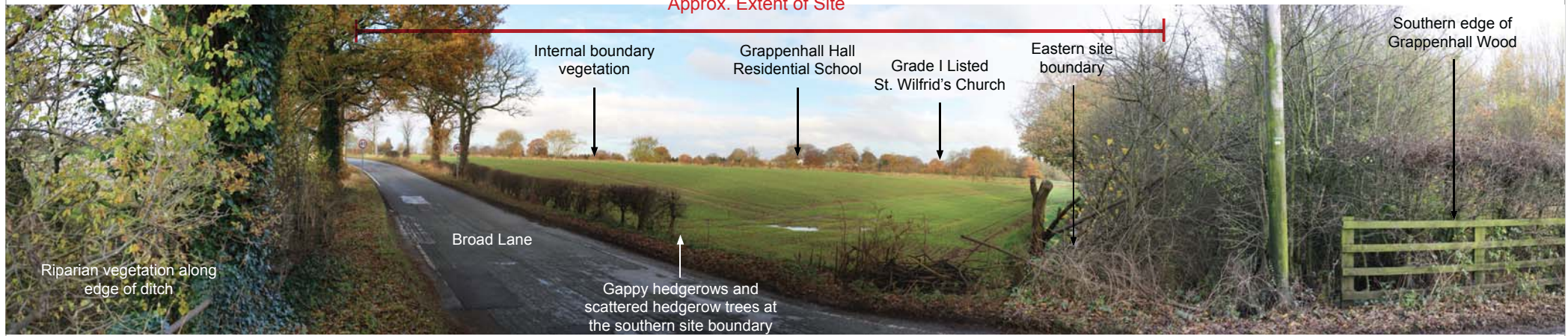


Mersey Valley Trail
Public Footpath
Ref FP208/4

Filtered views of site
through trees

Vegetation associated
with the eastern site
boundary

Photoviewpoint 2:	Taken from Mersey Valley Trail within Grappenhall Wood to the east of the site.	Distance from Site:	55m	Orientation	west	Coordinates:	X: 364119 Y: 385884
--------------------------	---	----------------------------	-----	--------------------	------	---------------------	---------------------

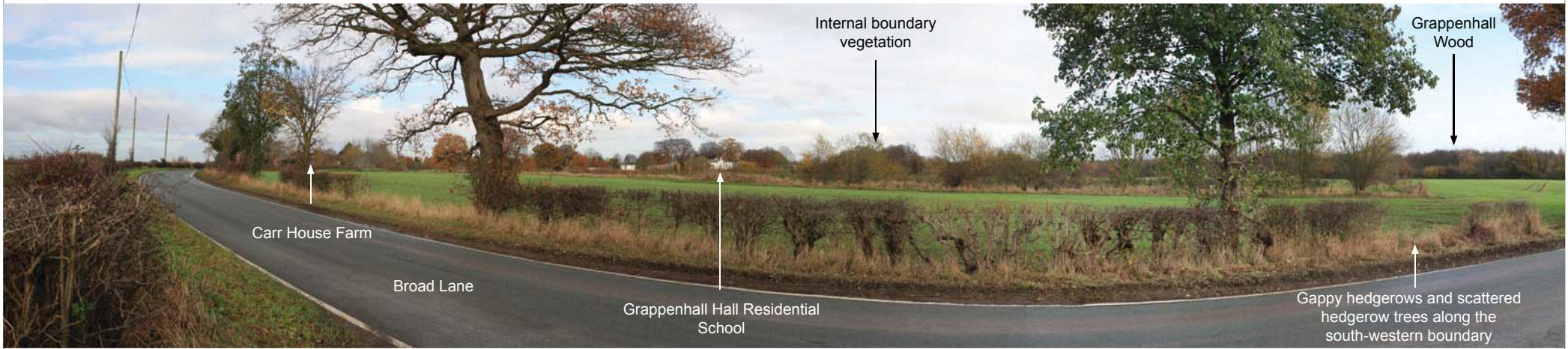


Photoviewpoint 3:	Taken from Broad Lane on the southern boundary of the site.	Distance from Site:	8m	Orientation	north	Coordinates:	X: 364010 Y: 385662
--------------------------	---	----------------------------	----	--------------------	-------	---------------------	---------------------



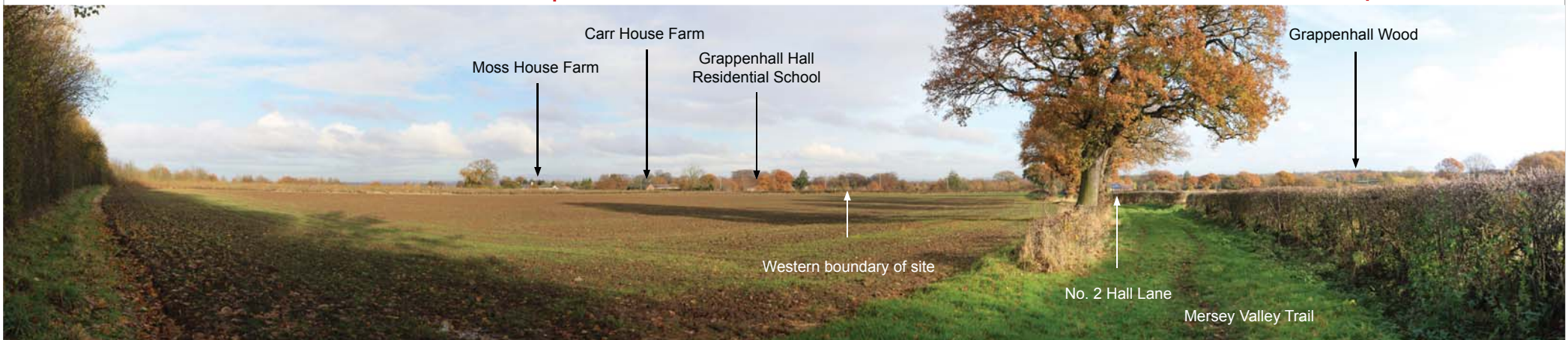
Photoviewpoint 4:	Taken from Public Footpath (Ref. PF010/17) to the south of the site	Distance from Site:	1.15km	Orientation	north	Coordinates:	X: 363948 Y: 384522
--------------------------	---	----------------------------	--------	--------------------	-------	---------------------	---------------------

Approx. Extent of Site



Photoviewpoint 5:	Taken from Public Footpath (Ref: FP304/6), along the south-western site boundary.	Distance from Site:	8m	Orientation	north-east	Coordinates:	X: 363787 Y: 385704
--------------------------	---	----------------------------	----	--------------------	------------	---------------------	---------------------

Approx. Extent of Site



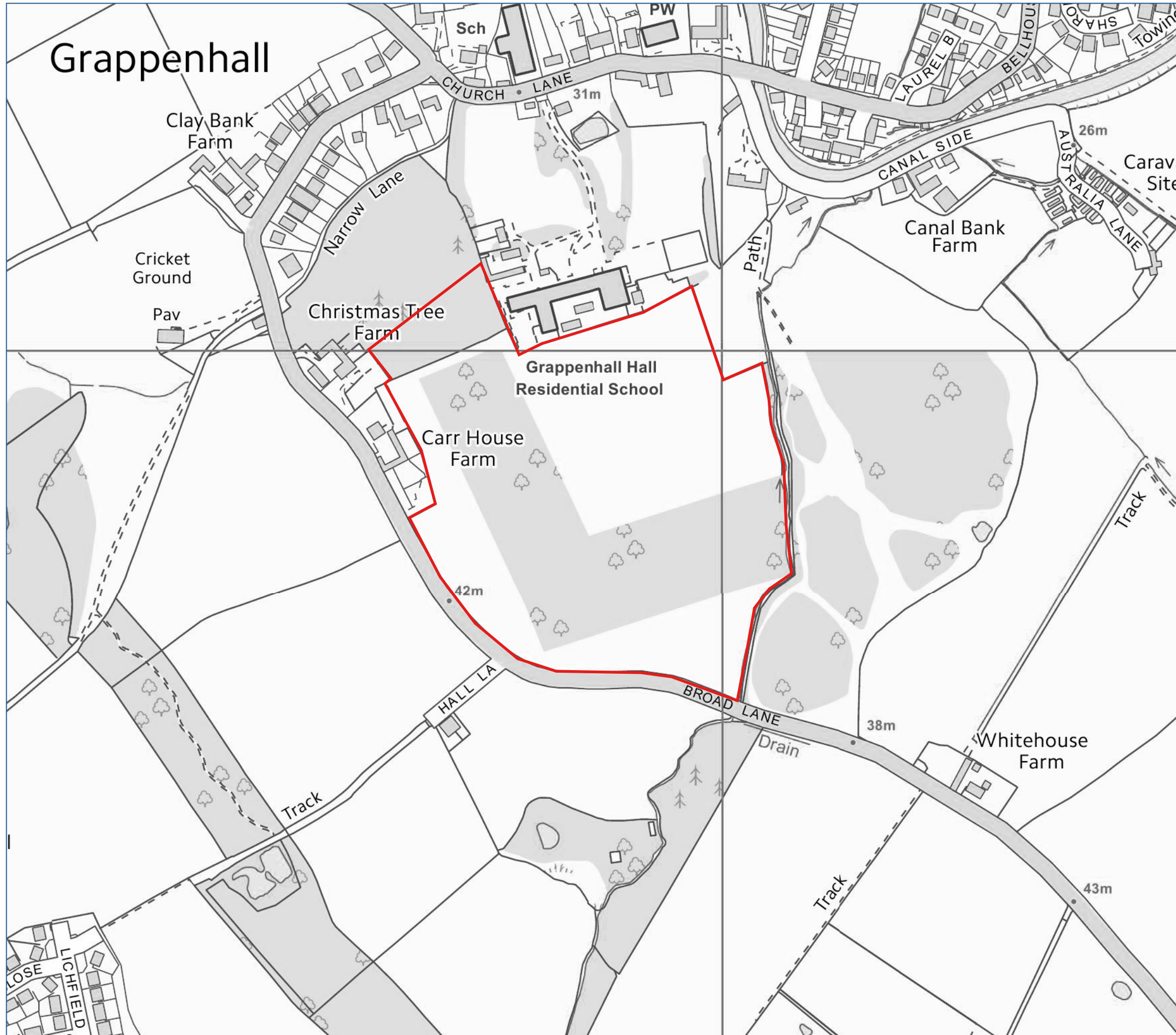
Photoviewpoint 6:	Taken from the Mersey Valley Trail approaching Hall Lane to the west of the site.	Distance from Site:	265m	Orientation	east	Coordinates:	X: 363581 Y: 385543
--------------------------	---	----------------------------	------	--------------------	------	---------------------	---------------------

Approx. Extent of Site

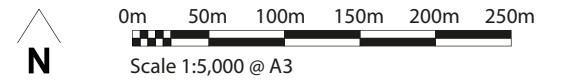


Footpath link from Broad Lane to Grappenhall Heys

Photoviewpoint 7:	Taken from footpath linking Broad Lane and Grappenhall Heys to the north west of the site.	Distance from Site:	212m	Orientation	south-east	Coordinates:	X: 363475 Y: 385923
--------------------------	--	----------------------------	------	--------------------	------------	---------------------	---------------------



 Site Boundary



Project Land at Broad Lane, Grappenhall

Drawing Title **Site Location Plan**

Scale 1:5,000 @ A3

Drawing No. 10728/P06

Date November 2016

Checked LM/AL



Ladyfield House, Wilmslow, Cheshire SK9 1BB
 T: 01625 525 731 E: info@tylgrange.co.uk W: www.tylgrange.co.uk