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# '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 05<sup>th</sup> December 2016.***

By e-mail: [ldf@warrington.gov.uk](mailto: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](mailto: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
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	

Potential Capacity of between 250 -300 dwellings

**(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. **PLEASE SEE SEPARATE SHEET**

	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 4<sup>th</sup> 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:

		<i>Any comments</i>
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 <b>greenfield</b> (not previously developed)?		% (A)*
What proportion is <b>previously developed</b> and cleared?		% (B)*
What proportion is <b>previously developed</b> 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](mailto:ldf@warrington.gov.uk)

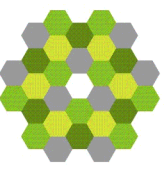
**01925 442841**

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

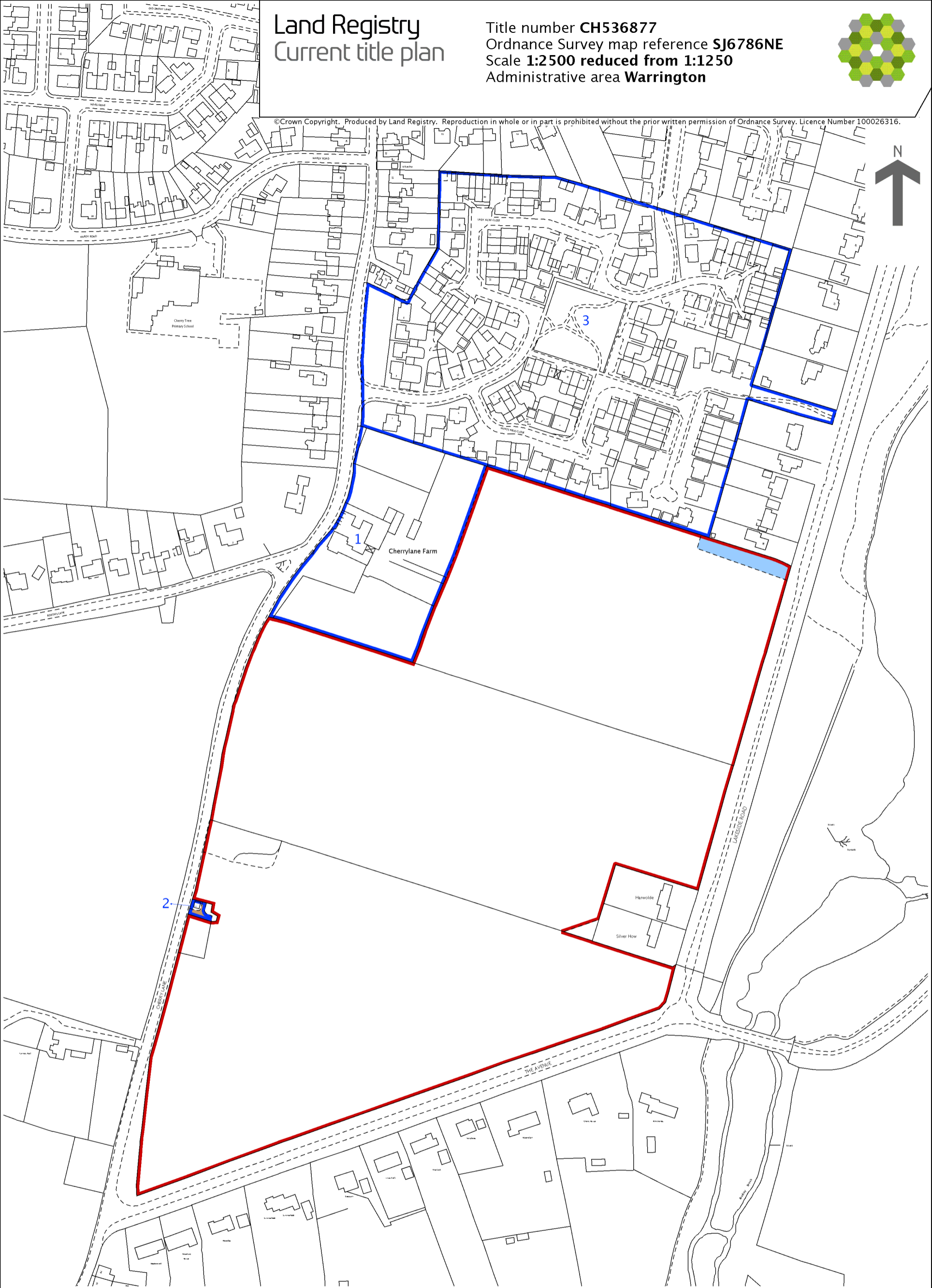


# Land Registry Current title plan

Title number **CH536877**  
Ordnance Survey map reference **SJ6786NE**  
Scale **1:2500 reduced from 1:1250**  
Administrative area **Warrington**



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The site being promoted at Cherry Lane Farm in Lymm is identified in red

This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 04 April 2016 at 15:37:03. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by Land Registry, Birkenhead Office.

# LAND OFF CHERRY LANE, LYMM



**DEVELOPMENT STATEMENT**  
JUNE 2017



Richborough  
Estates

**For More Information Contact:**

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# 1. INTRODUCTION



**This Development Statement has been prepared by Richborough Estates in relation to a parcel of land off Cherry Lane in Lymm (“the site”). It is submitted to inform the preparation of the Warrington Local Plan. It demonstrates that the site is in an appropriate location for housing and should be released from the Green Belt and identified as a residential allocation in the Local Plan.**

The site comprises three agricultural fields which lie immediately adjacent to the south western edge of Lymm. The site is adjacent to residential development to the north, and surrounded by existing roads on its other three sides. Its development would represent a logical extension to the existing settlement. The site is also easily accessible to the services and facilities in the centre of the village.

## **Purpose of this Document**

This document provides an overview of the technical constraints and opportunities presented by the site and demonstrates that the site is available, suitable, achievable and can therefore be considered deliverable, well placed to contribute towards meeting future housing needs in Warrington. It demonstrates how, with regard to relevant technical and design considerations, the site is able to accommodate in the region of 200 dwellings.

The remainder of this document is structured as follows:

- Richborough Estates Track Record
- Site Location and Description
- Planning Context
- Green Belt Assessment
- Sustainable Location
- Deliverable Site
- Design Principles and proposed Indicative Masterplan
- Summary and Conclusions

# 2. RICHBOROUGH ESTATES TRACK RECORD

Richborough Estates is one of the UK's most successful strategic land promotion companies.

They work on behalf of a wide range of landowners including private individuals, charities, trusts and Local Council / Government estate departments - promoting land through the planning system to secure housing allocations and planning permissions for residential development. They then manage the sale of the site from the landowner to the housebuilder who then build out the site and deliver homes.

Richborough was founded in 2003 and the team works in partnership with landowners, LPAs and stakeholders to bring land forward for housing. The team is made-up of a wide range of development experts who deal with land acquisition and planning issues. Richborough's objective is to deliver 'oven-ready' sites to house builders ensuring that planning permissions are quickly turned into homes for local people. Its approach is closely aligned with the Government's key aim of boosting significantly the supply of new homes.

Richborough is currently promoting over 20,000 dwellings through various stages of the planning process across the United Kingdom, and on average can be promoting up to 100 sites at any one time. Their aim is to leave a lasting legacy for the communities within which they work.



**Richborough Estates experience of residential land promotion leaves them in a good position to be able to confirm with confidence that the Cherry Lane site is deliverable.**

# 3. SITE LOCATION AND DESCRIPTION

## The Site

Land off Cherry Lane (“the site”) lies immediately adjacent to the existing settlement of Lymm. It extends to approximately 12 ha and comprises three agricultural fields forming a polygonal shape. It is bounded by the existing settlement to the north, and three roads along the eastern, southern and western boundaries.

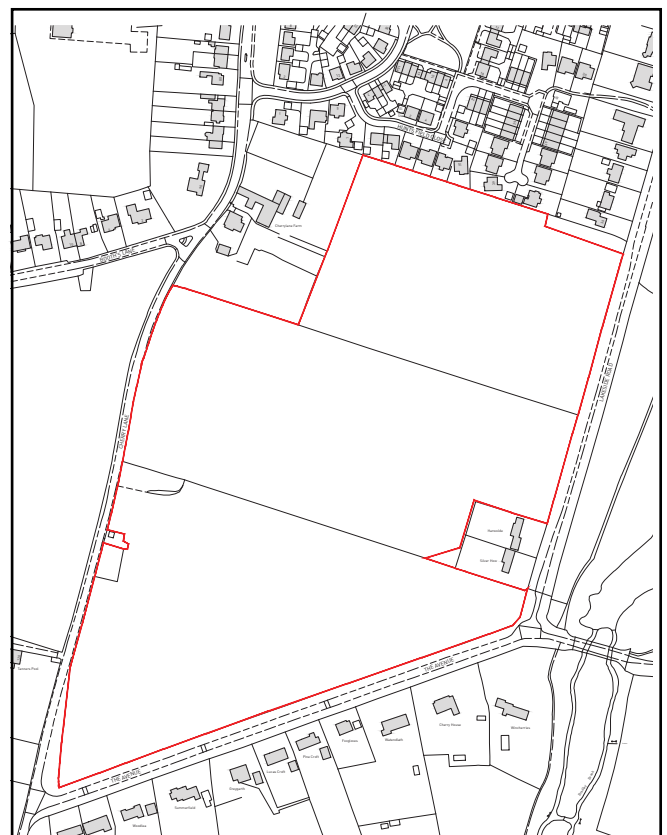
The site has previously been used for arable farming. Existing landscaping is therefore limited to the boundaries of the site – particularly the northern, eastern and southern boundaries. There are also several mature trees scattered across the site. A hedgerow with scattered trees also partly screens the site from Cherry Lane to the west.

The northern boundary of the site is formed by the existing properties of Hunts Field Close and Lady Acre Close, part of a residential estate, which was built in the late 1990s/ early 2000s.

The eastern boundary of the site is formed by Lakeside Road, to the east of which is Lymm Dam and the woodlands and pathways which surround it. The eastern boundary of the site wraps around the rear gardens of the large detached properties of ‘Harwolde’ and ‘Silver How’, which front onto Lakeside Road on its western side. Lakeside Road connects to Church Road (the A56) approximately 500 metres to the north of the site and from there to the village centre.

The southern boundary of the site is formed by another road – The Avenue. A row of large detached houses front onto The Avenue along the full extent of its southern side. These properties have substantial gardens, south of which are further agricultural fields and the woodlands around Bradley Brook.

The western boundary of the site is formed by Cherry Lane (the B5158) which provides the main route between the centre of Lymm to the north to the M6/M56 Junction 20/9 to the south. In the northern part of the site, the western boundary wraps around the Cherry Lane Farm buildings. Some have recently been converted into residential properties. The western boundary of the site also excludes an existing pumping station which is accessed from Cherry Lane. Land immediately to the west of Cherry Lane comprises further agricultural fields, and to the north west, the residential built-up area of Lymm.



Site Location Plan





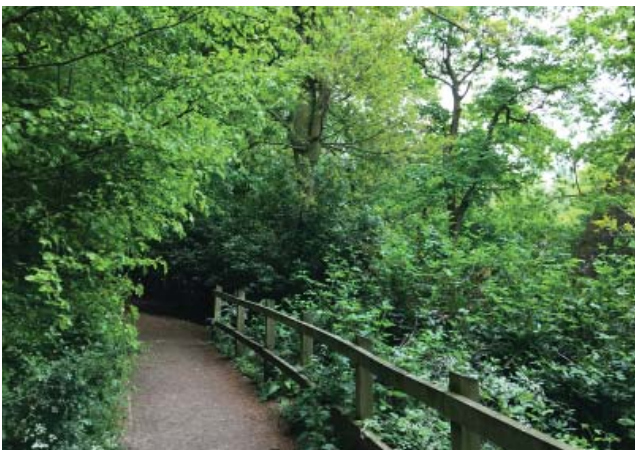
Lakeside Road



Converted buildings adjacent to Cherry Lane Farm



Site looking north



Footways to west of Lymm Dam



Cherry Lane looking south

## Surrounding Area

The centre of the village is within approximately 900 metres walking distance to the north east of the site via Lakeside Road and Eagle Brow. Within the village centre there are several pubs, restaurants and shops, Lymm Youth and Community Centre, a Post Office and a Pharmacy.

Even closer to the site, a Co-operative Food Store and The Crown Pub are located at the junction of Cherry Lane and Booth's Hill Road approximately 650 metres walking distance via Cherry Lane. Cherry Tree Primary School is around 600 metres to the north west of the site off Hardy Road. Lymm High School is located within 2 kilometres of the site on Oughtrington Lane.

Further detail about the connectivity of the site to local services and facilities is contained Section 6.

The centre of Lymm is historic, with several listed buildings. Lymm 'Village' Conservation Area was designated in 1971. It encompasses the centre of the village and extends south to include Lymm Dam which lies to the immediate east of the site.

Lymm is located in the west of the Borough of Warrington, approximately 8 kilometres from Warrington town centre to the west, 5.5 kilometres from Partington and Cadishead to the north east and 8.5 kilometres from Altrincham town centre to the east. The M6 runs in a north to south direction approximately 1.6 kilometres from the village centre.



Houses in the surrounding area



Village centre



Shops and services in Village centre



Historic Centre

# 4. PLANNING CONTEXT

## Adopted Development Plan

The currently adopted Development Plan for the area comprises the Warrington Local Plan Core Strategy which was adopted on 21st July 2014. The site is located within the Green Belt as defined on the adopted Proposals Map.

## Emerging Warrington Core Strategy Local Plan

The Council are currently progressing a Local Plan Review to take account of up-to-date evidence of the Borough's growth needs. The Council consulted on a '*Scope and Contents Document*', the first stage of the Local Plan Review, between 24th October 2016 to 5th December 2016. The '*Scope and Contents Document*' considered the overall housing and employment land requirements for the emerging Local Plan Review but did not establish any preferred spatial distribution of that growth. It proposed to progress the Local Plan Review on the basis of a housing requirement of 1,000 dwellings per annum.

It is anticipated the Council will consult on the 'Preferred Strategy' for the Local Plan Review in July/ August 2017.

## Evidence Base

### Strategic Housing Market Assessment (May 2016)

The latest evidence on housing need being used to inform the Local Plan Review is the Mid-Mersey Strategic Housing Market Assessment 2016 (SHMA). This has been undertaken jointly with the neighbouring authorities of Halton and St. Helens. It identifies an Objectively Assessed Need for Warrington of 839 dwellings per annum (to include 220 affordable units) up to 2037.

In order to ensure that the level of anticipated jobs growth is capable of being achieved, the Council is proposing a further adjustment to the identified OAN figure to a housing requirement of 1,000 dwellings per annum.

### Strategic Housing Land Availability Assessment (April 2016)

The site was identified in the most recent SHLAA (2015) under reference 2705. The SHLAA recognised the site faces no constraints to housing development in terms of ground contamination, site access, surrounding land uses, infrastructure issues or amenity issues. However, the SHLAA did not endorse any Green Belt sites as suitable for residential development on the grounds that this would be premature in advance of a comprehensive review of Warrington's Green Belt.

### Green Belt Assessment

The Council have commissioned a Green Belt Assessment (GBA) of the Borough to inform the Local Plan Review. The GBA (October 2016) prepared by Arup was published for consultation alongside the '*Scope and Contents Document*'. The site is identified as Parcel LY25 in the GBA and has been assessed as making a 'strong' overall contribution towards the 5 purposes of the Green Belt. This assessment is considered further in Section 5.

# 5. GREEN BELT ASSESSMENT

**The site is currently within the Green Belt that surrounds the existing settlement. This Section demonstrates how the site makes an overall weak contribution towards the five purposes of the Green Belt as established in paragraph 80 of the National Planning Policy Framework ('the Framework') and can therefore be considered suitable for development.**

Paragraph 80 of the Framework states that Green Belt serves five purposes:

1. To check the unrestricted sprawl of large built-up areas;
2. To prevent neighbourhood towns merging into one another;
3. To assist in safeguarding the countryside from encroachment;
4. To preserve the setting and special character of historic towns; and
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The Green Belt Assessment (GBA) (October 2016) prepared by Arup has assessed the site at Cherry Lane (identified under reference Parcel LY25).

Parcel LY25 is assessed as making the following contribution to the purposes of the Green Belt:

**Purpose 1: To check unrestricted sprawl of large built-up areas**

**GBA Assessment:** No contribution

**Purpose 2: To prevent neighbouring towns merging into one another**

**GBA Assessment:** No contribution

**Purpose 3: To assist in safeguarding the countryside from encroachment**

**GBA Assessment:** Strong contribution

**Purpose 4: To preserve the setting and special character of historic towns**

**GBA Assessment:** Strong contribution

**Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**

**GBA Assessment:** Moderate contribution

**Overall**

**GBA Assessment:** Strong

## **Richborough Estate's Assessment of GBA Findings**

Having reviewed the methodology set out in Section 4 of the GBA, Richborough Estate's have concerns that the conclusions reached in the GBA in respect of the site are fundamentally flawed.

The following is a summary of the GBA findings and Richborough Estate's view of the contribution of the site towards each of the 5 purposes of the Green Belt.

**Purpose 1: To check the unrestricted sprawl of large built-up areas**

<p><b>GBA Assessment of Parcel LY25</b></p>	<p>The parcel is not adjacent to the Warrington Urban Area and therefore does not contribute to this purpose.</p> <p><b>Conclusion: No Contribution</b></p>
<p><b>Richborough Assessment:</b></p>	<p>Agree with GBA Assessment in line with the methodology set out in Section 4 of the GBA.</p> <p><b>Conclusion: No Contribution</b></p>

**Purpose 2: To prevent neighbouring towns merging into one another**

<p><b>GBA Assessment of Parcel LY25</b></p>	<p>The parcel does not contribute to preventing towns from merging.</p> <p><b>Conclusion: No Contribution</b></p>
<p><b>Richborough Assessment:</b></p>	<p>Agree with GBA Assessment in line with the methodology set out in Section 4 of the GBA.</p> <p><b>Conclusion: No Contribution</b></p>



Lakeside Road and The Avenue - strong defensible boundaries to the south and east

**Purpose 3: To assist in safeguarding the countryside from encroachment**

<p><b>GBA Assessment of Parcel LY25</b></p>	<p>The parcel is connected to the settlement along its northern boundary. This consists of garden boundaries, which are not durable and would not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along three sides. The Avenue, Cherry Lane and Lakeside Road form durable boundaries which would be able to prevent further encroachment beyond the parcel if the parcel was developed. The existing land use consists mainly of open countryside and there is little vegetation. There is an active farm in the north west corner of the parcel and two residential properties in the south eastern corner. The parcel helps to prevent further encroachment particularly given the residential properties on The Avenue. The parcel supports some long line views to the west and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.</p> <p><b>Conclusion: Strong Contribution</b></p>
<p><b>Richborough Assessment:</b></p>	<p>Having reviewed the methodology set out in Section 4 of the GBA, and the conclusions reached by the GBA in respect of other parcels in Lymm, the assessment of Parcel LY25 as having a ‘strong’ contribution against Purpose 3 seems unjustified and inconsistent.</p> <p>This is now set out in reference to the assessment criteria for purpose 4 as established in the GBA methodology:</p> <p><b><i>a. Future encroachment: Are there existing durable boundaries which would contain any future development and prevent development and prevent encroachment in the long term?</i></b></p> <p>In Appendix G the GBA considers the existing residential properties along the northern boundary of the Parcel LY25 does not constitute a ‘durable’ boundary and would not be able to prevent encroachment into the parcel. Richborough question the assessment of this boundary as ‘not durable’ given the borders of these properties form a continuous, solid line along this boundary which is well defined by a 15 metre buffer of mature landscaping.</p>

In terms of preventing future encroachment if Parcel LY25 were developed, the GBA acknowledges the existence of durable boundaries around the remaining three sides of the parcel in the form of Cherry Lane, The Avenue and Lakeside Road. We note that the permanence of these boundaries is further reinforced by the existence of Lymm Dam and the surrounding protected woodland immediately to the east of the parcel and the row of dwellings on The Avenue which further contain the parcel to the south.

Overall, it is clear the site represents a well contained parcel of land which is clearly defined by strong, defensible boundaries on all sides which would contain encroachment in the long term if the parcel were developed.

***b. Existing encroachment: What is the existing land use/ uses? Is there any existing built form within or adjacent to the parcel?***

The GBA correctly identifies that Parcel LY25 currently comprises agricultural land with limited built development.

However, the methodology also requires consideration of existing built form adjacent to the parcel. It is therefore an important consideration that the entire northern and southern boundaries of the parcel are directly adjacent to existing residential properties. The GBA seems to conclude that the presence of the dwellings along the southern boundary (along The Avenue) mean the parcel plays a more important role in preventing encroachment. However, this is illogical when these properties in fact contain the southern boundary of the site and prevent any future encroachment should the parcel be developed.

The existing residential properties of Tanners Pool to the west of Cherry Lane in the southern area of the site, the recent development of Cherry Lane Farm, and the two existing properties within the south-eastern part of the site also interrupts the feeling of open countryside surrounding the site.

***c. Connection to the countryside: Is the parcel well connected to the countryside? Does the parcel protect the openness of the countryside?***

As described above, the site is surrounded by man-made defensible boundaries on all sides - existing development to the north, Cherry Lane to the west, The Avenue to the south and Lakeside Road to the east. It is well related to the existing built-up area to the north and north west, a continuous line of development to the south and scattered existing properties to the east fronting Cherry Lane and west fronting Lakeside Road.

We therefore dispute the assertion in Appendix G of the GBA that the site is “well connected to the countryside along three sides” and question the logic for this. There is in fact extremely limited connectivity between the site and the wider countryside both to the east (by virtue of Lymm Dam and the surrounding dense woodland) and to the south (by the existing properties along The Avenue). Whilst there are some views of the parcel from the west these are limited and interrupted by existing vegetation.

***d. Does the parcel serve a beneficial use of the Green Belt (NPPF para 81) which should be safeguarded?***

Parcel LY25 does not serve a beneficial use of the Green Belt.

**Conclusion: Weak Contribution**

**Purpose 4: To Preserve the Setting and Special Character of Historic Towns**

<p><b>GBA Assessment of Parcel LY25</b></p>	<p>Lymm is a historic town. The parcel does not cross an important viewpoint of the Parish Church. The entire western boundary of the parcel lies adjacent to the Lymm Conservation Area. Therefore the parcel makes a strong contribution to preserving the setting and special character of historic towns.</p> <p><b>Conclusion: Strong Contribution</b></p>
<p><b>Richborough Assessment:</b></p>	<p>We understand from a review of the methodology that the GBA assessment is given on that basis that the site lies adjacent to the Lymm Conservation Area to the east, and within the 250 metre buffer from the Conservation Area.</p> <p>Richborough Estates appreciate that it is not within the scope of the GBA to undertake a more sophisticated assessment of the potential impact of development on heritage assets within the Borough. However, we take this opportunity to note that whilst Parcel LY25 is adjacent to the Lymm Conservation Area, there is limited inter-visibility between this heritage asset and the parcel given the dense woodland which surrounds the Dam and would screen the fields at Cherry Lane Farm from the majority of public vantage points in the Conservation Area. The Grade II Listed Bridge over the Brook and Dell at the Head of Lymm Dam is situated immediately to the south-east of the parcel but its surroundings are also mainly screened by the mature vegetation.</p> <p>All other designated assets within 1 kilometre of the parcel are screened from it by intervening built development, mature trees and the local topography such that development would not impact these other assets either directly or indirectly.</p> <p>CgMS have assessed the site and the impact of the proposed development on the setting of the Conservation Area. They consider how the dense woodland vegetation screens the Dam from the site and the existing adjacent residential development. The Indicative Masterplan shown in Section 8 demonstrates how development could be designed to respect the character and setting of the Conservation Area, such that development could be brought forward without adverse impact on the setting or significance of this heritage asset or others within Lymm.</p>



	<p>Land at Cherry Lane Farm is well placed to provide a new area of car parking providing visitors with direct access to the trails and woodland surrounding the Dam. This would relieve the pressure on parking along the A56 which lies within in the central part of the Conservation Area. It would reduce the issues of congestion, safety and negative visual impact which currently occur as a result of the demand for parking spaces here. In this way, land at Cherry Lane Farm provides scope to make a positive contribution to preserving the character of the conservation area along the A56 and enhancing the public experience and enjoyment of this important heritage and recreational asset.</p> <p>Richborough Estates understand that it is not the role of the Green Belt Assessment to undertake a detailed analysis of the specific impact on heritage assets or any potential for mitigation. However, scoring a 'strong' contribution against this purpose is the only element of the assessment which sets Parcel LY25 apart from the assessment of the majority of the other parcels around Lymm. Richborough therefore urge the Council to take a more detailed consideration of the actual impact of development of this parcel on the Conservation Area, with reference to the above points, over and above the high level assessment provided in the Green Belt Assessment.</p> <p><b>Conclusion: Weak/Moderate Contribution</b></p>
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**Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**

<b>GBA Assessment of Parcel LY25</b>	<p>The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.</p> <p><b>Conclusion: Moderate Contribution</b></p>
<b>Richborough Assessment:</b>	<p>All Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging development in urban sites. As such, different parcels of Green Belt land around settlements will have the same contribution towards this purpose.</p> <p>Richborough Estates welcome the recognition of this in the GBA which assesses all sites in Lymm as having the same level of contribution towards this purpose.</p> <p><b>Contribution: Moderate Contribution</b></p>

## Green Belt Assessment Summary

The following table provides a summary of the conclusions reached by Richborough when assessing the site.

	<b>Purpose 1: To check unrestricted sprawl of large built-up areas</b>	<b>Purpose 2: To prevent neighbouring towns merging into one another</b>	<b>Purpose 3: To assist in safeguarding the countryside from</b>	<b>Purpose 4: To preserve the setting and special character of historic towns</b>	<b>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</b>	<b>Overall Assessment</b>
<b>GBA Assesment of Parcel LY25</b>	No contribution	No Contribution	Strong Contribution	Strong Contribution	Moderate Contribution	<b>Strong Contribution</b>
<b>Richborough Assessment of Parcel LY25</b>	No Contribution	No Contribution	Weak Contribution	Weak/ Moderate Contribution	Moderate Contribution	<b>Weak Contribution</b>

**It has been demonstrated that the site makes an overall weak contribution towards the five purposes of including land within the Green Belt and can therefore be considered suitable for development.**

# 6. SUSTAINABLE LOCATION

**The site is in a highly sustainable location, with a wide variety of services and facilities available within a short walking and cycling distance of the site and can therefore be considered an appropriate location for residential development.**

## Retail and other Facilities

A Co-operative Food Store and The Crown Pub are located at the junction of the A56/ Booth's Hill Road and Cherry Lane, only 650 metres to the north of the site. Lymm Village Centre is located further east along Booth's Hill Road and Eagle Brow, approximately 1,200 metres walking distance from the site. In the centre of the village are a range of restaurants, cafes, pubs and shops as well as a Post Office and a Pharmacy. Lymm also benefits from a library, Lymm Youth and Community Centre, a village hall, multiple gyms and a leisure centre and several places of worship.

The village centre can also be accessed on foot/ cycle along Lakeside Road to the east of the site or via the footpaths around Lymm Dam.

## Health Facilities

The nearest NHS Surgery from the site is the Lakeside Surgery, a short distance from the site along Lakeside Road. Brookfield Surgery also provides NHS services in the centre of the village. There are several dentists in and around Lymm, with Lymm Dental Practice in the centre of the village and Higher Lane Dental Practice approximately 1500 metres away, along the A56. There is also a Pharmacy in the centre of the village.

## Education

Cherry Tree Primary School is approximately 650 metres walking distance to the north west of the

site off Hardy Road. Statham Community Primary School and Ravenbank Community Primary School are both approximately 2 kilometres from the site. In terms of secondary education, Lymm High School is located within 2 kilometres of the site on Oughtrington Lane in the east of the settlement.

## Employment

Employment opportunities are provided through the wide range of shops and services within the centre of Lymm. Further afield, connections via public bus services enable easy access to the employment destinations of Warrington, Trafford and Manchester City Centre.

## Public Open Space

Lymm Dam and its surrounds, immediately adjacent to the site provides ample opportunity for recreation. Lymm Rugby Football Club is located on the other side of the Dam, approximately 400 metres walking distance from the site. Lymm Lawn Tennis Club is approximately 700 metres walking distance via Lakeside Road. Lymm Golf Club and Sow Brook Playing Field lie to the north side of the village and provide further opportunities for outdoor sports. The Ridgeway-Grundy Memorial Park provides formal open space approximately 1000 metres from the site. The site is well related to a network of public footpaths which lead around the Dam, through the village centre, along the canal and also provide access into the surrounding countryside.

In accordance with the National Planning Policy Framework, land at Cherry Lane is suitably located for housing development as it is accessible to a wide range of education, healthcare, retail, community and recreation facilities. It is also well served by public transport.



Facilities in village centre



Co-op at junction of Cherry Lane / Booths Hill Road



St Mary's Church



View into village centre



Village shops

# 7. A DELIVERABLE SITE

**Footnote 11 to Paragraph 47 of the National Planning Policy Framework ('the Framework') confirms that to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing can be delivered within the next 5 years.**

**The site at Cherry Lane can be considered deliverable in this context.**

## Available

The entire site has previously been promoted by the landowners through the Warrington Call for Sites in December 2016. Richborough Estates now have an agreement with the landowners to actively promote the site as a residential allocation through the emerging Local Plan Review.

Richborough Estates have a proven track record of facilitating the delivery of high quality housing developments on suitable and sustainable sites and can confirm that the site at Cherry Lane can be delivered for housing within the early phases of the Local Plan. As such, the site can be confirmed as being available.

## Suitable

Lymm is one of the largest settlements in the Borough after Warrington. It benefits from a wide range of shops and services and is an appropriate and highly sustainable location to direct a proportion of future housing growth in Warrington in accordance with national planning policy.

Section 6 of this Statement demonstrates that the site is well related to the village, easily accessible to a range of local facilities and services. Section 5 shows how the site does not make a strong overall contribution towards the purposes of including land in the Green Belt, and can be considered a logical release for development. With regard to several key technical constraints and considerations, land at Cherry Lane represents one of the most

appropriate sites to accommodate new housing development in Lymm over the next plan period, when compared to alternative sites in the village:

- **Highways:** The site is located to the south of Lymm and would be accessed directly via the only road which provides a direct route between Lymm and the M6/ M56 Motorways. The site is therefore unique among all other potential housing sites in Lymm in that it allows direct access to the strategic road network without the need for traffic to go via the local roads through the centre of the village and/or via the rural road network to the east.

New housing in other parts of Lymm would worsen existing traffic issues. It would add to traffic using the already constrained and congested roads through the centre of Lymm as a through route. Alternatively, traffic travelling east from Lymm, must either use Warburton Lane through Partington to the east, or the B5159 and over the congested Warburton Toll Bridge to connect to the A57/Manchester Road to the north or travel via Mill Lane (the B5169) to the south east of Lymm and via a weight and height restricted tunnel under the Bridgewater Canal.

- **Proximity to Local Facilities:** It can be seen that given the historic pattern of growth in Lymm, the site represents one of the most sustainable locations in Lymm to accommodate major new housing growth, being closer to facilities within the village centre than the majority of other potential housing sites.
- **Flood Risk:** The site is located entirely within Flood Zone 1. It therefore does not face constraints related to flood risk and drainage unlike the majority of land to the north of Lymm which lies within Flood Zone 3.
- **Community and Heritage Benefits:** The site at Cherry Lane is uniquely located to provide a new area of car parking for visitors to Lymm Dam and therefore help to relieve existing pressure elsewhere in the village (namely along the A56 to the north of the Dam) and contribute towards preserving and enhancing the Lymm Conservation Area.
- **Agricultural land quality:** All of the land surrounding Lymm is identified as either Grade 2 or Grade 3 agricultural land. The site is located in an area of Grade 3 land, therefore less valuable and more suitable for release than much of the land in the north east of Lymm particularly around Rushgreen, which is identified as better quality Grade 2 land.

### Achievable

Richborough Estates have assessed the physical characteristics of the site along with any other technical considerations and can confirm that development of the site is commercially viable. Richborough Estates are confident that when taking all known factors into account the site could be developed for approximately 200 dwellings in a manner which would be appropriate to its setting and represent a natural, sustainable extension to the existing settlement.

The following is a summary of the technical factors associated with development of the site.



Cherry Lane looking north

## Access and Highways

The site has an extensive frontage onto Cherry Lane along its western boundary, and the road is relatively straight in the vicinity of the site. It is confirmed that a safe and suitable access can be achieved with regard to visibility splays and the proximity of other junctions. A 30 mph speed restriction along Cherry Lane currently extends from the centre of Lymm to just to the south of Cherry Lane Farm. It is anticipated this can be extended southwards if necessary.

An existing pavement runs along Cherry Lane providing a safe pedestrian access route into the centre of Lymm. Pedestrians and cyclists would also have the opportunity to access the centre of Lymm via Lakeside Road or the footpaths around Lymm Dam. The Mersey Valley Trail runs alongside the western and southern boundaries of the site. This route links Runcorn to Lymm and provides access to a wider network of public footpaths within countryside and green belt. The Indicative Masterplan in Section 8 demonstrates the opportunities to deliver a development that is well connected to the surrounding road and footway network.

## Ecology

There are no designated sites of nature conservation interest within or adjacent to the site. Given its agricultural use, the habitats within the site are common and of limited value. The site is surrounded by roads on all sides and a residential estate on the other. The opportunities for links to other nearby habitats are therefore also limited.

As set out in Section 8, existing trees and hedgerows will be incorporated into any future development along with appropriate buffers to preserve their value as wildlife habitat. Opportunities for ecological enhancement would also be incorporated such that there could in fact be a net biodiversity gain as a result of the proposals.

Overall, given the nature and location of the site, there are no overriding constraints to its development in terms of ecology and it is considered the site can be delivered in a manner which provides appropriate mitigation and biodiversity enhancements.



Hedgerows on site

## Arboriculture

Given the use of the site for agricultural land, it has very limited vegetation other than hedgerows along the boundaries of the site and a number of mature trees and groups of trees within the site and scattered along the boundaries. Rows of poplar trees line the eastern and southern boundaries of the site and are excluded from the site boundary. It is anticipated that existing trees and hedgerows will be retained and incorporated into the scheme wherever possible. Along with substantial new planting, this will help to ensure that new development integrates positively in the surrounding area.

Given that the majority of the tree cover on the site is confined to the boundaries, trees on the site are not considered to present a significant constraint to development. It is anticipated development can come forward with only a very limited degree of tree loss.

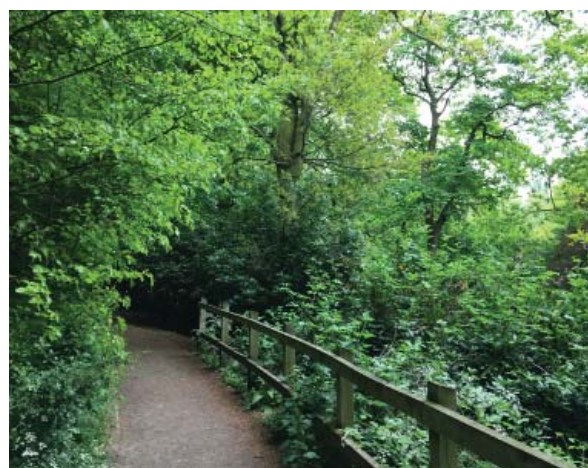
## Heritage

Heritage consultants CgMS have undertaken an initial assessment of the site to inform the Indicative Masterplan. There are no designated heritage assets (Listed Buildings, Scheduled Monuments, Registered Battlefields or Parks and Gardens) on the site. Lymm Village Conservation Area abuts the east side of the study site. There are a number of designated heritage assets within 1 kilometre of the site, predominantly in the centre of Lymm. There is a Grade II Listed Bridge over the Brook and Dell at the Head of Lymm Dam, which is situated to the immediately to the south-east of the site.

There is no Conservation Area Appraisal which might provide some detailed understanding of the significance of the asset or the contribution the setting makes to it. The assessment by CgMS notes that the Dam is surrounded by mature woodland vegetation, which is particularly dense on the west side of the Conservation Area, adjacent to the site. This screens the Dam from the site and the residential development currently situated to the north along Lakeside Road. The Indicative Masterplan in Section 8 shows a green buffer along the eastern boundary of the development, with the proposed dwellings set back from the Conservation Area and at a similar rhythm and low-level density as the existing houses along Lakeside Road. This design approach will ensure the character and setting along Lakeside Road adjacent to the Conservation Area is preserved.

CgMs conclude that the Listed Bridge to the south-east of the site will not be directly impacted by the proposals. Its setting is at the head of the Dam but its surroundings and key views from the bridge are mainly screened by the mature vegetation. The other key view is to the west onto the site and out along The Avenue. The Indicative Masterplan shows a green buffer along The Avenue and within the south east corner of the site which will help to maintain this view and therefore setting of the Listed Bridge.

All other designated assets within 1 kilometre of the parcel are screened from it by intervening built development, mature trees and the local topography such that development would not impact these other assets either directly or indirectly.



Footpath along western side of Dam



Looking west from Listed Bridge towards the site



Lymm Dam



## Flood Risk and Drainage

The entire site is located within Flood Risk Zone 1 with reference to the Environment Agency flood maps. Residential development would therefore be entirely acceptable in line with national guidance on flood risk. The site is relatively flat and therefore it is not anticipated there would be any issues with ensuring a residential development on the site could be adequately drained.

## Agricultural Land

All of the land surrounding Lymm is identified as either Grade 2 or Grade 3 agricultural land. The site is located in an area of Grade 3 land, therefore less valuable and more suitable for release than much of the land in the north east of Lymm.

## Utilities

There are no power lines or public sewers crossing the site which would act as a constraint to development. It is anticipated that residential development on the site will be able to connect to the existing utilities networks which serve the area. The presence of the relevant utilities networks in the area is evident given the residential development to the immediate north of the site which took place around 2000. Further investigations and enquiries would reveal any improvement works or on site provision deemed necessary.

**A review of technical considerations has confirmed that there are no physical characteristics or other constraints that would prevent the delivery of housing at the site. Overall, it is demonstrated that the site is available, suitable, achievable and therefore deliverable.**



The site



Nearby houses



Cherry Lane Farm from across the site



# 8. DESIGN PRINCIPLES

**An Indicative Masterplan has been produced by Richborough Estates to demonstrate how the site could be delivered for residential development in a manner which responds appropriately to the specific opportunities and constraints of the site and integrates into the surrounding area.**

## Context of the Surrounding Area

The site is located to the south west of the existing settlement of Lymm and its development would form a natural extension to the existing built up area. Adjacent to the northern boundary of the site is a relatively modern development along Lady Acre Close and Hunts Field Close. This development was built around 2000 and comprises a mix of two to three storey detached dwellings and townhouses formed around cul de sacs accessed off Cherry Lane.

Linear patterns of properties along Lakeside Road and The Avenue comprise large detached properties of varying styles with generous front and rear gardens.

To the north west of the site, along Cherry Lane, Booths Lane, Highfield Road and further north are established residential areas comprising a mix of semi-detached and detached houses of varying densities and ages, predominantly post-war.

The centre of Lymm is historic and contains several listed buildings and structures. This older part of the village is separated from the site by modern residential estates.

The wider area to the south and west of the site comprises agricultural fields with hedgerows and trees defining the boundaries and a few scattered agricultural/ residential buildings. To the immediate east of the site is Lymm Dam and the surrounding dense woodland and pathways.



Lakeside Road



Modern houses to north of site



The Avenue

## Site Considerations

The following physical features will be important considerations in the design of the development:

- **Trees and Hedgerows.** Existing vegetation on the site is largely limited to the field boundaries. There are a number of mature trees scattered across the site. These features should be retained as far as possible and integrated into a green infrastructure network.
- **Ecology.** Whilst the habitats on site are considered to be common and of limited value, existing on-site vegetation will provide roosting, commuting and foraging habitats for bats and birds. These features should be retained, enhanced and sensitively assimilated into a green infrastructure network.
- **Relationship with adjacent properties.** The development must be carefully designed to respect the adjacent residential properties and ensure the amenity of existing neighbours is preserved.
- **Relationship with wider countryside.** Lower density development and areas of open space and landscaping should be incorporated along the edges of the site to preserve the semi-rural character of the wider surrounding area.
- **Adjacent conservation area.** The development should be carefully designed with respect to the adjacent Lymm Dam and Woodland to ensure no adverse impacts on this important heritage asset or the public's enjoyment of it for recreational purposes.
- **Links to surrounding highways and footways.** Cherry Lane provides an opportunity to achieve vehicular access from the west of the site. The development should also maximise opportunities to strengthen pedestrian linkages

to existing footways around Lymm Dam and Lakeside Road to the east.

## Proposed Indicative Masterplan

Whilst the Proposed Masterplan is purely indicative at this stage, it demonstrates Richborough Estates' vision for the site. The design principles of the Indicative Masterplan and how they respond to the site specific features and context can be summarised as follows:

### Sustainable Mixed Community

- A residential development comprising approximately 200 dwellings. The indicative masterplan allows for the provision of a range of housing types and sizes in order to create a balanced community and offer new housing choice.
- Affordable housing provision in line with the requirements of local planning policy.
- An overall net development parcel of approximately 18.7 hectares, equating to a net average density of 26 dwelling per hectare, which is reflective of the surrounding area.

### Landscape-led

- The Indicative Masterplan demonstrates a landscape-led approach, with 4.7 hectares of the 12 hectare site shown as publicly accessible green space.
- Two focal areas of public open space are shown in the central part of the development. These will complement higher density development, be overlooked by the proposed dwellings and provide children's play areas. These spaces also address areas which the Environment Agency indicates as being prone to surface water flooding.

- The outer edges of the site are reserved as open green space to achieve a rural character, incorporate existing and new landscaping and help filter views of the site from the surrounding area. In particular, woodland block planting is proposed along the western boundary to achieve a soft transition to the wider countryside to the west.
- The areas of green space will provide scope for biodiversity mitigation and enhancement measures across the site.
- Development within the north of the site replicate the existing street and block structure proportions of contemporary development in Hunts Field Close, logically extending the existing urban edge southwards into the site.
- Drawing upon the character of Booths Lane, The Avenue and Lakeside Road, outer edges of the development comprise linear patterns of dwellings, set within large treed plots with varied gaps between them. These areas are proposed to be filtered by new and existing landscape which serves as a buffer to the adjoining Conservation Area and Listed Bridge, thereby preserving the setting of these heritage assets.

### Well-connected and Permeable

- The development is proposed to be served by two vehicular access points via Cherry Lane. A principal street provides a looped route through the development and underpins a hierarchy of streets.
- A series of pedestrian links are proposed, connecting the site to Cherry Lane, Lakeside Road and the adjoining Mersey Valley Trail. These links maximise pedestrian connectivity, encouraging residents to walk/ cycle to nearby facilities and helping to integrate the development with the rest of the village.
- Larger plots to the east, south and west provide scope to provide walled, gated and landscaped frontages to align with the character of the Conservation Area.
- A visitors car park for Lymm Dam is proposed in the southern area of the site to relieve issues of congestion, safety and negative visual impact due to parking along the A56 to the north of the Dam, which currently detract from this part of the Conservation Area.

### Sensitively Designed Layout

- Higher density housing is located in the central core of the development, with lower density at the site edges. Larger detached dwellings are located in the outer edges of the development in response to the character of The Avenue, Cherry Lane and Lakeside Road.
- New streets have a linear block structure which take design cues from surrounding residential areas such as Highfield Road, Hardy Road and Booths Lane. A hierarchy of streets is indicated, allowing outer edge of the development to be served by low-key private drives and lanes engendering a softer, more rural character.












# Indicative Masterplan



Note: This drawing is subject to detailed design and survey.

## KEY DESIGN PRINCIPLES

1. Proposed vehicular access and linked principal street;
2. Looped residential street with landscape theme;
3. Outward facing residential blocks taking cues from existing context (Hunts Field Close);
4. Continuation of existing linear building line;
5. Low density, linear residential edge;
6. Verdant development character area;
7. New woodland planting;
8. Potential 'early implementation' area of landscape;
9. Proposed pedestrian crossing;
10. Green link between Cherry Lane and Mersey Valley trail;
11. Focal green space with children's play area;
12. Green space incorporating existing trees;
13. New visitors car park for Lymm Dam;
14. Higher density development core;
15. Continuation of existing urban edge;
16. Green edge;
17. Treed green links to Mersey Valley trail;
18. Soft linear edge mirroring Booths Lane; and
19. Existing Avenue trees and housing set back to respond to existing patterns in adjoining Conservation Area.

	Site location 31.04 Acres 12.60 Hectares		Proposed residential development		Public Open Space		Existing trees		Existing hedge		Listed buildings
	Lymm 'Village' Conservation Area		Proposed new landscape		Indicative sustainable drainage		Key pedestrian routes		Mersey Valley Trail		

# 9. SUMMARY AND CONCLUSIONS

**Land off Cherry Lane site represents a sustainable, logical development opportunity on the edge of Lymm which is well placed to contribute towards meeting local housing needs in Lymm and those across Warrington as a whole. The site is now being actively promoted by Richborough Estates and is considered capable of delivering around 200 new homes in a matter which responds positively to the context of the site and surround area.**

This Development Statement has demonstrated the following:

- The Land at Cherry Lane is well related to the existing urban area and will form a natural extension to Lymm.
- The site is within walking distance to a range of local facilities and services in the village, and has good public transport links to destinations further afield. This is therefore a particularly suitable location for housing.
- When considered against the five purposes for including land within the Green Belt set out in paragraph 80 of the Framework, the site is considered, at best, to make a weak contribution and so can be considered appropriate for release from the Green Belt.
- There are no physical or other technical constraints which would prevent the development of the site for housing. It has been demonstrated that the site is available, suitable, achievable and deliverable in the short term.
- The site lends itself to housing development and a number of opportunities exist to deliver a sustainable urban extension comprising of high quality family housing through a landscape led approach to masterplanning.
- The Indicative Masterplan sets out Richborough Estates' vision for the site and key design principles which would ensure the development responds positively to its context – protecting the amenity of existing

residents, preserving and enhancing the special character of Lymm Dam and the adjacent Conservation Area and achieving a rural character with a soft transition to the surrounding countryside.

**As a long established residential land promoter, Richborough Estates has an excellent track record of facilitating the delivery of sites. Richborough can confirm Land off Cherry Lane is available, suitable, achievable and deliverable, for housing in the short term.**





# Land off Cherry Lane, Lymm Development Statement

# The Case for New Housing in Lymm

Submitted to inform the Warrington Local Plan Review



June 2017



## Contents

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Appendix 1: Cherry Lane, Lymm – Development Statement

Appendix 2: Background data for Quantitative Assessment of facilities and services

Appendix 3: Heritage Technical Note prepared by GgMs

## 1.0 Introduction

1.1 Nexus Planning have prepared this Statement on behalf of Richborough Estates and trust that its content will provide useful background context for the Local Planning Authority and help to inform the Warrington Local Plan Review process. In particular, the report focusses on the need for new housing to be delivered in Lymm.

### **Context: Green Belt release**

1.2 As part of the Local Plan Review process, the Council now acknowledge that Green Belt release is necessary if Warrington is to meet its full objectively assessed need for market and affordable housing during the Local Plan period.

1.3 Previously, as Green Belt release was not considered necessary, the vast majority of housing development was concentrated within the main urban area of Warrington, with any development in outlying settlements surrounded by Green Belt such as Lymm restricted to limited infill.

1.4 The National Planning Policy Framework (“Framework”) establishes the strategic context for the role of Green Belt and sets out the circumstances in which the release of Green Belt could be considered. Paragraph 83 of the Framework states Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. It has been established through the Review process that exceptional circumstances do indeed exist in Warrington.

1.5 Paragraph 84 then encourages local planning authorities to take account of the need to promote sustainable patterns of development and should look to channel development firstly towards urban areas and then towards towns and villages inset within the Green Belt. In consideration of the current situation in Warrington it is clear that Lymm is an appropriate location to consider Green Belt release in the context of the Framework.

1.6 This report helps to establish the strategic context for justifying the release of Green Belt in Lymm and provides further details of a sustainable and deliverable site being promoted for residential development by Richborough Estates that would fulfil the necessary tests for Green Belt release.

## Format of the report

- 1.7 There are three specific areas covered within this report:
- i. **A consideration of housing needs in Lymm.** This covers a range of factors, including population trends, projected population change, housing stock, housing affordability and affordable housing and health.
  - ii. **High level Sustainability Analysis of Lymm and other key settlements outside of Warrington.** Quantitative and qualitative analysis has been undertaken in relation to the existing shops, services and facilities in Lymm, Culcheth, Burtonwood, Winwick and Croft. Each settlement is then scored on a like for like basis, demonstrating which settlements are deemed to be the most sustainable and therefore most appropriate to distribute housing towards as part of the Local Plan Review.
  - iii. **Development Statement relating to Land off Cherry Lane, Lymm.** Richborough Estates are now actively promoting this site through the Local Plan Review process and so a Development Statement appends this report, which provides a considerable amount of detail relating to the site, confirming that it is available, suitable, achievable and can therefore be considered deliverable. CgMS have also undertaken an initial heritage assessment of the site and this can be found at Appendix 3.

## Purpose of the Report

- 1.8 The information hereby provided is intended to assist Warrington Council and inform the Local Plan Review process. It confirms that a significant proportion of housing must be directed towards Lymm if a sustainable approach is to be taken in respect of Green Belt release across the borough.
- 1.9 It is demonstrated that Lymm is a highly sustainable settlement when compared to other outlying settlements and the wide range of available shops, services and facilities offer sufficient capacity to accommodate a significant level of new housing and address critical affordability and housing stock issues.
- 1.10 The site at Cherry Lane offers an appropriate and immediately deliverable solution in respect of Green Belt release in Lymm and will help to address locally identified housing needs. This in turn will help to ensure that Warrington can meet its full objectively assessed need for market and affordable housing during the Local plan period.

## 2.0 Consideration of Housing Needs in Lymm

- 2.1 The adopted Warrington Core Strategy, 2014 outlines (paragraph 2.35) that outside of the urban area of Warrington the Borough has three principal outlying settlements – Lymm, Culcheth and Burtonwood.
- 2.2 With a view to the emerging Local Plan housing requirement and subsequent apportionment to the lower order settlements consideration has been given within this chapter to the current and projected demographic and housing needs of Lymm over the period covered by the emerging Local Plan (2014 to 2037).

### Warrington Housing Need Context

- 2.3 In accordance with the PPG, based on the latest 2014-based population and household projections the starting point household change over the period 2014 to 2037 is 16,789 households within Warrington (730 households per annum). Based on Census 2011 data an appropriate vacancy rate for Warrington is 3.3%. As set out within Table 1 below the unadjusted PPG demographic-based starting point dwelling figure for Warrington over the period 2014 to 2037 is 17,343 dwellings (754 dwellings per annum (“dpa”).

<b>Table 1: Warrington PPG Demographic Starting Point</b>		
<b>Population Change between 2014 and 2037</b> (per annum)	<b>Household Change between 2014 and 2037</b> (per annum)	<b>Dwelling Change between 2014 and 2037</b> (per annum)
25,167 (1,094)	16,789 (730)	17,343 (754)

- 2.4 However, the Mid Mersey Strategic Housing Market Assessment, January 2016 (“SHMA 2016”) and the Mid Mersey SHMA Addendum for Warrington (“SHMA Addendum”) conclude that the objectively assessed housing need (“OAN”) for Warrington is 984 dwellings per annum (“dpa”). This equates to 22,632 dwellings over the 23 years covered by the SHMA 2016 (2014 to 2037) (“the SHMA period”). This represents an OAN of 5,289 dwellings over the SHMA period (230 dpa) above the PPG demographic-based starting point for Warrington.
- 2.5 It is understood that the figure of 984 dpa is a job-led OAN based on supporting the creation of 1,240 additional jobs per annum over the SHMA period. The OAN figure of 984 dpa also appears to be based on the 2012-based population and household projections with upward demographic adjustments to take account of: (a) The 2013 and 2014 mid-year population

estimates; (b) Unattributable Population change (“UPC”) prior to 2011; and (c) Suppressed household formation rates for the 25-34 age group.

- 2.6 It is not the purpose of this report to critically review the SHMA 2016 and SHMA Addendum, particularly given as confirmed within the SHMA Addendum, a comprehensive update of the SHMA 2016 would be undertaken in due course to reflect more recent population and household projections. Indeed, it is noted that the SHMA 2016 demographic analysis is based on the now superseded 2012-based population and household projections, albeit updated to take account of the 2013 and 2014 mid-year population estimates.
- 2.7 Furthermore, in February 2017 the Housing White Paper outlined a range of proposed changes to the NPPF, which included the introduction of a more standardised OAN methodology that local councils would be expected to follow when preparing Local Plans. Whilst the details of the NPPF changes have not been published to date, it is understood that the draft changes will be released the coming months and therefore will need to be reflected within the SHMA update in due course.
- 2.8 Until such time that the SHMA Update has been undertaken and published, is it not considered possible to robustly confirm the extent to which at least an additional 22,632 new homes over the SHMA period (984 dpa) represents an OAN that is consistent with national policy (NPPF, paragraph 182).

### **Sub-District Housing Need: Lymm**

#### *Population Trends*

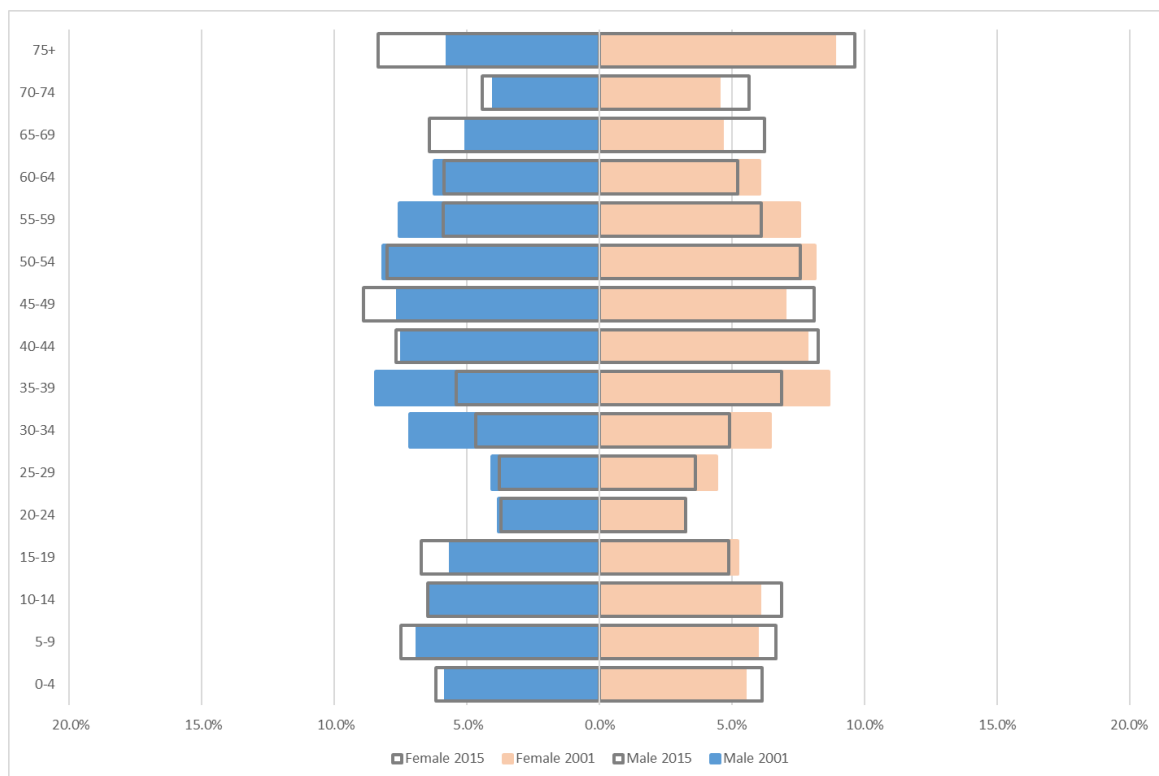
- 2.9 The latest population estimate for Lymm (mid 2015) indicates that the ward area has a resident population of 12,884 persons. This representing approximately 6% of the Borough’s estimated resident population in mid-2015. As illustrated within Table 2 below, over the past 15 years Lymm ward population increased by approximately 2,332 persons (22% increase). It is noted that over this period the settlement population as a proportion of the Borough’s resident population remained broadly constant at approximately 6%.

<b>Table 2: Population change 2001 to 2015</b>			
<b>Area</b>	<b>Population 2001</b>	<b>Population 2015</b>	<b>Absolute Change</b>
<b>Lymm (ward)</b>	10,552	12,884	2,332



2.10 As illustrated within Graph 1 below, analysis of Lymm’s changing population structure over the past 15 years shows a shift towards an aging population, with a decreasing population aged 25 to 40 (predominantly the young family aged groups).

**Graph 1: Lymm population structure 2001 to 2015**



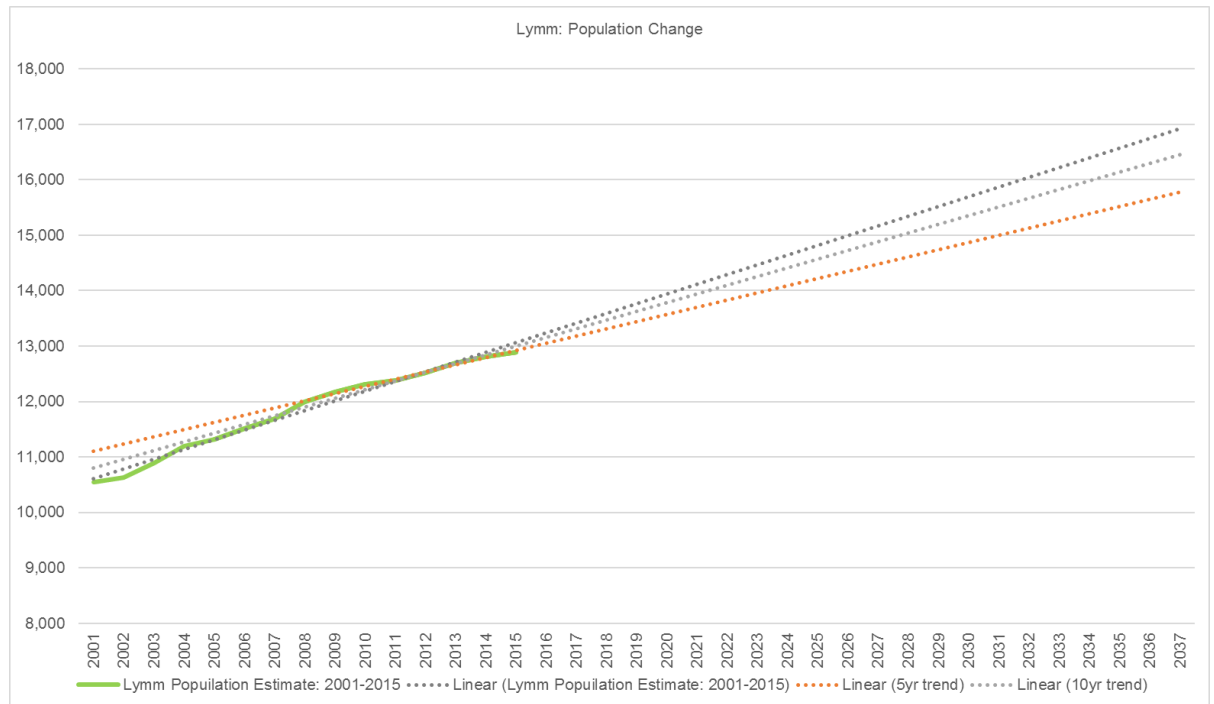
2.11 Table 3 below illustrates how within over the past 15 years Lymm ward has overtaken Culcheth ward has having the largest resident population of the Borough’s three principal settlement ward areas.

Table 3: Population change 2001 to 2015				
Ward	Population 2001	Population 2015	Absolute Change	Proportion of Borough Population (2015)
Burtonwood and Winwick	5,595	6446	851	2.9%
Culcheth, Glazebury and Croft	11,454	11,629	175	6.0%
<b>Lymm (ward)</b>	10,552	12,884	2,332	6.2%

2.12 Whilst over the past 15 years Lymm’s population has consistently increased, as illustrated within Graph 2 below, analysis of long- and short-term population change trends suggests that the rate of population growth has been slowing and flattening off, particularly in the last

5-years. An aging population and a decline in young family age population, amongst other things, will be contribute towards slowing population growth.

**Graph 2: Lymm Population Change 2001 to 2015**



*Projected Population Change*

- 2.13 Whilst the SHMA 2016 has not undertaken sub-Borough housing need analysis for Warrington, it is noted within Appendix A of the SHMA 2016 that sub-area analysis has been undertaken for two sub-areas within Halton Borough. It is understood (SHMA 2016, Appendix A iii. To vi.) that this smaller area projection analysis is based on using ward level population estimates and Borough level trends in respect of fertility, mortality and migration.
- 2.14 Following broadly, the same small-area analysis methodology we have analysed the projected population and household change for Lymm ward (and the other principal outlying settlement ward areas over the SHMA period).
- 2.15 Our sub-Borough demographic analysis is constrained to the 2014-based population and household projections and the 2014 and 2015 mid-year population estimates. These currently representing the most up-to-date official projections for Warrington. Furthermore, the official projections will continue to provide the demographic starting point for Warrington within any revised housing assessment methodology released by the Government.

2.16 As illustrated within Graph 3 and Table 4 below, although the projected population for Warrington over the SHMA period increases by 25,986 persons (1,130 persons per annum) the population for Lymm ward over the same period is projected to flatten off and then marginally decline by 796 persons (35 persons per annum) over the SHMA period.

**Graph 3: Warrington and Lymm projected population growth 2014 to 2037**

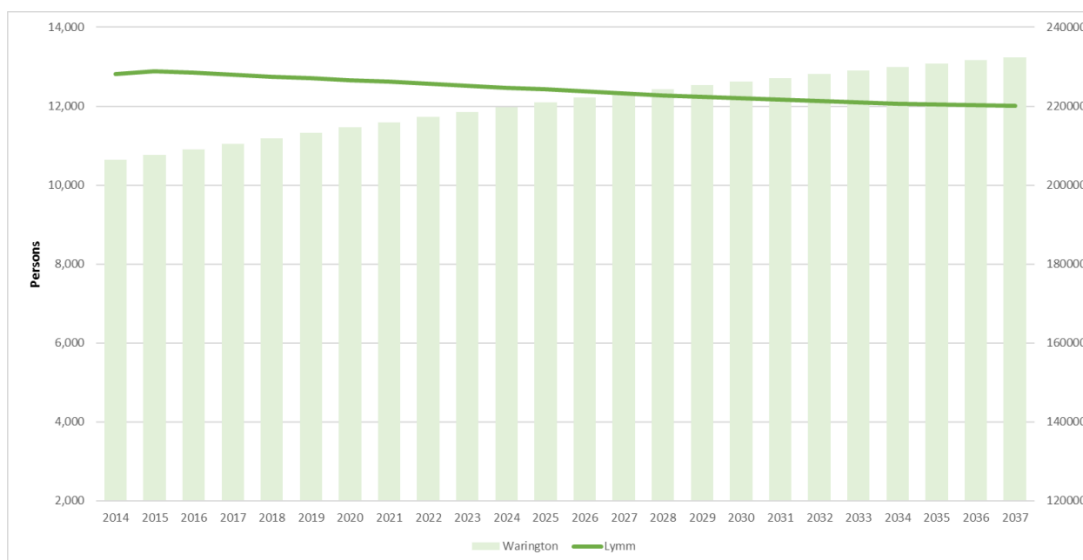
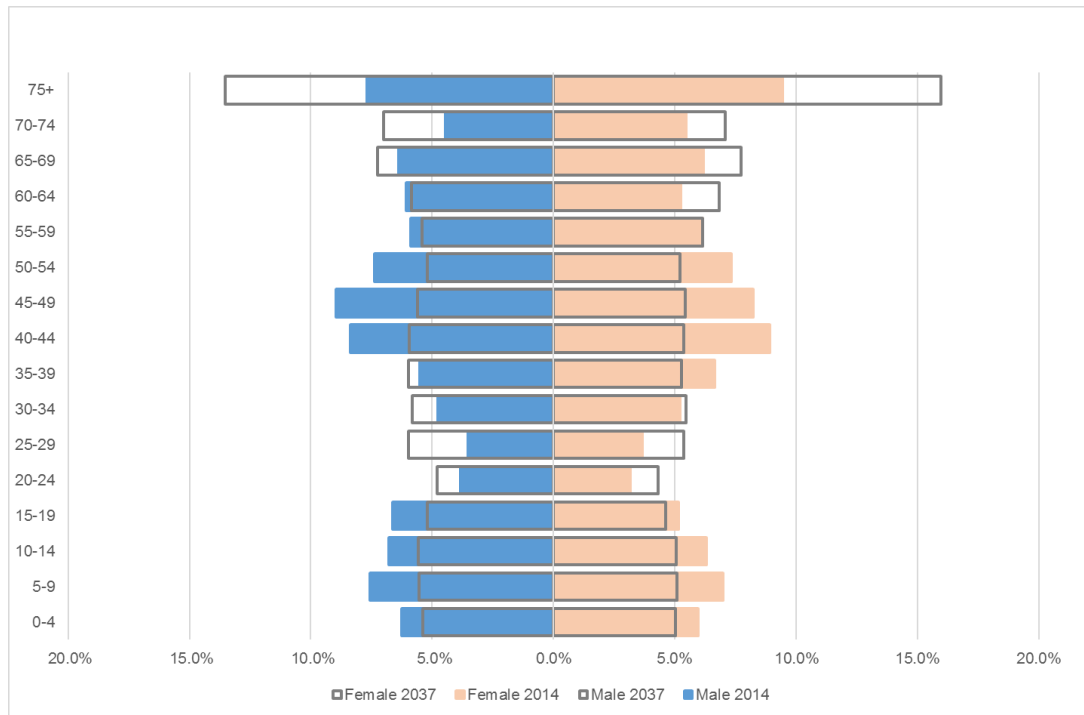


Table 4: Projected Population Change			
Area	2014 Persons	2037 persons	Change
Lymm ward	12,812	12,016	-796
Warrington	206,428	232,414	25,986

2.17 As illustrated within Graph 4 below, analysis of Lymm’s projected population structure over the SHMA period suggests a further shift towards an aging population, and a declining middle aged population aged 40 to 54. There is also a notable decline in dependent children (aged 0 to 19). As previously referred, a contributing factor to the declining population is the continued aging population trend and the decline in younger aged population being able to either stay within the ward or move into the ward. In addition to the aging population occupying larger family sized dwellings, which acts as a barrier to younger households being able to stay within or move into the ward, as set out in detail later in this chapter there is clear evidence of significant housing affordability issues within the Lymm ward.

**Graph 4: Lymm Projected Population Structure 2014 to 2037**



2.18 Overall, with a view to achieving mixed and balanced communities, as advocated within national policy, there is a need to rebalance the population structure of Lymm over the course of the SHMA period. The delivery of additional housing, with a focus on housing that enables newly forming family households to either stay within the ward or move into the ward will assist with this rebalancing. This will help ensure the longer-term vitality and viability of the settlement. To achieve this objective, the apportionment of the overall Borough housing figure to Lymm must take a 'policy-on' to avoid continuation of past demographic trends.

*Housing Stock*

2.19 Based on Census data (households and not dwellings) Table 5 below shows the housing stock (in 2011) by size (number of bedrooms) at the ward and Borough level. This analysis supports the overall SHMA 2016 conclusion (page 167) that the focus of new market housing within Lymm (and the Borough as a whole) will need to be on two- and three-bed properties for both newly forming young family households and to encourage older households to downsize.

<b>Table 5: Bedroom per household (2011)</b>			
<b>Bedrooms</b>	<b>Lymm ward</b>	<b>Warrington</b>	<b>Ward and Borough Difference</b>
1 bedroom	5.3%	9.1%	-3.8%
2 bedrooms	22.6%	23.7%	-1.1%
3 bedrooms	40.0%	47.0%	-7.0%
4+ bedrooms	32.2%	20.3%	11.9%

Source: Census Table QS411EW

- 2.20 Furthermore, it is noted that the SHMA 2016 highlights, from local market intelligence, that there is a 'severe shortage' of 3-bed semi-detached houses and bungalows within the Lymm ward housing market (paragraph 8.96). Aligning with the SHMA 2016 local intelligence, as illustrated within Table 6 below, Census data also suggests that the ward is characterised by a greater proportion of detached properties compared to the Borough average. The number of semi-detached and terraced properties is below the Borough average, supporting the SHMA 2016 conclusion that there is demand for 3-bed semi-detached houses and bungalows within the Lymm ward.
- 2.21 A shortage of 3-bed semi-detached housing stock will act as a barrier to newly forming younger age families within the Borough being able to live within the Lymm ward area. Similarly as highlighted within the SHMA 2016 (paragraph 8.96) the wards aging population would also be unable to easily downsize to smaller properties, including bungalows, within Lymm, which again prevents the existing larger housing stock being made available to young and other expanding families.

<b>Table 6: Dwelling Type (2011)</b>			
<b>Type</b>	<b>Lymm</b>	<b>Warrington</b>	<b>Ward and Borough Difference</b>
Detached	30.5%	24.0%	6.5%
Semi-detached	39.9%	41.3%	-1.4%
Terraced	19.0%	23.9%	-4.8%
Flat	10.6%	10.8%	-0.2%
Caravan or other mobile structure	0.0%	0.1%	0.0%

Source: Census 2011 Table QS402EW

- 2.22 As illustrated within Table X7X below, the ward has a greater proportion of privately owned dwellings than the Borough average and a lower proportion of social rented housing within the Borough. For all other tenures Lymm ward broadly aligns with the Borough average.

Table 7: Housing Tenue (2011)			
Tenure	Lymm	Warrington	Ward and Borough Difference
Privately owned	78.8%	71.5%	7.3%
Shared ownership (part owned and part rented)	0.9%	0.7%	0.1%
Social rented	7.5%	15.6%	-8.2%
Private rented	12.0%	11.2%	0.8%
Living rent free	0.8%	0.8%	0.0%

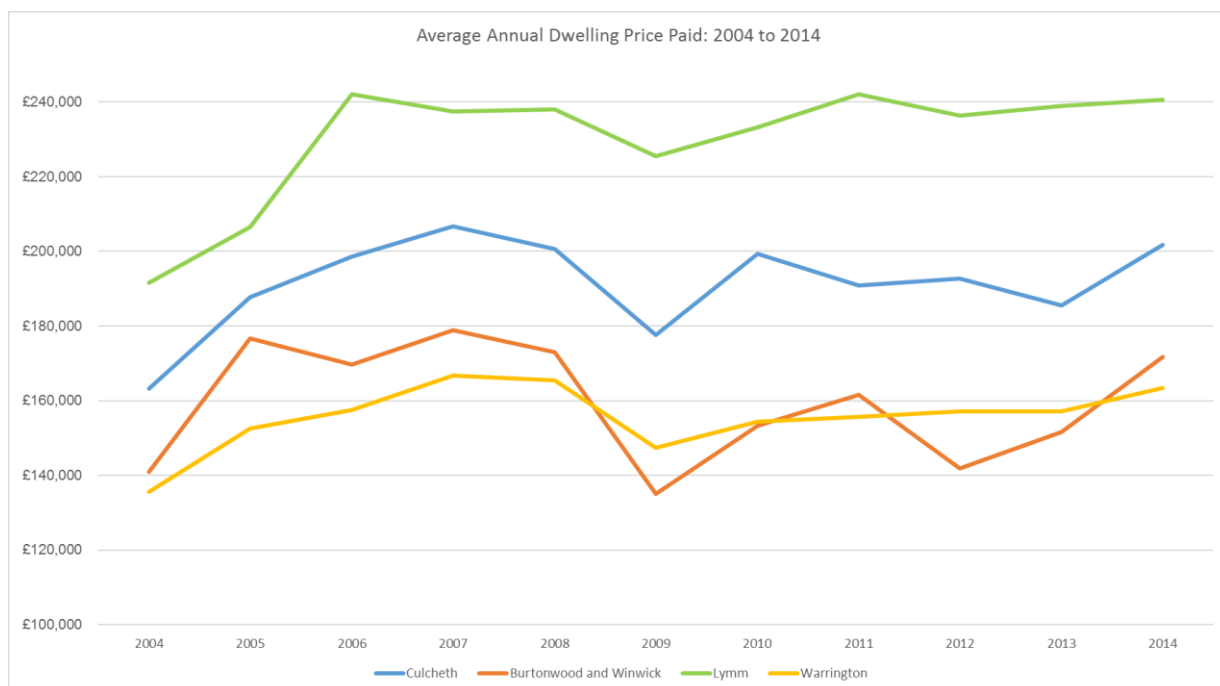
Source: Census 2011 Table QS405EW

*Housing Affordability and Affordable Housing*

2.23 It is noted that the SHMA 2016 concludes that there has been some increase in affordability pressures over the long term in the Housing Market Area although when benchmarked against the Regional and National picture the affordability pressures are not as severe

2.24 As illustrated within Graph 5 and Table 8 below, our analysis of house sales trend data from the ONS House Price Statistics (based on Land Registry data) indicates that average house prices within the Lymm ward (in absolute levels and rates of change) over the past 10 years have been significantly higher than the Borough average and also the other two principal settlement ward areas.

2.25 Graph 5: Average Annual Dwelling Price Paid: 2004 to 2014



Source: ONS House Price Statistics for Small Areas Dataset 02a

<b>Table 8: House Price Change 2004 to 2014</b>				
<b>Area</b>	<b>2004</b>	<b>2014</b>	<b>Absolute Change</b>	<b>Rate of Change (CAGR)</b>
<b>Culcheth, Glazebury and Croft</b>	£163,246	£ 201,750	£38,504	2.4%
<b>Burtonwood and Winwick</b>	£140,863	£171,750	£30,888	2.2%
<b>Lymm</b>	£191,538	£240,669	£49,132	2.6%
<b>Warrington</b>	£135,663	£163,343	£27,680	2.1%

Source: ONS House Price Statistics for Small Areas Dataset 02a

- 2.26 As illustrated within Tables 9 and 10 analysis of Census 2001 and 2011 data demonstrates that at the Ward level the number of overcrowded and concealed households within Lymm ward (both in absolute terms and rate of change) has increased at a greater rate than the other principal outlying settlement ward areas. This further supports the conclusion that there are significant and worsening housing affordability issues associated with the Lymm ward area.

<b>Table 9X: Overcrowded Households</b>				
<b>Ward</b>	<b>2001</b>	<b>2011</b>	<b>Absolute Change</b>	<b>Rate of Change (CAGR)</b>
<b>Burtonwood and Winwick</b>	50	46	-4	-0.9%
<b>Culcheth, Glazebury and Croft</b>	84	68	-16	-2.3%
<b>Lymm</b>	115	153	38	3.2%
<b>Warrington</b>	3,325	3,821	496	1.6%

Source: Census Tables UV59 and QS408EW

<b>Table 10: Concealed Households</b>				
<b>Area</b>	<b>2001</b>	<b>2011</b>	<b>Absolute Change</b>	<b>Rate of Change (CAGR)</b>
<b>Burtonwood and Winwick</b>	98	92	-6	-0.7%
<b>Culcheth, Glazebury and Croft</b>	153	175	22	1.5%
<b>Lymm</b>	128	174	46	3.5%
<b>Warrington</b>	3,125	3,907	782	2.5%

Source: Census Tables UV065 and QS113EW

- 2.27 Overcrowded households provide a useful indication of households in need of affordable housing. Through the application of the intercensal rate of change, it can be reasonably assumed that since the 2011 Census that the number of overcrowded households within the Lymm ward has increased to approximately 168 households by 2014. Though applying the Lymm ward dwelling vacancy rate of 3.2% (Census 2011), approximately 173 dwellings would be required to address existing overcrowded households, which are likely to represent existing affordable housing need.

- 2.28 Based on the application of 25% affordable housing delivery through market led development, which appears to be the mid-point of the affordable housing delivery range concluded within the SHMA 2016 (paragraph 7.84), delivery of 519 market homes within the Lymm ward would be required as a minimum to address existing overcrowded households. This is considered a minimum as this does not take into account any additional market dwellings required to help meet newly arising and existing households falling into affordable housing need over the SMA period.
- 2.29 As demonstrated above, while at the housing market area and Borough level it may be possible to conclude that on balance affordability is not sufficiently severe, the same cannot be concluded within the principal outlying settlement ward areas, in particular Lymm ward. In the context of the PPG (ID: 2a-020) it can therefore be reasonably concluded from available market signal evidence at the ward level that there are very significant housing affordability pressures within Lymm when compared to Warrington Borough and the other principal outlying settlements. Indeed, it is noted that the local market intelligence within the SHMA 2016 (paragraph 8.96) highlights that Rightmove data suggests that this village [Lymm] has the highest median prices of all parts of Mid-Mersey (the housing market area). Furthermore, there is also evidence of significant existing affordable housing need within the Lymm ward area.
- 2.30 In addition to the need to rebalance the existing and projected population structure of the Lymm ward over the SHMA period to maintain Lymm as a vital and viable settlement, the apportionment of the Borough's overall housing figure must also lead to a shift in the balance of demand and supply such that affordability pressure might ease over time within Lymm. In the context of the very significant affordability pressures within Lymm there needs to be a large additional supply response over the SHMA period.

### **Summary and Conclusion in respect of Lymm's Housing Needs**

- 2.31 Of the Borough's principal outlying settlements, the Lymm ward area is the largest in terms of both population and households. In 2014, at the start of the emerging Local Plan period, the ward area had a resident population of approximately 12,800 persons and 5,400 households. This representing broadly 6% of the Borough's population and households.
- 2.32 While historically the settlement areas population has consistently grown year-on-year the rate of growth over the past five years has begun to flatten. A sub-Borough demographic projection, which disaggregates the latest 2014-based official Office for National Statistics projection for Warrington, suggests that over the course of the emerging Local Plan period (i.e. the period up to 2037) the settlement areas population growth is expected to stagnate



and then marginally decline. By 2037 the settlement areas population and households is projected to represent approximately 5% of the Borough's population and households.

- 2.33 A contributing factor to the projected declining population is the continued trend towards an aging population structure. Over the period covered by the Local Plan the settlements population under the age of 60 is projected to decline.
- 2.34 Housing stock analysis and local market intelligence within the SHMA highlights there is a severe shortage of small and medium family sized homes which is a barrier to elderly residents downsizing and freeing up larger family sized properties and also retaining and attracting newly forming younger households within the Lymm area.
- 2.35 At the Borough level the SHMA may suggest that on balance housing affordability and market signals are not sufficiently severe, but available evidence at the ward level demonstrates the same cannot be concluded within the Borough's principal outlying settlements, in particular the Lymm ward area. Our analysis and local market intelligence within the SHMA, concludes there are significant housing affordability and existing affordable housing needs within the Lymm area. In light of this, apportionment of the overall Borough's housing requirement must include a large additional supply response over the Local Plan period to lead to a shift in the balance of demand and supply and to help address affordable housing need.
- 2.36 Given the above, the apportionment of the overarching local plan housing figure to Lymm must be sufficient to:
- a) Reverse the settlements projected population decline by retaining within and attracting in, young newly forming households;
  - b) Deliver a full range of housing types and sizes, but with an emphasis on small to medium-sized family homes, and homes (including specialist accommodation) suitable for elderly residents; and
  - c) Meaningfully respond to worsening sub-Borough housing affordability issues and affordable housing needs.

### 3.0 Sustainability Analysis of Lymm and other settlements

- 3.1 It has been demonstrated that from a demographic perspective, there is clearly a need to direct housing growth towards Lymm in order to address some fundamental concerns. But is this a sustainable option? In order to better understand this, an exercise has been carried out that considers the sustainability of Lymm as a settlement and scores it against the other primary settlements outside of Warrington, namely Culcheth, Burtonwood, Winwick and Croft. The extent of assessment is governed by the settlement boundary of each village as defined on the Warrington Core Strategy Proposals Map (2012).
- 3.2 The Warrington Retail Centre Report was published in 2012 and sets out the Council's adopted approach to the hierarchy of retail centres. Whilst the report provides a useful and detailed examination of the quantity of floorspace in use for different functions, the purpose of this assessment is limited to the scale of services and facilities that a Neighbourhood or Local Centre might reasonably provide outside the main urban area of Warrington.
- 3.3 The purpose of this analysis is to understand the sustainability of each settlement as a whole (geographically) and also a much wider range of facilities and services have formed part of the assessment as they are considered to be key sustainability indicators, namely Retail, Health, Community Facilities, Education Establishments, Public Transport Links, Employment Opportunities and Public Open Space.

#### Methodology

- 3.4 Each of the five settlements has been subject to both a quantitative and qualitative analysis in respect of the availability of different types of facilities and services.
- 3.5 In order to be able to draw comparisons between each settlement, scoring criteria have been applied on the following basis:
- **Quantitative Assessment.** Scoring thresholds according to the number of each type of service available
  - **Qualitative Assessment.** In order to recognise that some services make a settlement 'more' sustainable, each use has been categorised and the scoring weighted accordingly, with Category A being the most desirable (highest scoring) and Category C being the least desirable (lowest scoring).
- 3.6 The scoring system used for both the qualitative and quantitative elements of the assessment is now set out in Table 1.

**Table 1: Quantitative and Qualitative Scoring Methodology**

	Quantitative Scoring				Qualitative Scoring	
	R	A		G		
Type of Service	0	1	2	3	Category	Score
Supermarkets	0			1	A	3
Convenience Stores	0	1-2	3-4	5-6	A	3
Comparison Stores	0	1-4	5-9	10+	B	2
Pubs/Restaurants/Cafes	0	1-5	6-14	15+	A	3
Post Offices	0			1	A	3
Banks	0	1	2	3+	A	3
Cash Machines	0	1	2-4	5+	A	3
GPs	0			1	A	3
Pharmacies	0			1	A	3
Dentists	0			1	A	3
Hospitals (A&E)	0			1	C	1
Libraries	0			1	A	3
Community Halls	0	1	2	3	B	2
Gyms	0	1	2-4	5+	B	2
Leisure Centres	0			1	B	2
Places of Worship	0	1	2	3	A	3
Nurseries	0	1	2	3	A	3
Primary Schools	0	1	2-3	4	A	3
Secondary Schools	0			1	B	2
Further Education	0			1	C	1
Outdoor Sports Facilities	0	1	2-4	5+	A	3
Parks	0	1	2-3	4	A	3
Play Areas	0	1	2-4	5+	A	3
Playing Fields	0	1-2	3-6	7+	A	3

#### *Quantitative Scoring Approach*

- 3.7 A desktop assessment of the quantity of provision has been undertaken and is provided at Appendix 2.
- 3.8 Using this data, each settlement has then been scored based on the quantity of services and facilities within each category, which have been identified within the settlement boundary (See Table 2: Quantitative Assessment of Provision by Type). A quantitative scoring system has been devised and thresholds applied based on the numbers of each type of provision within the settlements, and settlements have been awarded a score of 0, 1, 2 or 3 depending on their level of provision within the thresholds set.

- 3.9 These quantitative scores have also been given a Red, Amber or Green (RAG), with a score of 0 or 1 being Red, a score of 2 being Amber and a score of 3 being Green. Table 3 'RAG Rating of Quantity of Provision by Type' provides a useful snapshot of the analysis.

*Qualitative Scoring Approach*

- 3.10 We have considered that certain types of services and facilities may be more desirable in sustainability terms than others and so accordingly, a weighting system has been applied. With reference to Table 1, each type of provision has been rated as category A, B, or C in light of their contribution to sustainability, with A being the most important (scoring 3), B being of average importance (scoring 2) and C being the least important (scoring 1).

- 3.11 The results of the qualitative assessment can be found in Table 4 'Qualitative Assessment of Provision by Type'.

*Overall Sustainability Score*

- 3.12 Each settlement has then been given an overall sustainability score by combining the individual quantitative and qualitative scores and the summary can be found at Table 5 'Overall Sustainability Score'.
- 3.13 As set out above, Tables 2 – 5 are now provided.

**Table 2: Quantitative Assessment of Provision by Type**

Type of Provision	Settlement Outside MUA				
	Lymm	Culcheth	Burtonwood	Winwick	Croft
Supermarkets	3	3	0	0	0
Convenience Stores	3	2	1	1	1
Comparison Stores	3	2	0	1	1
Pubs/Restaurants/Cafes	3	3	1	1	1
Post Offices	3	3	3	3	0
Banks	3	2	0	0	0
Cash Machines	3	2	0	0	0
GPs	3	3	3	0	0
Pharmacies	3	3	3	0	0
Dentists	3	3	0	0	0
Hospitals (A&E)	0	0	0	0	0
Libraries	3	3	3	0	0
Community Halls	3	3	3	0	1
Gyms	3	0	0	0	0
Leisure Centres	3	3	0	3	0
Places of Worship	3	3	2	1	0
Nurseries	3	1	0	1	0
Primary Schools	3	2	2	1	1
Secondary Schools	3	3	0	0	0
Further Education	0	0	0	0	0
Outdoor Sports Facilities	3	2	2	2	0
Parks	3	1	1	2	0
Play Areas	3	1	2	3	1
Playing Fields	3	2	2	1	1
	<b>66</b>	<b>50</b>	<b>28</b>	<b>20</b>	<b>7</b>

**Table 3: RAG Rating of Quantity of Provision by Type**

Type of Provision	Settlement Outside MUA				
	Lymm	Culcheth	Burtonwood	Winwick	Croft
Supermarkets	Green	Green	Red	Red	Red
Convenience Stores	Green	Yellow	Yellow	Yellow	Yellow
Comparison Stores	Green	Yellow	Red	Yellow	Yellow
Pubs/Restaurants/Cafes	Green	Green	Yellow	Yellow	Yellow
Post Offices	Green	Green	Green	Green	Red
Banks	Green	Yellow	Red	Red	Red
Cash Machines	Green	Yellow	Red	Red	Red
GPs	Green	Green	Green	Red	Red
Pharmacies	Green	Green	Green	Red	Red
Dentists	Green	Green	Red	Red	Red
Hospitals (A&E)	Red	Red	Red	Red	Red
Libraries	Green	Green	Green	Red	Red
Community Halls	Yellow	Yellow	Green	Red	Yellow
Gyms	Green	Red	Red	Red	Red
Leisure Centres	Green	Green	Red	Green	Red
Places of Worship	Green	Green	Yellow	Red	Red
Nurseries	Green	Yellow	Red	Yellow	Red
Primary Schools	Green	Yellow	Yellow	Yellow	Yellow
Secondary Schools	Green	Green	Red	Red	Red
Further Education	Red	Red	Red	Red	Red
Outdoor Sports Facilities	Green	Yellow	Yellow	Yellow	Red
Parks	Green	Yellow	Yellow	Yellow	Red
Play Areas	Green	Yellow	Yellow	Green	Yellow
Playing Fields	Green	Yellow	Yellow	Yellow	Yellow

**Table 4: Qualitative Assessment of Provision by Type**

Type of Provision	Settlement Outside MUA					Qualitative Scoring	
	Lymm	Culcheth	Burtonwood	Winwick	Croft	Category	Score
Supermarkets	3	3	0	0	0	A	3
Convenience Stores	3	3	0	0	0	A	3
Comparison Stores	2	0	0	0	0	B	2
Pubs/Restaurants/Cafes	3	3	0	0	0	A	3
Post Offices	3	3	3	3	0	A	3
Banks	3	0	0	0	0	A	3
Cash Machines	3	0	0	0	0	A	3
GPs	3	3	3	0	0	A	3
Pharmacies	3	3	0	0	0	A	3
Dentists	3	3	0	0	0	A	3
Hospitals (A&E)	0	0	0	0	0	C	1
Libraries	3	3	3	0	0	A	3
Community Halls	2	2	2	0	2	B	2
Gyms	2	0	0	0	0	B	2
Leisure Centres	2	2	0	2	0	B	2
Places of Worship	3	3	3	0	0	A	3
Nurseries	3	3	0	3	0	A	3
Primary Schools	3	3	3	3	3	A	3
Secondary Schools	2	2	0	0	0	B	2
Further Education	0	0	0	0	0	C	1
Outdoor Sports Facilities	3	3	3	3	0	A	3
Parks	3	3	3	3	0	A	3
Play Areas	3	3	3	3	0	A	3
Playing Fields	3	3	3	3	3	A	3
	<b>61</b>	<b>51</b>	<b>29</b>	<b>23</b>	<b>8</b>		

**Table 5: Overall Sustainability Score**

Type of Provision	Settlement Outside MUA									
	Lymm		Culcheth		Burtonwood		Winwick		Croft	
	Quan.	Qual.	Quan.	Qual.	Quan.	Qual.	Quan.	Qual.	Quan.	Qual.
Supermarkets	3	3	3	3	0	0	0	0	0	0
Convenience Stores	3	3	2	3	1	0	1	0	1	0
Comparison Stores	3	2	2	0	0	0	1	0	1	0
Pubs/Restaurants/Cafes	3	3	3	3	1	0	1	0	1	0
Post Offices	3	3	3	3	3	3	3	3	0	0
Banks	3	3	2	0	0	0	0	0	0	0
Cash Machines	3	3	2	0	0	0	0	0	0	0
GPs	3	3	3	3	3	3	0	0	0	0
Pharmacies	3	3	3	3	3	0	0	0	0	0
Dentists	3	3	3	3	0	0	0	0	0	0
Hospitals (A&E)	0	0	0	0	0	0	0	0	0	0
Libraries	3	3	3	3	3	3	0	0	0	0
Community Halls	3	2	3	2	3	2	0	0	1	2
Gyms	3	2	0	0	0	0	0	0	0	0
Leisure Centres	3	2	3	2	0	0	3	2	0	0
Places of Worship	3	3	3	3	2	3	1	0	0	0
Nurseries	3	3	1	3	0	0	1	3	0	0
Primary Schools	3	3	2	3	2	3	1	3	1	3
Secondary Schools	3	2	3	2	0	0	0	0	0	0
Further Education	0	0	0	0	0	0	0	0	0	0
Outdoor Sports Facilities	3	3	2	3	2	3	2	3	0	0
Parks	3	3	1	3	1	3	2	3	0	0
Play Areas	3	3	1	3	2	3	3	3	1	0
Playing Fields	3	3	2	3	2	3	1	3	1	3
	<b>66</b>	<b>61</b>	<b>50</b>	<b>51</b>	<b>28</b>	<b>29</b>	<b>20</b>	<b>23</b>	<b>7</b>	<b>8</b>
<b>Overall Sustainability Score</b>	<b>127</b>		<b>101</b>		<b>57</b>		<b>43</b>		<b>15</b>	



## **Analysis of Services and Facilities Provision**

3.14 With reference to Table 5, Lymm has the highest Overall Sustainability Score (127), followed by Culcheth (101), then Burtonwood (57), Winwick (43) and Croft (15). A more detailed analysis of the results is now provided with reference to each of the broad categories of facilities that have been assessed.

### *Retail*

3.15 Larger supermarkets are present in the centres of Lymm and Culcheth, which is consistent with their classification as Neighbourhood Centres in Warrington's established retail hierarchy (Retail Centres Study 2012). Convenience retailing is a key local service. A total of six convenience retailers have been identified within the settlement boundary of Lymm; a third more than the next well catered for settlement of Culcheth and six times the level of provision in the other settlements of Burtonwood, Winwick and Croft.

3.16 Comparison retailers are usually more prevalent in larger settlements and service centres and this trend is evident across the settlements, with Lymm having the largest number of comparison goods retailers overall, followed by Culcheth. Lymm has the highest proportion of shops overall of the five settlements and this is reflected in both the quantitative and qualitative scoring; it has been scored maximum points for quantity of retail outlets provided which is deemed to be a Category A type of provision from a qualitative perspective.

3.17 Other local retail services that have been assessed include post offices, banks and cash machines, and other A Class Uses such as pubs, restaurants and cafes. All settlements but Croft have a local post office. Lymm has the highest number of food and drink outlets within the settlement boundary, followed by Culcheth. As may therefore be expected, Lymm also has double the quantity of banks and three times the number of cash machines in the village, when compared with Culcheth. None of the other three settlements of Burtonwood, Winwick or Croft have access to a local bank or building society or a cash machine within the boundary of the local centre and therefore score zero on both quantitative and qualitative assessment of this type of facilities provision.

3.18 Lymm therefore has the largest retail and service industry offer of the five settlements and so is the most well-catered for in terms of access to retail services; a key sustainability indicator.

### *Health*

3.19 The settlements of Lymm, Culcheth and Burtonwood have more than one GP surgery within the settlement boundary and Lymm and Culcheth both have two pharmacies and three

dentists. Lymm and Culcheth therefore both have access to essential health services and are the highest scoring in this regard.

- 3.20 None of the settlements contain a hospital with an Accident and Emergency Department located within the settlement boundary, as may reasonably be expected given that such facilities are usually located within or adjacent to major conurbations. Accordingly, A&E has been weighted as a Category C type of provision within these smaller settlements. For reference, Warrington and Halton Hospitals NHS Foundation Trust which has an A&E department and Trafford General Hospital which offers Urgent Care, are both accessible in less than a 20 minute drive from the settlement of Lymm, with a slightly longer travelling time to both from Culcheth.
- 3.21 The quantitative assessment for Lymm shows that it is the most well provided for in terms of access to a larger quantity of health services and this is illustrated in the data at Appendix 2.

#### *Community and Leisure*

- 3.22 In the context of this assessment, community and leisure facilities have been regarded as places that people visit for a purpose other than to obtain a service or goods. As a result, this category includes libraries, community halls, gyms and leisure centres and places of worship. Lymm, Culcheth and Burtonwood offer the highest level of provision of such facilities overall and Lymm scores the highest across all types with the exception of Community Halls, (Burtonwood has the highest quantity of this type of provision). Burtonwood has no gyms or leisure centres however, and scores zero on the quantitative assessment for these types of facilities.
- 3.23 Lymm is the only settlement to offer fitness centres and gyms within the settlement boundary in addition to a local leisure centre and therefore scores highly across all types of community and leisure provision. The breadth of community and leisure facilities is therefore greater in Lymm than in the other settlements assessed as illustrated in the appended data.

#### *Education*

- 3.24 There are primary schools in all five settlements; however, Lymm has the greatest number (four), in addition to four nurseries and one secondary school. Culcheth has the next highest level of provision with three primary schools, one nursery and a secondary schools within the settlement boundary. None of the settlements have access to higher education facilities within the settlement boundaries, and it is not anticipated that Neighbourhood and Local Centres would generally provide this type of education provision and this has been afforded a

weighting of 1 (Category C) accordingly. All five of the settlements are however within an accessible distance from the University of Chester Campus in Chester.

- 3.25 Lymm is the only settlement that provides a secondary education facility in addition to a choice of nurseries and primary schools within the settlement boundary and this can be seen from its quantitative assessment score.

*Public Open Space*

- 3.26 Access to open space has been weighted as a Category A type of facility provision and therefore any access to open space has been given a high qualitative score.
- 3.27 Lymm has scored the most highly in the quantitative assessment due to having a greater quantity of public open space facilities when compared with the other four settlements. The only type of open space provision that is greater in quantity in one of the other settlements appears to be the number of Locally Equipped Areas for Play, the highest number of which are found in Winwick.
- 3.28 The amount of playing fields in Lymm is more than twice that of Culcheth, which is the second best served settlement but still has a much lower quantity of greenspace than Lymm overall, including the number of local parks. Provision of this type of open space is generally low in the other settlements. Outdoor sports facilities are also more prevalent in Lymm and there are several sports clubs within the settlement boundary.
- 3.29 Lymm is therefore the most well served of the settlements assessed outside the main Warrington urban area in terms of access to public open space and scores highest in the quantitative assessment for this type of provision.

*Public Transport Connectivity*

- 3.30 The settlements assessed do not provide direct rail links to surrounding areas, and there are no railway stations located in any of the five settlements.
- 3.31 Access to bus travel is however available in all five settlements, primarily in the form of regular connections to the centre of Warrington. Winwick is the closest village to the main urban settlement and services from Culcheth, Burtonwood and Croft travel via Winwick to reach Warrington Town Centre. Direct services depart every 30 minutes on average from Lymm to the centre of Warrington and approximately every 40 minutes from Culcheth. Public transport connections to Manchester Piccadilly are fastest from the settlement of Winwick, with a minimum possible journey time of 48 minutes. The location of Lymm also lends itself to a direct connection with Altrincham with a travel time of 27 minutes.

*Employment Opportunities*

- 3.32 The settlements assessed are not of a scale that would be expected to accommodate a high level of employment or industrial development, and as such this assessment has focussed on quantitative provision of local services. The assessment has found that Lymm and Culcheth are the only settlements with access to a wide range of service industry job opportunities with Lymm considered to offer the greatest number. Lymm has the highest number of goods retailers and food and drink outlets which could offer employment opportunities to the local population. This is in addition to a greater number of education establishments, which could also provide employment opportunities for residents.

**Summary**

- 3.33 With reference to the analysis provided in this Section and the Overall Sustainability Score for each of the five settlements set out in Table 5, it is clear that Lymm is by far the most sustainable settlement outside of the main urban area of Warrington.
- 3.34 It has been confirmed that Lymm is a highly sustainable settlement, which benefits from a wide range of shops, services and facilities and is therefore capable of supporting additional housing growth, which in turn will help to sustain their continued vitality and viability.

---

## 4.0 Call for Sites Update: Land at Cherry Lane, Lymm

- 4.1 The previous sections in this report confirm that (a) there is a need for new housing to be delivered in Lymm in order to address affordability and current housing stock issues inter alia, and (b) that Lymm is a highly sustainable settlement capable of accommodating additional housing growth. Land at Cherry Lane is well placed to deliver housing in this context and the opportunity is now taken to provide Warrington Council with an update in respect of the on-going promotion of this site through the Local Plan Review process.
- 4.2 The entire site has previously been promoted by the landowners through the Warrington Call for Sites in December 2016. Richborough Estates now have an agreement with the landowners to actively promote the site as a residential allocation through the emerging Local Plan Review.
- 4.3 Richborough Estates have a proven track record of facilitating the delivery of high quality housing developments on suitable and sustainable sites and can confirm that the site at Cherry Lane can be viably delivered for housing within the early phases of the Local Plan.
- 4.4 It is the view of Richborough Estates that the Local Plan Review should be allocating additional sites in Lymm in order that locally identified housing needs can be met, which in turn will help to ensure that the Local Plan is capable of meeting its overall objectively assessed needs for market and affordable housing.
- 4.5 Richborough submit that land at Cherry Lane, Lymm Lane should be identified as a residential allocation on this basis and a Development Statement is submitted at Appendix 1 confirming that the site is available, suitable and achievable and can therefore be considered deliverable. A Heritage Technical Note has been produced by CgMs and is also provided at Appendix 3, which will further assist Warrington Council when assessing the site.
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## 5.0 Summary of findings and recommendations

5.1 This report has been prepared on behalf of Richborough Estates and sets out a clear case that justifies the need for a significant level of new housing to be delivered in Lymm. The Local Plan Review therefore needs to ensure that sustainably located sites are identified for release from the Green Belt in order to help meet this local need. Land at Cherry lane, Lymm is being promoted by Richborough and is entirely appropriate for release from the Green Belt in this context.

### **Housing Needs in Lymm**

5.2 At the Borough level the SHMA may suggest that on balance housing affordability and market signals are not sufficiently severe, but available evidence at the ward level demonstrates the same cannot be concluded within the Borough's principal outlying settlements, in particular the Lymm ward area. In light of this, apportionment of the overall Borough's housing requirement must include a large additional supply response over the Local Plan period to lead to a shift in the balance of demand and supply and to help address locally identified affordable housing needs in Lymm and address the following:

- Reverse Lymm's projected population decline by retaining within and attracting in, young newly forming households;
- Deliver a full range of housing types and sizes, but with an emphasis on small to medium-sized family homes, and homes (including specialist accommodation) suitable for elderly residents; and
- Meaningfully respond to worsening sub-Borough housing affordability issues and affordable housing needs.

### **Is Lymm a Sustainable Settlement?**

5.3 Our analysis considered the sustainability of Lymm, along with the other primary outlying settlements of Culceth, Burtonwood, Winwick and Croft. With reference to the analysis provided in Section 3 and the Overall Sustainability Score for each of the five settlements set out in Table 5, it is clear that Lymm is by far the most sustainable settlement outside of the main urban area of Warrington.

5.4 It has been confirmed that Lymm is a highly sustainable settlement, which benefits from a wide range of shops, services and facilities and is therefore capable of supporting additional housing growth, which in turn will help to sustain their continued vitality and viability.

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### **Land at Cherry Lane, Lymm**

- 5.5 The Cherry Lane site in Lymm is considered to be appropriate for release from the Green Belt and is well placed to help meet local and borough wide market and affordable housing requirements. A Development Statement is provided at Appendix 1 and this clearly demonstrates that the site is deliverable and should therefore be identified as a Housing Allocation in the Local Plan.

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## **Appendix 1**

Development Statement - Cherry Lane Farm, Lymm



# LAND OFF CHERRY LANE, LYMM



**DEVELOPMENT STATEMENT**  
JUNE 2017



Richborough  
Estates

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# 1. INTRODUCTION



**This Development Statement has been prepared by Richborough Estates in relation to a parcel of land off Cherry Lane in Lymm (“the site”). It is submitted to inform the preparation of the Warrington Local Plan. It demonstrates that the site is in an appropriate location for housing and should be released from the Green Belt and identified as a residential allocation in the Local Plan.**

The site comprises three agricultural fields which lie immediately adjacent to the south western edge of Lymm. The site is adjacent to residential development to the north, and surrounded by existing roads on its other three sides. Its development would represent a logical extension to the existing settlement. The site is also easily accessible to the services and facilities in the centre of the village.

## **Purpose of this Document**

This document provides an overview of the technical constraints and opportunities presented by the site and demonstrates that the site is available, suitable, achievable and can therefore be considered deliverable, well placed to contribute towards meeting future housing needs in Warrington. It demonstrates how, with regard to relevant technical and design considerations, the site is able to accommodate in the region of 200 dwellings.

The remainder of this document is structured as follows:

- Richborough Estates Track Record
- Site Location and Description
- Planning Context
- Green Belt Assessment
- Sustainable Location
- Deliverable Site
- Design Principles and proposed Indicative Masterplan
- Summary and Conclusions

# 2. RICHBOROUGH ESTATES TRACK RECORD

Richborough Estates is one of the UK's most successful strategic land promotion companies.



They work on behalf of a wide range of landowners including private individuals, charities, trusts and Local Council / Government estate departments - promoting land through the planning system to secure housing allocations and planning permissions for residential development. They then manage the sale of the site from the landowner to the housebuilder who then build out the site and deliver homes.

Richborough was founded in 2003 and the team works in partnership with landowners, LPAs and stakeholders to bring land forward for housing. The team is made-up of a wide range of development experts who deal with land acquisition and planning issues. Richborough's objective is to deliver 'oven-ready' sites to house builders ensuring that planning permissions are quickly turned into homes for local people. Its approach is closely aligned with the Government's key aim of boosting significantly the supply of new homes.

Richborough is currently promoting over 20,000 dwellings through various stages of the planning process across the United Kingdom, and on average can be promoting up to 100 sites at any one time. Their aim is to leave a lasting legacy for the communities within which they work.

**Richborough Estates experience of residential land promotion leaves them in a good position to be able to confirm with confidence that the Cherry Lane site is deliverable.**

# 3. SITE LOCATION AND DESCRIPTION

## The Site

Land off Cherry Lane (“the site”) lies immediately adjacent to the existing settlement of Lymm. It extends to approximately 12 ha and comprises three agricultural fields forming a polygonal shape. It is bounded by the existing settlement to the north, and three roads along the eastern, southern and western boundaries.

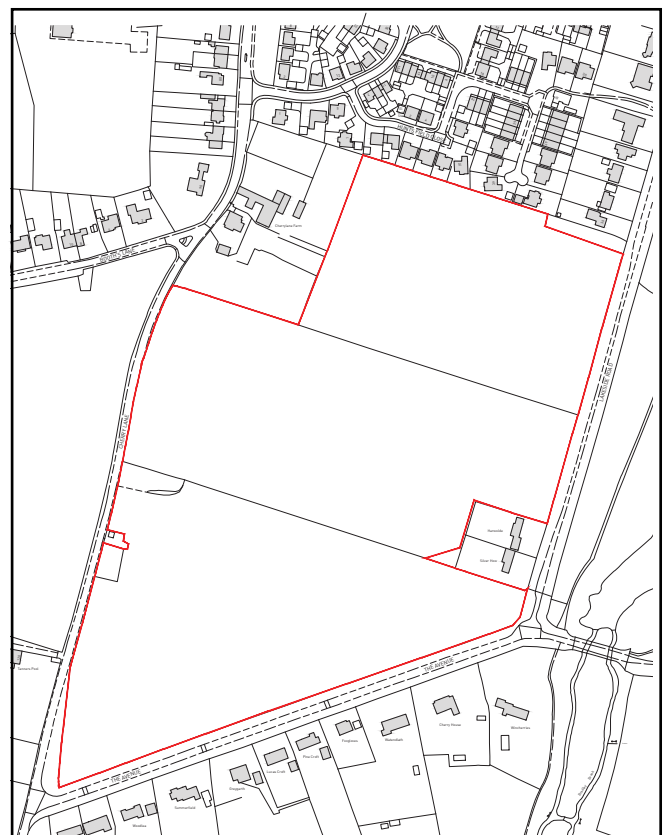
The site has previously been used for arable farming. Existing landscaping is therefore limited to the boundaries of the site – particularly the northern, eastern and southern boundaries. There are also several mature trees scattered across the site. A hedgerow with scattered trees also partly screens the site from Cherry Lane to the west.

The northern boundary of the site is formed by the existing properties of Hunts Field Close and Lady Acre Close, part of a residential estate, which was built in the late 1990s/ early 2000s.

The eastern boundary of the site is formed by Lakeside Road, to the east of which is Lymm Dam and the woodlands and pathways which surround it. The eastern boundary of the site wraps around the rear gardens of the large detached properties of ‘Harwolde’ and ‘Silver How’, which front onto Lakeside Road on its western side. Lakeside Road connects to Church Road (the A56) approximately 500 metres to the north of the site and from there to the village centre.

The southern boundary of the site is formed by another road – The Avenue. A row of large detached houses front onto The Avenue along the full extent of its southern side. These properties have substantial gardens, south of which are further agricultural fields and the woodlands around Bradley Brook.

The western boundary of the site is formed by Cherry Lane (the B5158) which provides the main route between the centre of Lymm to the north to the M6/M56 Junction 20/9 to the south. In the northern part of the site, the western boundary wraps around the Cherry Lane Farm buildings. Some have recently been converted into residential properties. The western boundary of the site also excludes an existing pumping station which is accessed from Cherry Lane. Land immediately to the west of Cherry Lane comprises further agricultural fields, and to the north west, the residential built-up area of Lymm.



Site Location Plan



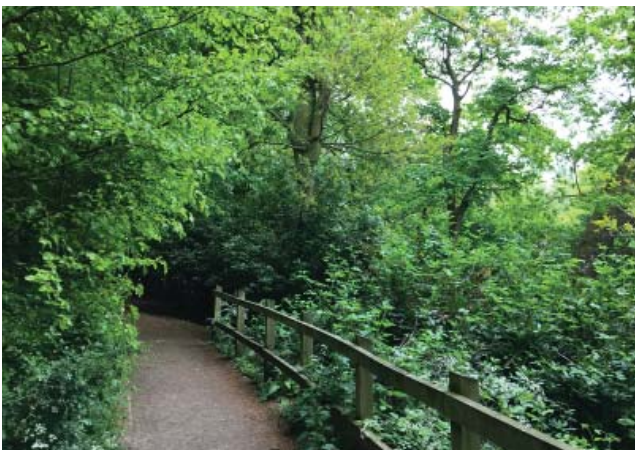
Lakeside Road



Converted buildings adjacent to Cherry Lane Farm



Site looking north



Footways to west of Lymm Dam



Cherry Lane looking south



## Surrounding Area

The centre of the village is within approximately 900 metres walking distance to the north east of the site via Lakeside Road and Eagle Brow. Within the village centre there are several pubs, restaurants and shops, Lymm Youth and Community Centre, a Post Office and a Pharmacy.

Even closer to the site, a Co-operative Food Store and The Crown Pub are located at the junction of Cherry Lane and Booth's Hill Road approximately 650 metres walking distance via Cherry Lane. Cherry Tree Primary School is around 600 metres to the north west of the site off Hardy Road. Lymm High School is located within 2 kilometres of the site on Oughtrington Lane.

Further detail about the connectivity of the site to local services and facilities is contained Section 6.

The centre of Lymm is historic, with several listed buildings. Lymm 'Village' Conservation Area was designated in 1971. It encompasses the centre of the village and extends south to include Lymm Dam which lies to the immediate east of the site.

Lymm is located in the west of the Borough of Warrington, approximately 8 kilometres from Warrington town centre to the west, 5.5 kilometres from Partington and Cadishead to the north east and 8.5 kilometres from Altrincham town centre to the east. The M6 runs in a north to south direction approximately 1.6 kilometres from the village centre.



Houses in the surrounding area



Village centre



Shops and services in Village centre



Historic Centre

# 4. PLANNING CONTEXT

## Adopted Development Plan

The currently adopted Development Plan for the area comprises the Warrington Local Plan Core Strategy which was adopted on 21st July 2014. The site is located within the Green Belt as defined on the adopted Proposals Map.

## Emerging Warrington Core Strategy Local Plan

The Council are currently progressing a Local Plan Review to take account of up-to-date evidence of the Borough's growth needs. The Council consulted on a '*Scope and Contents Document*', the first stage of the Local Plan Review, between 24th October 2016 to 5th December 2016. The '*Scope and Contents Document*' considered the overall housing and employment land requirements for the emerging Local Plan Review but did not establish any preferred spatial distribution of that growth. It proposed to progress the Local Plan Review on the basis of a housing requirement of 1,000 dwellings per annum.

It is anticipated the Council will consult on the 'Preferred Strategy' for the Local Plan Review in July/ August 2017.

## Evidence Base

### Strategic Housing Market Assessment (May 2016)

The latest evidence on housing need being used to inform the Local Plan Review is the Mid-Mersey Strategic Housing Market Assessment 2016 (SHMA). This has been undertaken jointly with the neighbouring authorities of Halton and St. Helens. It identifies an Objectively Assessed Need for Warrington of 839 dwellings per annum (to include 220 affordable units) up to 2037.

In order to ensure that the level of anticipated jobs growth is capable of being achieved, the Council is proposing a further adjustment to the identified OAN figure to a housing requirement of 1,000 dwellings per annum.

### Strategic Housing Land Availability Assessment (April 2016)

The site was identified in the most recent SHLAA (2015) under reference 2705. The SHLAA recognised the site faces no constraints to housing development in terms of ground contamination, site access, surrounding land uses, infrastructure issues or amenity issues. However, the SHLAA did not endorse any Green Belt sites as suitable for residential development on the grounds that this would be premature in advance of a comprehensive review of Warrington's Green Belt.

### Green Belt Assessment

The Council have commissioned a Green Belt Assessment (GBA) of the Borough to inform the Local Plan Review. The GBA (October 2016) prepared by Arup was published for consultation alongside the '*Scope and Contents Document*'. The site is identified as Parcel LY25 in the GBA and has been assessed as making a 'strong' overall contribution towards the 5 purposes of the Green Belt. This assessment is considered further in Section 5.

# 5. GREEN BELT ASSESSMENT

**The site is currently within the Green Belt that surrounds the existing settlement. This Section demonstrates how the site makes an overall weak contribution towards the five purposes of the Green Belt as established in paragraph 80 of the National Planning Policy Framework ('the Framework') and can therefore be considered suitable for development.**

Paragraph 80 of the Framework states that Green Belt serves five purposes:

1. To check the unrestricted sprawl of large built-up areas;
2. To prevent neighbourhood towns merging into one another;
3. To assist in safeguarding the countryside from encroachment;
4. To preserve the setting and special character of historic towns; and
5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The Green Belt Assessment (GBA) (October 2016) prepared by Arup has assessed the site at Cherry Lane (identified under reference Parcel LY25).

Parcel LY25 is assessed as making the following contribution to the purposes of the Green Belt:

**Purpose 1: To check unrestricted sprawl of large built-up areas**

**GBA Assessment:** No contribution

**Purpose 2: To prevent neighbouring towns merging into one another**

**GBA Assessment:** No contribution

**Purpose 3: To assist in safeguarding the countryside from encroachment**

**GBA Assessment:** Strong contribution

**Purpose 4: To preserve the setting and special character of historic towns**

**GBA Assessment:** Strong contribution

**Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**

**GBA Assessment:** Moderate contribution

**Overall**

**GBA Assessment:** Strong

## **Richborough Estate's Assessment of GBA Findings**

Having reviewed the methodology set out in Section 4 of the GBA, Richborough Estate's have concerns that the conclusions reached in the GBA in respect of the site are fundamentally flawed.

The following is a summary of the GBA findings and Richborough Estate's view of the contribution of the site towards each of the 5 purposes of the Green Belt.

**Purpose 1: To check the unrestricted sprawl of large built-up areas**

<p><b>GBA Assessment of Parcel LY25</b></p>	<p>The parcel is not adjacent to the Warrington Urban Area and therefore does not contribute to this purpose.</p> <p><b>Conclusion: No Contribution</b></p>
<p><b>Richborough Assessment:</b></p>	<p>Agree with GBA Assessment in line with the methodology set out in Section 4 of the GBA.</p> <p><b>Conclusion: No Contribution</b></p>

**Purpose 2: To prevent neighbouring towns merging into one another**

<p><b>GBA Assessment of Parcel LY25</b></p>	<p>The parcel does not contribute to preventing towns from merging.</p> <p><b>Conclusion: No Contribution</b></p>
<p><b>Richborough Assessment:</b></p>	<p>Agree with GBA Assessment in line with the methodology set out in Section 4 of the GBA.</p> <p><b>Conclusion: No Contribution</b></p>



Lakeside Road and The Avenue - strong defensible boundaries to the south and east

**Purpose 3: To assist in safeguarding the countryside from encroachment**

<p><b>GBA Assessment of Parcel LY25</b></p>	<p>The parcel is connected to the settlement along its northern boundary. This consists of garden boundaries, which are not durable and would not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside along three sides. The Avenue, Cherry Lane and Lakeside Road form durable boundaries which would be able to prevent further encroachment beyond the parcel if the parcel was developed. The existing land use consists mainly of open countryside and there is little vegetation. There is an active farm in the north west corner of the parcel and two residential properties in the south eastern corner. The parcel helps to prevent further encroachment particularly given the residential properties on The Avenue. The parcel supports some long line views to the west and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.</p> <p><b>Conclusion: Strong Contribution</b></p>
<p><b>Richborough Assessment:</b></p>	<p>Having reviewed the methodology set out in Section 4 of the GBA, and the conclusions reached by the GBA in respect of other parcels in Lymm, the assessment of Parcel LY25 as having a ‘strong’ contribution against Purpose 3 seems unjustified and inconsistent.</p> <p>This is now set out in reference to the assessment criteria for purpose 4 as established in the GBA methodology:</p> <p><b><i>a. Future encroachment: Are there existing durable boundaries which would contain any future development and prevent development and prevent encroachment in the long term?</i></b></p> <p>In Appendix G the GBA considers the existing residential properties along the northern boundary of the Parcel LY25 does not constitute a ‘durable’ boundary and would not be able to prevent encroachment into the parcel. Richborough question the assessment of this boundary as ‘not durable’ given the borders of these properties form a continuous, solid line along this boundary which is well defined by a 15 metre buffer of mature landscaping.</p>

In terms of preventing future encroachment if Parcel LY25 were developed, the GBA acknowledges the existence of durable boundaries around the remaining three sides of the parcel in the form of Cherry Lane, The Avenue and Lakeside Road. We note that the permanence of these boundaries is further reinforced by the existence of Lymm Dam and the surrounding protected woodland immediately to the east of the parcel and the row of dwellings on The Avenue which further contain the parcel to the south.

Overall, it is clear the site represents a well contained parcel of land which is clearly defined by strong, defensible boundaries on all sides which would contain encroachment in the long term if the parcel were developed.

***b. Existing encroachment: What is the existing land use/ uses? Is there any existing built form within or adjacent to the parcel?***

The GBA correctly identifies that Parcel LY25 currently comprises agricultural land with limited built development.

However, the methodology also requires consideration of existing built form adjacent to the parcel. It is therefore an important consideration that the entire northern and southern boundaries of the parcel are directly adjacent to existing residential properties. The GBA seems to conclude that the presence of the dwellings along the southern boundary (along The Avenue) mean the parcel plays a more important role in preventing encroachment. However, this is illogical when these properties in fact contain the southern boundary of the site and prevent any future encroachment should the parcel be developed.

The existing residential properties of Tanners Pool to the west of Cherry Lane in the southern area of the site, the recent development of Cherry Lane Farm, and the two existing properties within the south-eastern part of the site also interrupts the feeling of open countryside surrounding the site.

***c. Connection to the countryside: Is the parcel well connected to the countryside? Does the parcel protect the openness of the countryside?***

As described above, the site is surrounded by man-made defensible boundaries on all sides - existing development to the north, Cherry Lane to the west, The Avenue to the south and Lakeside Road to the east. It is well related to the existing built-up area to the north and north west, a continuous line of development to the south and scattered existing properties to the east fronting Cherry Lane and west fronting Lakeside Road.

We therefore dispute the assertion in Appendix G of the GBA that the site is “well connected to the countryside along three sides” and question the logic for this. There is in fact extremely limited connectivity between the site and the wider countryside both to the east (by virtue of Lymm Dam and the surrounding dense woodland) and to the south (by the existing properties along The Avenue). Whilst there are some views of the parcel from the west these are limited and interrupted by existing vegetation.

***d. Does the parcel serve a beneficial use of the Green Belt (NPPF para 81) which should be safeguarded?***

Parcel LY25 does not serve a beneficial use of the Green Belt.

**Conclusion: Weak Contribution**

**Purpose 4: To Preserve the Setting and Special Character of Historic Towns**

<p><b>GBA Assessment of Parcel LY25</b></p>	<p>Lymm is a historic town. The parcel does not cross an important viewpoint of the Parish Church. The entire western boundary of the parcel lies adjacent to the Lymm Conservation Area. Therefore the parcel makes a strong contribution to preserving the setting and special character of historic towns.</p> <p><b>Conclusion: Strong Contribution</b></p>
<p><b>Richborough Assessment:</b></p>	<p>We understand from a review of the methodology that the GBA assessment is given on that basis that the site lies adjacent to the Lymm Conservation Area to the east, and within the 250 metre buffer from the Conservation Area.</p> <p>Richborough Estates appreciate that it is not within the scope of the GBA to undertake a more sophisticated assessment of the potential impact of development on heritage assets within the Borough. However, we take this opportunity to note that whilst Parcel LY25 is adjacent to the Lymm Conservation Area, there is limited inter-visibility between this heritage asset and the parcel given the dense woodland which surrounds the Dam and would screen the fields at Cherry Lane Farm from the majority of public vantage points in the Conservation Area. The Grade II Listed Bridge over the Brook and Dell at the Head of Lymm Dam is situated immediately to the south-east of the parcel but its surroundings are also mainly screened by the mature vegetation.</p> <p>All other designated assets within 1 kilometre of the parcel are screened from it by intervening built development, mature trees and the local topography such that development would not impact these other assets either directly or indirectly.</p> <p>CgMS have assessed the site and the impact of the proposed development on the setting of the Conservation Area. They consider how the dense woodland vegetation screens the Dam from the site and the existing adjacent residential development. The Indicative Masterplan shown in Section 8 demonstrates how development could be designed to respect the character and setting of the Conservation Area, such that development could be brought forward without adverse impact on the setting or significance of this heritage asset or others within Lymm.</p>

	<p>Land at Cherry Lane Farm is well placed to provide a new area of car parking providing visitors with direct access to the trails and woodland surrounding the Dam. This would relieve the pressure on parking along the A56 which lies within in the central part of the Conservation Area. It would reduce the issues of congestion, safety and negative visual impact which currently occur as a result of the demand for parking spaces here. In this way, land at Cherry Lane Farm provides scope to make a positive contribution to preserving the character of the conservation area along the A56 and enhancing the public experience and enjoyment of this important heritage and recreational asset.</p> <p>Richborough Estates understand that it is not the role of the Green Belt Assessment to undertake a detailed analysis of the specific impact on heritage assets or any potential for mitigation. However, scoring a 'strong' contribution against this purpose is the only element of the assessment which sets Parcel LY25 apart from the assessment of the majority of the other parcels around Lymm. Richborough therefore urge the Council to take a more detailed consideration of the actual impact of development of this parcel on the Conservation Area, with reference to the above points, over and above the high level assessment provided in the Green Belt Assessment.</p> <p><b>Conclusion: Weak/Moderate Contribution</b></p>
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**Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land**

<b>GBA Assessment of Parcel LY25</b>	<p>The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.</p> <p><b>Conclusion: Moderate Contribution</b></p>
<b>Richborough Assessment:</b>	<p>All Green Belt has the potential to make a strategic contribution to urban regeneration by restricting the land available for development and encouraging development in urban sites. As such, different parcels of Green Belt land around settlements will have the same contribution towards this purpose.</p> <p>Richborough Estates welcome the recognition of this in the GBA which assesses all sites in Lymm as having the same level of contribution towards this purpose.</p> <p><b>Contribution: Moderate Contribution</b></p>



## Green Belt Assessment Summary

The following table provides a summary of the conclusions reached by Richborough when assessing the site.

	<b>Purpose 1: To check unrestricted sprawl of large built-up areas</b>	<b>Purpose 2: To prevent neighbouring towns merging into one another</b>	<b>Purpose 3: To assist in safeguarding the countryside from</b>	<b>Purpose 4: To preserve the setting and special character of historic towns</b>	<b>Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land</b>	<b>Overall Assessment</b>
<b>GBA Assesment of Parcel LY25</b>	No contribution	No Contribution	Strong Contribution	Strong Contribution	Moderate Contribution	<b>Strong Contribution</b>
<b>Richborough Assessment of Parcel LY25</b>	No Contribution	No Contribution	Weak Contribution	Weak/ Moderate Contribution	Moderate Contribution	<b>Weak Contribution</b>

**It has been demonstrated that the site makes an overall weak contribution towards the five purposes of including land within the Green Belt and can therefore be considered suitable for development.**

# 6. SUSTAINABLE LOCATION

**The site is in a highly sustainable location, with a wide variety of services and facilities available within a short walking and cycling distance of the site and can therefore be considered an appropriate location for residential development.**

## **Retail and other Facilities**

A Co-operative Food Store and The Crown Pub are located at the junction of the A56/ Booth's Hill Road and Cherry Lane, only 650 metres to the north of the site. Lymm Village Centre is located further east along Booth's Hill Road and Eagle Brow, approximately 1,200 metres walking distance from the site. In the centre of the village are a range of restaurants, cafes, pubs and shops as well as a Post Office and a Pharmacy. Lymm also benefits from a library, Lymm Youth and Community Centre, a village hall, multiple gyms and a leisure centre and several places of worship.

The village centre can also be accessed on foot/ cycle along Lakeside Road to the east of the site or via the footpaths around Lymm Dam.

## **Health Facilities**

The nearest NHS Surgery from the site is the Lakeside Surgery, a short distance from the site along Lakeside Road. Brookfield Surgery also provides NHS services in the centre of the village. There are several dentists in and around Lymm, with Lymm Dental Practice in the centre of the village and Higher Lane Dental Practice approximately 1500 metres away, along the A56. There is also a Pharmacy in the centre of the village.

## **Education**

Cherry Tree Primary School is approximately 650 metres walking distance to the north west of the

site off Hardy Road. Statham Community Primary School and Ravenbank Community Primary School are both approximately 2 kilometres from the site. In terms of secondary education, Lymm High School is located within 2 kilometres of the site on Oughtrington Lane in the east of the settlement.

## **Employment**

Employment opportunities are provided through the wide range of shops and services within the centre of Lymm. Further afield, connections via public bus services enable easy access to the employment destinations of Warrington, Trafford and Manchester City Centre.

## **Public Open Space**

Lymm Dam and its surrounds, immediately adjacent to the site provides ample opportunity for recreation. Lymm Rugby Football Club is located on the other side of the Dam, approximately 400 metres walking distance from the site. Lymm Lawn Tennis Club is approximately 700 metres walking distance via Lakeside Road. Lymm Golf Club and Sow Brook Playing Field lie to the north side of the village and provide further opportunities for outdoor sports. The Ridgeway-Grundy Memorial Park provides formal open space approximately 1000 metres from the site. The site is well related to a network of public footpaths which lead around the Dam, through the village centre, along the canal and also provide access into the surrounding countryside.

In accordance with the National Planning Policy Framework, land at Cherry Lane is suitably located for housing development as it is accessible to a wide range of education, healthcare, retail, community and recreation facilities. It is also well served by public transport.



Facilities in village centre



Co-op at junction of Cherry Lane / Booths Hill Road



St Mary's Church



View into village centre



Village shops

# 7. A DELIVERABLE SITE

**Footnote 11 to Paragraph 47 of the National Planning Policy Framework ('the Framework') confirms that to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing can be delivered within the next 5 years.**

**The site at Cherry Lane can be considered deliverable in this context.**

## Available

The entire site has previously been promoted by the landowners through the Warrington Call for Sites in December 2016. Richborough Estates now have an agreement with the landowners to actively promote the site as a residential allocation through the emerging Local Plan Review.

Richborough Estates have a proven track record of facilitating the delivery of high quality housing developments on suitable and sustainable sites and can confirm that the site at Cherry Lane can be delivered for housing within the early phases of the Local Plan. As such, the site can be confirmed as being available.

## Suitable

Lymm is one of the largest settlements in the Borough after Warrington. It benefits from a wide range of shops and services and is an appropriate and highly sustainable location to direct a proportion of future housing growth in Warrington in accordance with national planning policy.

Section 6 of this Statement demonstrates that the site is well related to the village, easily accessible to a range of local facilities and services. Section 5 shows how the site does not make a strong overall contribution towards the purposes of including land in the Green Belt, and can be considered a logical release for development. With regard to several key technical constraints and considerations, land at Cherry Lane represents one of the most

appropriate sites to accommodate new housing development in Lymm over the next plan period, when compared to alternative sites in the village:

- **Highways:** The site is located to the south of Lymm and would be accessed directly via the only road which provides a direct route between Lymm and the M6/ M56 Motorways. The site is therefore unique among all other potential housing sites in Lymm in that it allows direct access to the strategic road network without the need for traffic to go via the local roads through the centre of the village and/or via the rural road network to the east.

New housing in other parts of Lymm would worsen existing traffic issues. It would add to traffic using the already constrained and congested roads through the centre of Lymm as a through route. Alternatively, traffic travelling east from Lymm, must either use Warburton Lane through Partington to the east, or the B5159 and over the congested Warburton Toll Bridge to connect to the A57/Manchester Road to the north or travel via Mill Lane (the B5169) to the south east of Lymm and via a weight and height restricted tunnel under the Bridgewater Canal.

- **Proximity to Local Facilities:** It can be seen that given the historic pattern of growth in Lymm, the site represents one of the most sustainable locations in Lymm to accommodate major new housing growth, being closer to facilities within the village centre than the majority of other potential housing sites.
- **Flood Risk:** The site is located entirely within Flood Zone 1. It therefore does not face constraints related to flood risk and drainage unlike the majority of land to the north of Lymm which lies within Flood Zone 3.
- **Community and Heritage Benefits:** The site at Cherry Lane is uniquely located to provide a new area of car parking for visitors to Lymm Dam and therefore help to relieve existing pressure elsewhere in the village (namely along the A56 to the north of the Dam) and contribute towards preserving and enhancing the Lymm Conservation Area.
- **Agricultural land quality:** All of the land surrounding Lymm is identified as either Grade 2 or Grade 3 agricultural land. The site is located in an area of Grade 3 land, therefore less valuable and more suitable for release than much of the land in the north east of Lymm particularly around Rushgreen, which is identified as better quality Grade 2 land.

### Achievable

Richborough Estates have assessed the physical characteristics of the site along with any other technical considerations and can confirm that development of the site is commercially viable. Richborough Estates are confident that when taking all known factors into account the site could be developed for approximately 200 dwellings in a manner which would be appropriate to its setting and represent a natural, sustainable extension to the existing settlement.

The following is a summary of the technical factors associated with development of the site.



Cherry Lane looking north

## Access and Highways

The site has an extensive frontage onto Cherry Lane along its western boundary, and the road is relatively straight in the vicinity of the site. It is confirmed that a safe and suitable access can be achieved with regard to visibility splays and the proximity of other junctions. A 30 mph speed restriction along Cherry Lane currently extends from the centre of Lymm to just to the south of Cherry Lane Farm. It is anticipated this can be extended southwards if necessary.

An existing pavement runs along Cherry Lane providing a safe pedestrian access route into the centre of Lymm. Pedestrians and cyclists would also have the opportunity to access the centre of Lymm via Lakeside Road or the footpaths around Lymm Dam. The Mersey Valley Trail runs alongside the western and southern boundaries of the site. This route links Runcorn to Lymm and provides access to a wider network of public footpaths within countryside and green belt. The Indicative Masterplan in Section 8 demonstrates the opportunities to deliver a development that is well connected to the surrounding road and footway network.

## Ecology

There are no designated sites of nature conservation interest within or adjacent to the site. Given its agricultural use, the habitats within the site are common and of limited value. The site is surrounded by roads on all sides and a residential estate on the other. The opportunities for links to other nearby habitats are therefore also limited.

As set out in Section 8, existing trees and hedgerows will be incorporated into any future development along with appropriate buffers to preserve their value as wildlife habitat. Opportunities for ecological enhancement would also be incorporated such that there could in fact be a net biodiversity gain as a result of the proposals.

Overall, given the nature and location of the site, there are no overriding constraints to its development in terms of ecology and it is considered the site can be delivered in a manner which provides appropriate mitigation and biodiversity enhancements.



Hedgerows on site

## Arboriculture

Given the use of the site for agricultural land, it has very limited vegetation other than hedgerows along the boundaries of the site and a number of mature trees and groups of trees within the site and scattered along the boundaries. Rows of poplar trees line the eastern and southern boundaries of the site and are excluded from the site boundary. It is anticipated that existing trees and hedgerows will be retained and incorporated into the scheme wherever possible. Along with substantial new planting, this will help to ensure that new development integrates positively in the surrounding area.

Given that the majority of the tree cover on the site is confined to the boundaries, trees on the site are not considered to present a significant constraint to development. It is anticipated development can come forward with only a very limited degree of tree loss.

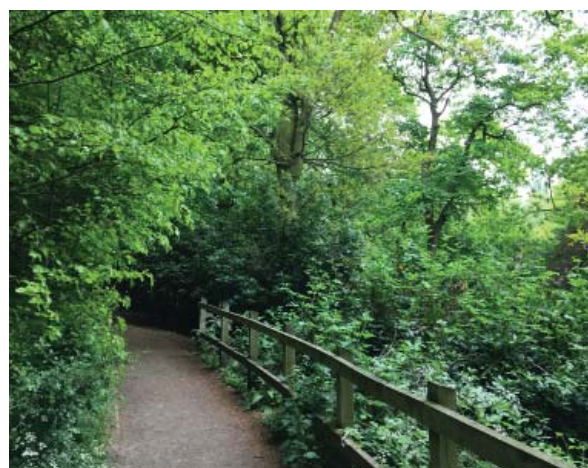
## Heritage

Heritage consultants CgMS have undertaken an initial assessment of the site to inform the Indicative Masterplan. There are no designated heritage assets (Listed Buildings, Scheduled Monuments, Registered Battlefields or Parks and Gardens) on the site. Lymm Village Conservation Area abuts the east side of the study site. There are a number of designated heritage assets within 1 kilometre of the site, predominantly in the centre of Lymm. There is a Grade II Listed Bridge over the Brook and Dell at the Head of Lymm Dam, which is situated to the immediately to the south-east of the site.

There is no Conservation Area Appraisal which might provide some detailed understanding of the significance of the asset or the contribution the setting makes to it. The assessment by CgMS notes that the Dam is surrounded by mature woodland vegetation, which is particularly dense on the west side of the Conservation Area, adjacent to the site. This screens the Dam from the site and the residential development currently situated to the north along Lakeside Road. The Indicative Masterplan in Section 8 shows a green buffer along the eastern boundary of the development, with the proposed dwellings set back from the Conservation Area and at a similar rhythm and low-level density as the existing houses along Lakeside Road. This design approach will ensure the character and setting along Lakeside Road adjacent to the Conservation Area is preserved.

CgMs conclude that the Listed Bridge to the south-east of the site will not be directly impacted by the proposals. Its setting is at the head of the Dam but its surroundings and key views from the bridge are mainly screened by the mature vegetation. The other key view is to the west onto the site and out along The Avenue. The Indicative Masterplan shows a green buffer along The Avenue and within the south east corner of the site which will help to maintain this view and therefore setting of the Listed Bridge.

All other designated assets within 1 kilometre of the parcel are screened from it by intervening built development, mature trees and the local topography such that development would not impact these other assets either directly or indirectly.



Footpath along western side of Dam



Looking west from Listed Bridge towards the site



Lymm Dam

## Flood Risk and Drainage

The entire site is located within Flood Risk Zone 1 with reference to the Environment Agency flood maps. Residential development would therefore be entirely acceptable in line with national guidance on flood risk. The site is relatively flat and therefore it is not anticipated there would be any issues with ensuring a residential development on the site could be adequately drained.

## Agricultural Land

All of the land surrounding Lymm is identified as either Grade 2 or Grade 3 agricultural land. The site is located in an area of Grade 3 land, therefore less valuable and more suitable for release than much of the land in the north east of Lymm.

## Utilities

There are no power lines or public sewers crossing the site which would act as a constraint to development. It is anticipated that residential development on the site will be able to connect to the existing utilities networks which serve the area. The presence of the relevant utilities networks in the area is evident given the residential development to the immediate north of the site which took place around 2000. Further investigations and enquiries would reveal any improvement works or on site provision deemed necessary.

**A review of technical considerations has confirmed that there are no physical characteristics or other constraints that would prevent the delivery of housing at the site. Overall, it is demonstrated that the site is available, suitable, achievable and therefore deliverable.**



The site



Nearby houses



Cherry Lane Farm from across the site





# 8. DESIGN PRINCIPLES

**An Indicative Masterplan has been produced by Richborough Estates to demonstrate how the site could be delivered for residential development in a manner which responds appropriately to the specific opportunities and constraints of the site and integrates into the surrounding area.**

## Context of the Surrounding Area

The site is located to the south west of the existing settlement of Lymm and its development would form a natural extension to the existing built up area. Adjacent to the northern boundary of the site is a relatively modern development along Lady Acre Close and Hunts Field Close. This development was built around 2000 and comprises a mix of two to three storey detached dwellings and townhouses formed around cul de sacs accessed off Cherry Lane.

Linear patterns of properties along Lakeside Road and The Avenue comprise large detached properties of varying styles with generous front and rear gardens.

To the north west of the site, along Cherry Lane, Booths Lane, Highfield Road and further north are established residential areas comprising a mix of semi-detached and detached houses of varying densities and ages, predominantly post-war.

The centre of Lymm is historic and contains several listed buildings and structures. This older part of the village is separated from the site by modern residential estates.

The wider area to the south and west of the site comprises agricultural fields with hedgerows and trees defining the boundaries and a few scattered agricultural/ residential buildings. To the immediate east of the site is Lymm Dam and the surrounding dense woodland and pathways.



Lakeside Road



Modern houses to north of site



The Avenue

## Site Considerations

The following physical features will be important considerations in the design of the development:

- **Trees and Hedgerows.** Existing vegetation on the site is largely limited to the field boundaries. There are a number of mature trees scattered across the site. These features should be retained as far as possible and integrated into a green infrastructure network.
- **Ecology.** Whilst the habitats on site are considered to be common and of limited value, existing on-site vegetation will provide roosting, commuting and foraging habitats for bats and birds. These features should be retained, enhanced and sensitively assimilated into a green infrastructure network.
- **Relationship with adjacent properties.** The development must be carefully designed to respect the adjacent residential properties and ensure the amenity of existing neighbours is preserved.
- **Relationship with wider countryside.** Lower density development and areas of open space and landscaping should be incorporated along the edges of the site to preserve the semi-rural character of the wider surrounding area.
- **Adjacent conservation area.** The development should be carefully designed with respect to the adjacent Lymm Dam and Woodland to ensure no adverse impacts on this important heritage asset or the public's enjoyment of it for recreational purposes.
- **Links to surrounding highways and footways.** Cherry Lane provides an opportunity to achieve vehicular access from the west of the site. The development should also maximise opportunities to strengthen pedestrian linkages

to existing footways around Lymm Dam and Lakeside Road to the east.

## Proposed Indicative Masterplan

Whilst the Proposed Masterplan is purely indicative at this stage, it demonstrates Richborough Estates' vision for the site. The design principles of the Indicative Masterplan and how they respond to the site specific features and context can be summarised as follows:

### Sustainable Mixed Community

- A residential development comprising approximately 200 dwellings. The indicative masterplan allows for the provision of a range of housing types and sizes in order to create a balanced community and offer new housing choice.
- Affordable housing provision in line with the requirements of local planning policy.
- An overall net development parcel of approximately 18.7 hectares, equating to a net average density of 26 dwelling per hectare, which is reflective of the surrounding area.

### Landscape-led

- The Indicative Masterplan demonstrates a landscape-led approach, with 4.7 hectares of the 12 hectare site shown as publicly accessible green space.
- Two focal areas of public open space are shown in the central part of the development. These will complement higher density development, be overlooked by the proposed dwellings and provide children's play areas. These spaces also address areas which the Environment Agency indicates as being prone to surface water flooding.

- The outer edges of the site are reserved as open green space to achieve a rural character, incorporate existing and new landscaping and help filter views of the site from the surrounding area. In particular, woodland block planting is proposed along the western boundary to achieve a soft transition to the wider countryside to the west.
- The areas of green space will provide scope for biodiversity mitigation and enhancement measures across the site.
- Development within the north of the site replicate the existing street and block structure proportions of contemporary development in Hunts Field Close, logically extending the existing urban edge southwards into the site.
- Drawing upon the character of Booths Lane, The Avenue and Lakeside Road, outer edges of the development comprise linear patterns of dwellings, set within large treed plots with varied gaps between them. These areas are proposed to be filtered by new and existing landscape which serves as a buffer to the adjoining Conservation Area and Listed Bridge, thereby preserving the setting of these heritage assets.

### Well-connected and Permeable

- The development is proposed to be served by two vehicular access points via Cherry Lane. A principal street provides a looped route through the development and underpins a hierarchy of streets.
- A series of pedestrian links are proposed, connecting the site to Cherry Lane, Lakeside Road and the adjoining Mersey Valley Trail. These links maximise pedestrian connectivity, encouraging residents to walk/ cycle to nearby facilities and helping to integrate the development with the rest of the village.
- Larger plots to the east, south and west provide scope to provide walled, gated and landscaped frontages to align with the character of the Conservation Area.
- A visitors car park for Lymm Dam is proposed in the southern area of the site to relieve issues of congestion, safety and negative visual impact due to parking along the A56 to the north of the Dam, which currently detract from this part of the Conservation Area.

### Sensitively Designed Layout

- Higher density housing is located in the central core of the development, with lower density at the site edges. Larger detached dwellings are located in the outer edges of the development in response to the character of The Avenue, Cherry Lane and Lakeside Road.
- New streets have a linear block structure which take design cues from surrounding residential areas such as Highfield Road, Hardy Road and Booths Lane. A hierarchy of streets is indicated, allowing outer edge of the development to be served by low-key private drives and lanes engendering a softer, more rural character.












# Indicative Masterplan



Note: This drawing is subject to detailed design and survey.

### KEY DESIGN PRINCIPLES

1. Proposed vehicular access and linked principal street;
2. Looped residential street with landscape theme;
3. Outward facing residential blocks taking cues from existing context (Hunts Field Close);
4. Continuation of existing linear building line;
5. Low density, linear residential edge;
6. Verdant development character area;
7. New woodland planting;
8. Potential 'early implementation' area of landscape;
9. Proposed pedestrian crossing;
10. Green link between Cherry Lane and Mersey Valley trail;
11. Focal green space with children's play area;
12. Green space incorporating existing trees;
13. New visitors car park for Lymm Dam;
14. Higher density development core;
15. Continuation of existing urban edge;
16. Green edge;
17. Treed green links to Mersey Valley trail;
18. Soft linear edge mirroring Booths Lane; and
19. Existing Avenue trees and housing set back to respond to existing patterns in adjoining Conservation Area.

	Site location 31.04 Acres 12.60 Hectares		Proposed residential development		Public Open Space		Existing trees		Existing hedge		Listed buildings
	Lymm 'Village' Conservation Area		Proposed new landscape		Indicative sustainable drainage		Key pedestrian routes		Mersey Valley Trail		

# 9. SUMMARY AND CONCLUSIONS

**Land off Cherry Lane site represents a sustainable, logical development opportunity on the edge of Lymm which is well placed to contribute towards meeting local housing needs in Lymm and those across Warrington as a whole. The site is now being actively promoted by Richborough Estates and is considered capable of delivering around 200 new homes in a matter which responds positively to the context of the site and surround area.**

This Development Statement has demonstrated the following:

- The Land at Cherry Lane is well related to the existing urban area and will form a natural extension to Lymm.
- The site is within walking distance to a range of local facilities and services in the village, and has good public transport links to destinations further afield. This is therefore a particularly suitable location for housing.
- When considered against the five purposes for including land within the Green Belt set out in paragraph 80 of the Framework, the site is considered, at best, to make a weak contribution and so can be considered appropriate for release from the Green Belt.
- There are no physical or other technical constraints which would prevent the development of the site for housing. It has been demonstrated that the site is available, suitable, achievable and deliverable in the short term.
- The site lends itself to housing development and a number of opportunities exist to deliver a sustainable urban extension comprising of high quality family housing through a landscape led approach to masterplanning.
- The Indicative Masterplan sets out Richborough Estates' vision for the site and key design principles which would ensure the development responds positively to its context – protecting the amenity of existing

residents, preserving and enhancing the special character of Lymm Dam and the adjacent Conservation Area and achieving a rural character with a soft transition to the surrounding countryside.

**As a long established residential land promoter, Richborough Estates has an excellent track record of facilitating the delivery of sites. Richborough can confirm Land off Cherry Lane is available, suitable, achievable and deliverable, for housing in the short term.**



# Land off Cherry Lane, Lymm Development Statement



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## **Appendix 2**

Background data for Quantitative Assessment of facilities and services

Lymm Data

Shops and Services						
Supermarkets	Convenience	Comparison	Post Offices	Banks	Cash Machines	Pubs/Restaurants/Cafes
Sainsbury's, Rush Green Road	Co-op, Cherry Lane	All Out Glazing	Statham Post Office	Barclays PLC	Co-op, Heatley Mere	The Spread Eagle
	Co-op, Heatley Mere	Puure Bride		Cheshire Building Society	Co-op Village Store	The Venue
	Co-op Village Store	Beachcombers		Lloyds	Mc Colls Ltd.	Chilli Club
	Costcutter, Higher Lane	Liber 8		NatWest	Barclays	Elmas
	Sainsbury's Local, The Cross	Meadow View Fisheries			Lloyds	Golden Fleece
	Mc Colls Ltd.	Devereux Cycles Lymm			NatWest	The Bulls Head
		Kaddi Fix			Sainsbury's Local, The Cross	Lymm Fish & Chips
		Jessobel Boutique			Higher Lane	The Coffee House
		Laurel House Interiors			Cliffe Lane	The Crown Inn
		The Little Nut				The Star Inn
		Phoebe Homeware and Gifts				The Lymm Hotel
		Lymm Pets				The Church Green
		The Sweet Shop				Bright Future's Café
						The Wine Kitchen
						Bowdens Bar & Tapas
						The Jolly Thresher
						Flavours
						La Boheme
						Sahib Indian Restaurant
						Rolando's
						Nancy's Deli
						The Terrace
						The Railway
						Piacenza
						Marco Marco
						Lymm Bistro
						Wheatsheaf Inn
						Saracens Head
						Anchor Inn
						Barn Owl Inn
						Sextons Village Bakery





















Employment Opportunities			Public Transport		Community and Leisure				
Major Employers	Employment Area	Service Industry	Railway Stations	Bus Routes	Leisure Centres	Gyms	Community Halls	Places of Worship	Libraries
	Burtonwood Ind. Centre	Y		75			Burtonwood Childrens' Centre	St Michael's Parish Hall	Burtonwood Library
				141			St Michael's Parish Hall	St Michael's and All Angels Church	
				24E			Burtonwood Catholic Club		
				329					

Public Open Space			
Outdoor Sports Facilities	Playing Fields	Play Areas	Parks
Burtonwood Bowling Green	Fir Tree Lane/Alder Lane	Gorse Lane/ Clay Lane	Burtonwood Nature Park
Bridge Inn Bowling Green	St. Paul Of The Cross Primary School	Sherbourne Way/Chapel Lane	
	Burtonwood C.P. School	Penny Lane	





Employment Opportunities			Public Transport		Community and Leisure				
Major Employers	Employment Area	Service Industry	Railway Stations	Bus Routes	Leisure Centres	Gyms	Community Halls	Places of Worship	Libraries
				22E	Winwick Leisure Centre			Oswald C of E Church	
				329					
				22					
				24E					
				75					
				360					
				19					



Public Open Space			
Outdoor Sports Facilities	Playing Fields	Play Areas	Parks
Winwick Social Club	Winwick Leisure Centre	Crompton Drive Play Area	Winwick Park No 1 (West)
Winwick Leisure Centre	Gorsey Lane/Clay Lane	Winwick Park No 1 (West)	Winwick Central Square
		Winwick Leisure Centre	
		Masefield Drive	
		Fleming Drive	
		Chesterton Drive Play Area	
		Browning Drive	

Croft Data

Shops and Services					
Supermarkets	Convenience	Comparison	Post Offices	Banks	Cash Machines
	Elliot's General Store	1st Unique Gifts			



Employment Opportunities			Public Transport		Community and Leisure				
Major Employers	Employment Area	Service Industry	Railway Stations	Bus Routes	Leisure Centres	Gyms	Community Halls	Places of Worship	Libraries
				192			Croft Village Memorial Hall		
				193					
				19					

Public Open Space			
Outdoor Sports Facilities	Playing Fields	Play Areas	Parks
	Croft CP School	Smithy Lane/Lord Street	

## Lymm Total

### Values

Count of A&E	
Count of Banks	4
Count of Bus Routes	15
Count of Cash Machines	9
Count of Community Halls	2
Count of Comparison	13
Count of Convenience	6
Count of Dentists	3
Count of Employment Area	
Count of Further Education	
Count of GPs	2
Count of Gyms	5
Count of Leisure Centres	1
Count of Libraries	1
Count of Major Employers	
Count of Nurseries	4
Count of Outdoor Sports Facilities	7
Count of Parks	4
Count of Pharmacies	2
Count of Places of Worship	4
Count of Play Areas	6
Count of Playing Fields	10
Count of Post Offices	1
Count of Primary Schools	4
Count of Pubs/Restaurants/Cafes	31
Count of Railway Stations	
Count of Secondary Schools	1
Count of Service Industry	1
Count of Supermarkets	1

## Culcheth Total

### Values

Count of A&E	
Count of Banks	2
Count of Bus Routes	6
Count of Cash Machines	3
Count of Community Halls	1
Count of Comparison	9
Count of Convenience	4
Count of Dentists	3
Count of Employment Area	
Count of Further Education	
Count of GPs	2
Count of Gyms	
Count of Leisure Centres	1
Count of Libraries	1
Count of Major Employers	
Count of Nurseries	1
Count of Outdoor Sports Facilities	2
Count of Parks	1
Count of Pharmacies	2
Count of Places of Worship	3
Count of Play Areas	1
Count of Playing Fields	4
Count of Post Offices	1
Count of Primary Schools	3
Count of Pubs/Restaurants/Cafes	17
Count of Railway Stations	
Count of Secondary Schools	1
Count of Service Industry	1
Count of Supermarkets	1

## Burtonwood Total

### Values

Count of A&E	
Count of Banks	
Count of Bus Routes	4
Count of Cash Machines	1
Count of Community Halls	3
Count of Comparison	1
Count of Convenience	1
Count of Dentists	
Count of Employment Area	1
Count of Further Education	
Count of GPs	2
Count of Gyms	
Count of Leisure Centres	
Count of Libraries	1
Count of Major Employers	
Count of Nurseries	
Count of Outdoor Sports Facilities	2
Count of Parks	1
Count of Pharmacies	1
Count of Places of Worship	2
Count of Play Areas	3
Count of Playing Fields	3
Count of Post Offices	1
Count of Primary Schools	2
Count of Pubs/Restaurants/Cafes	4
Count of Railway Stations	
Count of Secondary Schools	
Count of Service Industry	1
Count of Supermarkets	



## Winwick Total

### Values

Count of A&E	
Count of Banks	
Count of Bus Routes	7
Count of Cash Machines	
Count of Community Halls	
Count of Comparison	2
Count of Convenience	1
Count of Dentists	
Count of Employment Area	
Count of Further Education	
Count of GPs	
Count of Gyms	
Count of Leisure Centres	1
Count of Libraries	
Count of Major Employers	
Count of Nurseries	1
Count of Outdoor Sports Facilities	2
Count of Parks	2
Count of Pharmacies	
Count of Places of Worship	1
Count of Play Areas	7
Count of Playing Fields	2
Count of Post Offices	1
Count of Primary Schools	1
Count of Pubs/Restaurants/Cafes	1
Count of Railway Stations	
Count of Secondary Schools	
Count of Service Industry	
Count of Supermarkets	

## Croft Total

### Values

Count of A&E	
Count of Banks	
Count of Bus Routes	3
Count of Cash Machines	
Count of Community Halls	1
Count of Comparison	1
Count of Convenience	1
Count of Dentists	
Count of Employment Area	
Count of Further Education	
Count of GPs	
Count of Gyms	
Count of Leisure Centres	
Count of Libraries	
Count of Major Employers	
Count of Nurseries	
Count of Outdoor Sports Facilities	
Count of Parks	
Count of Pharmacies	
Count of Places of Worship	
Count of Play Areas	1
Count of Playing Fields	1
Count of Post Offices	
Count of Primary Schools	1
Count of Pubs/Restaurants/Cafes	2
Count of Railway Stations	
Count of Secondary Schools	1
Count of Service Industry	
Count of Supermarkets	

**Quantitative Total**

<b>Type of Service</b>	<b>Settlement Outside MUA</b>				
	<b>Lymm</b>	<b>Culceth</b>	<b>Burtonwood</b>	<b>Winwick</b>	<b>Croft</b>
Supermarkets	1	1	0	0	0
Convenience Stores	6	4	1	1	1
Comparison Stores	13	9	0	2	1
Pubs/Restaurants/Cafes	31	17	4	1	2
Post Offices	1	1	1	1	0
Banks	4	2	0	0	0
Cash Machines	9	3	0	0	0
GPs	2	2	2	0	0
Pharmacies	2	2	1	0	0
Dentists	3	3	0	0	0
Hospital (A&E)	0	0	0	0	0
Libraries	1	1	1	0	0
Community Halls	2	1	3	0	1
Gyms	5	0	0	0	0
Leisure Centres	1	1	0	1	0
Places of Worship	4	3	2	1	0
Nurseries	4	1	0	1	0
Primary Schools	4	3	2	1	1
Secondary Schools	1	1	0	0	0
Further Education	0	0	0	0	0
Outdoor Sports Facilities	7	2	2	2	0
Parks	4	1	1	2	0
Play Areas	6	1	3	7	1
Playing Fields	10	4	3	2	1

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## **Appendix 3**

Heritage Technical Note prepared by CgMs



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## HERITAGE TECHNICAL NOTE

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**LAND AT CHERRY LANE  
LYMM  
CHESHIRE**

**JUNE 2017**

**Planning • Heritage**

Specialist & Independent Advisors to the Property Industry

**Local Planning Authority:  
Warrington Borough Council**

**Site centred at:  
SJ 6761 8634**

**Author:  
Emily Mercer BA MSc MCI fA**

**Approved by:  
Simon Mortimer MA(OXON) MCI fA**

**Report Status:  
FINAL**

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**CgMs Ref:  
EM/23413/01**

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## **1.0 INTRODUCTION AND SCOPE OF STUDY**

1.1 This heritage appraisal concerns land off Cherry lane, Lymm and has been researched and prepared by CgMs Consulting on behalf of Richborough Estates. It provides a summary of the results of an appraisal of heritage assets for the site, but is not a Heritage Assessment for planning purposes. A formal Heritage Assessment of the site has been commissioned and will be provided to the relevant parties in due course.

1.2 The site, also referred to as the study site, is located to the south of the village of Lymm and adjacent to Lymm Dam at National Grid Reference SJ 6761 8634 (Figure 1).

## **2.0 DESIGNATED HERITAGE ASSETS**

2.1 Data obtained from Cheshire Environmental Advisory Service, Historic England and the Local Planning Authority shows the Lymm Village Conservation Area abuts the east side of the study site. There are, however, no designated heritage assets (Listed Buildings, Scheduled Monuments, Registered Battlefields or Parks and Gardens) on the study site (Figure 2).

2.2 Designated heritage assets within the 1km search area comprise 26 Listed Buildings, two Scheduled Monuments, and a further two Conservation Areas. With the exception of the Grade II Listed Bridge over the Brook and Dell at the Head of Lymm Dam (LB no. 1312672), which is situated immediately to the south-east of the study site, all of the remaining designated assets are screened from the site by intervening built development, the local topography and mature trees.

### ***Impact on the heritage significance of the Designated Heritage Assets***

2.3 The Lymm Village Conservation Area abuts the east side of the study site and, although there will be no direct impact on this heritage asset, the study site is within the setting of the Conservation Area. There is no Conservation Area Appraisal which might provide some detailed understanding of the significance of the asset or the contribution the setting makes to it, although in the southern portion of the Conservation Area it incorporates Lymm Dam. The Dam is surrounded by mature woodland vegetation, which is particularly dense on the west side of the Conservation Area adjacent to the study site. This screens the Dam from the residential development currently situated to the north of the study site along Lakeside Road.

2.4 The indicative masterplan shows that the mature trees along the west side of Lakeside Road, along the east perimeter of the study site, are to be retained and that there is

also a green buffer that serves to set back the proposed development from the Conservation Area, whilst still maintaining the same line of residential frontages as that to the north. The indicative masterplan also appears to show a similar rhythm and low-level density of house plots along Lakeside Road as those to the north, facing towards the Conservation Area.

- 2.5 A green buffer is also shown along the south and west perimeters of the study site which helps to provide a more open and less urbanised feel on the approach to the village. Within the proposed development, in the centre and to the north, the density of houses is increased and reflects the recent residential development to the north. The effect of the increased density on the Conservation Area is lessened by the 'open' and less densely arranged house plots, together with the green buffer, around the west, south and east of the proposed development, i.e. adjacent to and within the setting of the Conservation Area.
- 2.6 The Listed Bridge to the south-east of the study site will not be directly impacted by the proposals. Its setting is at the head of the Dam but its surroundings are mainly screened by the mature vegetation. However, apart from the key views over each side of the bridge the other main key view is to the west and out along The Avenue and on to the study site. However, the indicative masterplan shows a green buffer along The Avenue and within the south-east corner of the site which will help to maintain this view and therefore setting.
- 2.7 The remaining designated assets within the 1km search area are screened from the site by intervening built development, mature trees and the local topography. The development proposals will therefore, not impact directly or indirectly on the heritage significance of any of these assets.

### 3.0 **CONCLUSIONS**

- 3.1 This appraisal of the proposed development site off Cherry Lane, Lymm has established that there are no designated heritage assets within the proposed development site, although the Lymm Village Conservation Area abuts the east perimeter. An appropriate assessment of the level of harm to the setting and significance of the Conservation Area and the Grade II Listed Bridge to the south-east of the study site will be considered in a Heritage Assessment that will be required to inform the planning process. There will be no direct or indirect impact upon the heritage significance of any other designated heritage assets within the wider area.





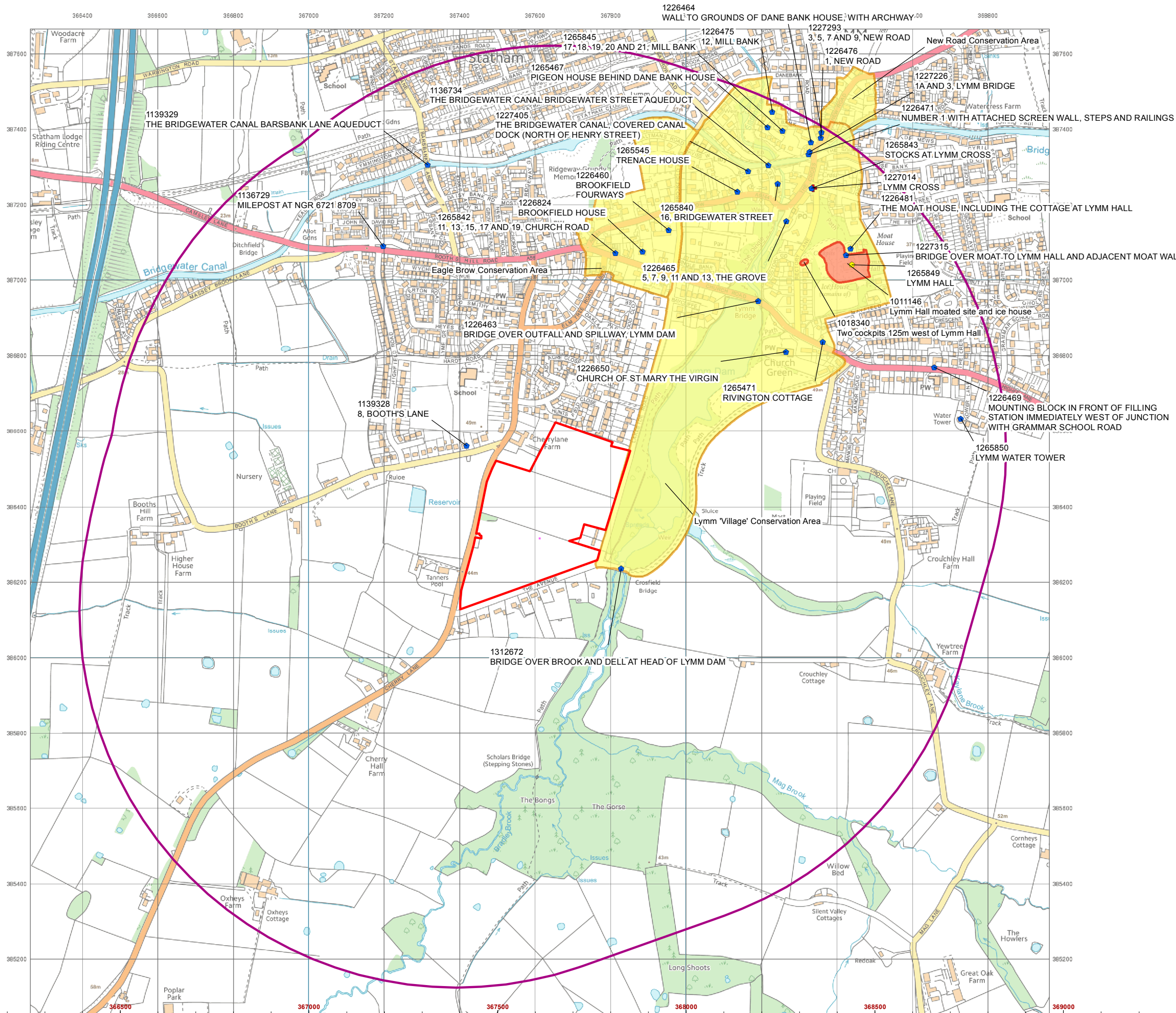
Legend

- Site Location



Not to Scale:  
Illustrative Only

Figure 1:  
Site Location



- Site Boundary
- 1km search radius
- Scheduled Ancient Monument
- Listed Buildings**
- Grade**
- + I
- II
- II\*
- Conservation Area



Scale at A3: 1:10,000  
0 300m

Figure 2: Designated Assets

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## The Case for New Housing in Lymm

Submitted on behalf of Richborough Estates

June 2017

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