

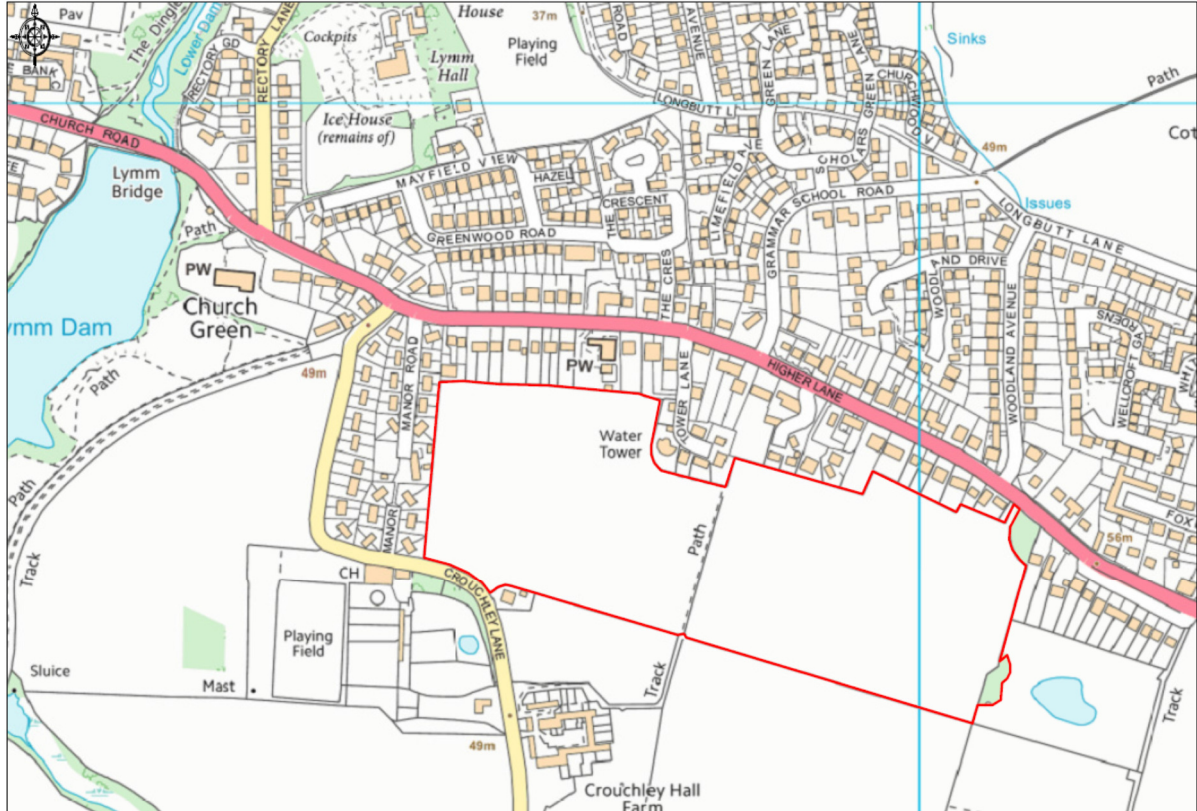
BERRYS

PROPERTY | BUSINESS | PLANNING

SUBMISSION TO THE WARRINGTON LOCAL PLAN REVIEW LAND EAST OF CROUCHLEY LANE, LYMM

on behalf of

Mrs McAvoy, Mrs Willis & Miss Morton



Promap

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1 INTRODUCTION

- 1.1. This site is submitted to Warrington Borough Council as a candidate for allocation in the emerging Local Plan on behalf of the landowners, namely Mrs McAvoy, Mrs Willis and Miss Morton. The three sisters are in full agreement that the land is available and deliverable for housing development.
- 1.2. Details have previously been submitted to the Council in 2015, and the site has SHLAA reference 2901. This 13.4 hectare site could provide housing for around 240 dwellings, assuming 60% net developable area with a density of 30 dwellings/ha. It is promoted as suitable for both immediate development and over the longer term.
- 1.3. This representation addresses the strategic case for releasing this site from the Green Belt (sections 2 & 3); the characteristics of the site and its sustainability appraisal (sections 4 & 5); and the reasons why this location comprises the most suitable in Lymm (section 6). A summary and conclusion is provided in section 7.

Figure 1: Aerial photograph



2 HOUSING NEED IN LYMM

The housing crisis

- 2.1. Successive Governments over the past 15 years have acknowledged that there is a housing crisis in this country. In the past few years the Governor of the Bank of England has highlighted his concern about the need for new housing and very recently the Economic Affairs Committee has stressed that to address the housing crisis at least 300,000 new homes are needed annually for the foreseeable future. However over the last four years, recorded completions in the UK have been less than 150,000 a year. The housing crisis is acknowledged to be an underlying persistent and pervasive trend over many decades, which has resulted in very high house prices in the most popular locations.

Contribution to economic prosperity

- 2.2. Warrington Borough Council and the Local Enterprise Partnership have both recognised two-way linkages between economic growth and housing. Jobs growth requires housing, but also important is the role of quality housing in attracting suitable employees to the borough, which in turn benefits its economic growth. Meeting housing needs is therefore one of the drivers of a successful local economy, and crucial to the borough's future prosperity.

Housing market signals

- 2.3. The High Court Judgment that has triggered the Local Plan Review was clear that Warrington Borough Council must meet its full, objectively assessed housing needs. Part of doing so requires making sufficient adjustment for market signals as required by the third Core Planning Principle in paragraph 17 of the National Planning Policy Framework. This Core Planning Principle states that:

“Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.” (NPPF paragraph 17, 3rd bullet point)

- 2.4. The importance of market signals is elaborated in the National Planning Practice Guidance. This states:

“The housing need number suggested by household projections (the starting point) should be adjusted to reflect appropriate market signals, as well as other market

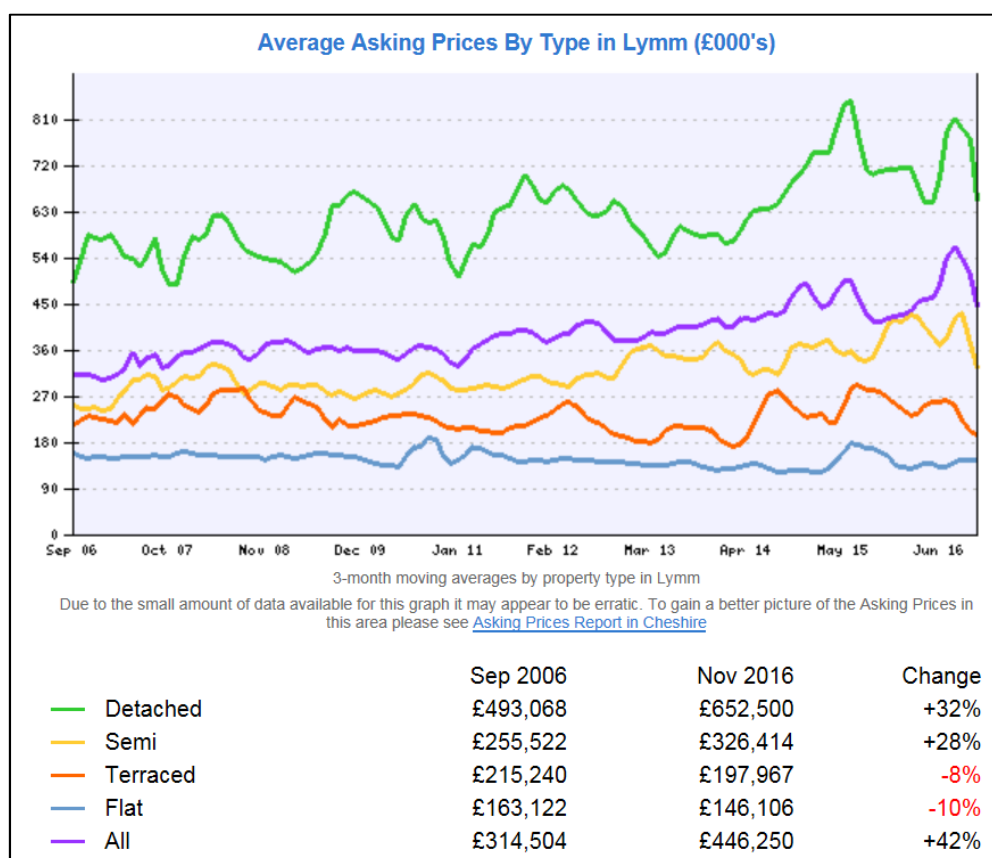
indicators of the balance between the demand for and supply of dwellings. Prices or rents rising faster than the national/local average may well indicate particular market undersupply relative to demand.” (NPPG, paragraph 2a-019).

- 2.5. To be consistent with the Framework and NPPG, sufficient adjustment must therefore be made for market signals.

Housing market signals in Lymm

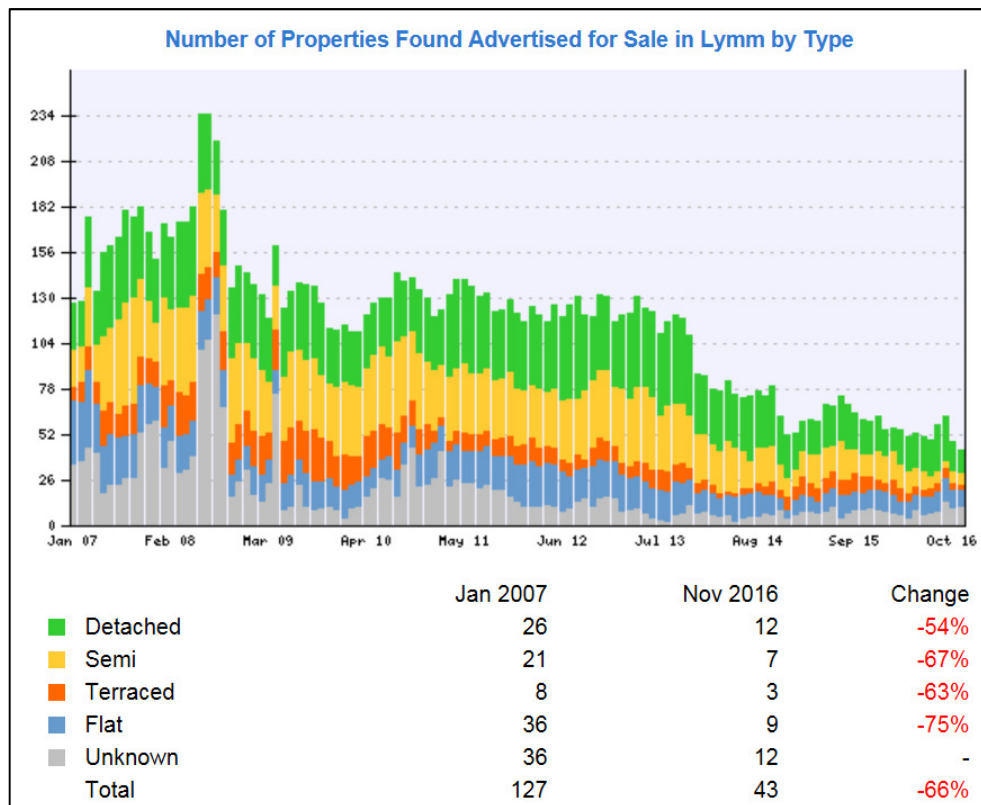
- 2.6. The Mid-Mersey Strategic Housing Market Assessment (SHMA) records that, “In 2014 the median sales value in Lymm was £244,950 compared to Warrington Town £150,000.” (paragraph 2.64) More recent evidence to October 2016¹ is provided in figures 2 & 3 below. Prices have risen significantly for semi-detached and detached properties in recent years, and now significantly exceed the figures experienced in the housing boom of 2007. Market signals indicate high demand in Lymm, rising prices for most types of properties, and shortages of supply.

Fig 2. House Prices in Lymm



¹ http://www.home.co.uk/guides/asking_prices_report.htm?location=lymm&all=1

Fig 3. Availability of housing in Lymm



2.7. The SHMA records that, “We obtained an interview with an agent based in the village of Lymm. Rightmove data suggests that this village has the highest median prices of all parts of Mid-Mersey. It also had the largest number of premium residences on sale. 10 dwellings had asking prices of over £1m, the highest being £3.8m. This large village is to the east of Warrington with easy access to the M6 and M56. The agent explained that this attracted many incomers – as much as 50% of sales were to incomers especially for the more expensive property. They were also attracted by the character of the village centre with its shops, bars and restaurants and outstanding local schools. Incomers were typically high income managers and professionals many of which would work in Manchester or Liverpool, notably BBC workers based at Salford. There was evidence of other long distance relocation citing households from Cornwall, Wiltshire and London. **Re-sales were also popular with households seeking to retire.** The agent told us that there was **a severe shortage of 3 bedroom semi-detached houses and bungalows.**” (paragraph 8.96 of the Mid-Mersey SHMA, emphasis added)

2.8. The Council’s own evidence base therefore confirms market signals that demonstrate a need in Lymm for:

- Housing to attract high income managers and professionals to the borough;
- Housing for households seeking to retire;
- Mid-range 3-bedroomed semi-detached houses and bungalows.

3 GREEN BELT REVIEW

- 3.1. The Council’s Green Belt Assessment is of necessity a fairly broad brush treatment of relatively large land parcels. It is an initial assessment only and, “*there will be the need to undertake more detailed site specific assessment work as part of the Local Plan Review process.*” (paragraph 6, page 1 of Arup’s report).
- 3.2. The promoted site 2901 is 13.4 hectares in size and comprises 19% of the 70 hectare Green Belt parcel LY22. The extent of parcel LY22 is shown below.

Fig 4. Extract from Green Belt Assessment for SE Lymm



- 3.3. The overall assessment for Green Belt parcel LY22 is not the same as a more detailed and accurate assessment of the promoted site. We have applied Arup’s methodology in relation to this smaller parcel, as set out in the table below.

Purposes of the Green Belt	Arup comments on parcel LY22 (page H9)	Our comments in relation to site 2901
1: to check the unrestricted	“No contribution: The parcel is not adjacent to the Warrington urban area and	No contribution

sprawl of large built-up areas	<i>therefore does not contribute to this purpose”</i>	
2: to prevent neighbouring towns merging into one another	“No contribution: <i>The parcel does not contribute to preventing towns from merging.”</i>	No contribution
3: to assist in safeguarding the countryside from encroachment	“Strong contribution: <i>The parcel is connected to the settlement on its northern and north western sides along hedge lined garden boundaries. These are not durable and would not be able to prevent encroachment into the parcel. The parcel’s boundaries with the countryside largely consist of hedge and tree lined field boundaries, as well as the unmade Whiteleggs Lane along the eastern boundary. These boundaries are not durable and would not be able to prevent encroachment beyond the parcel if the parcel was developed. The existing land use mainly consists of open countryside. There is moderate vegetation forming internal hedgerow boundaries within the parcel and a small number of active farms. There are also a small number of residential properties in the parcel’s north eastern corner and the parcel helps to prevent further encroachment along Higher Lane. The parcel supports long line views of the surrounding countryside and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.”</i>	Moderate contribution There is existing residential development on two and a half sides of the site. A woodland copse on the eastern boundary provides strong boundary in this direction that would contain encroachment in the long term if the parcel were developed. This containment weakens the contribution made to this purpose.
4: to preserve the setting and special character of historic towns	“Weak contribution: <i>Lymm is a historic town. The parcel does not cross an important viewpoint of the Parish Church. The north western edge of the parcel is located within the 250m buffer area around Lymm Conservation Area. The Conservation Area is separated from the Green Belt and from the parcel by modern residential development along Manor Road. Therefore the parcel makes a weak</i>	Weak contribution

	<i>contribution to preserving the setting and special character of historic towns.”</i>	
5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	“Moderate contribution: <i>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.”</i>	- All sites in the study score equally on this measure; consequently, it does not help distinguish between different sites.
Overall Assessment	<i>“The parcel makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution as it supports a strong degree of openness and there are nondurable boundaries between the parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.”</i>	Moderate overall contribution Site 2901 makes a moderate contribution against two purposes and no contribution to three. This smaller parcel is therefore suitable to progress further in the site assessment process.

- 3.4. It is apparent that this particular site’s contribution to the purposes of the Green Belt is less than for the parcel as a whole. Consequently, it is more suitable for release from the Green Belt and should be considered in the site appraisal process.

4 SITE APPRAISAL

Site access

- 4.1. The site has suitable vehicular access off Crouchley Lane, as shown in fig 5 below. The character of Crouchley Lane results in relatively slow vehicular speeds.

Fig 5. Crouchley Lane looking west, with site on the right



- 4.2. Crouchley Lane has a pre-existing wide junction with Higher Lane / Church Road A56, as shown in figure 6 below.

Fig 6. Junction of Crouchley Lane with A56



- 4.3. The site benefits from a secondary access point for pedestrians and emergency vehicles off Higher Lane, as shown in figure 7 below.

Fig 7. Bus stop on A56 Higher Lane adjoining eastern access to the site



- 4.4. There are a frequent bus services and a number of bus stops along Higher Lane, less than 5 minutes' walk from the centre of the site. Development in this location is highly accessible to sustainable transport.

Fig 8. Bus stop on A56 Higher Lane near western access & Manor Road



SHLAA appraisal

- 4.5. This site (SHLAA reference 2901) was submitted to the Strategic Housing Land Availability Assessment in 2015. If the site is removed from the Green Belt by the Local Plan Review, then the site would become suitable, available and achievable.
- 4.6. The site is in the ownership of three sisters, who are in full agreement as to the suitability of the land for future development, and who are jointly promoting it for development. A number of housebuilders have expressed interest in the site, which is highly deliverable.
- 4.7. To assist the Council, a summary of the site is provided below.

SHLAA headings	Assessment <i>if site is removed from the Green Belt</i>
Planning Permission History:	N/A
Green Belt:	?
GF / PDL:	GF
Flood Zone:	1
Contaminated Land Issues:	No
Ground Conditions Issues:	No
Site Access Issues:	No
Surrounding Land Issues:	No
Infrastructure Issues:	No
Hazardous Installations Issues:	No
Amenity Issues:	No
Ownership / Tenancy Issues:	No
Concluding Comments:	Subject to the outcome of the Green Belt Review, the site is deliverable within 5 years. There are no site constraints and the site has good accessibility by road and by public transport (bus).
Active Use:	Agricultural
Site Developable Now:	Yes
Promotion by Owner: s	Yes
Developer Interest:	Yes
Known Demand for Housing:	Yes
Similar Sites Developed Nearby in last 5 years:	Yes
Suitable:	Yes
Available:	Yes
Available in the future:	N/A
Achievable:	Yes
Concluding Recommendation:	Suitable, available and achievable

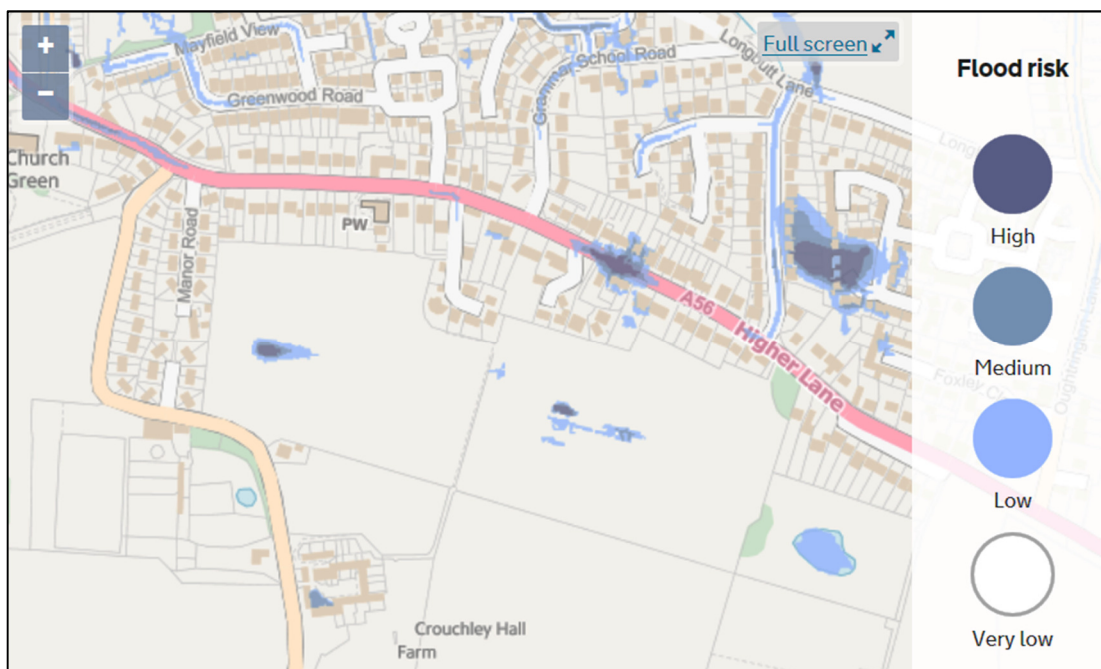
Biodiversity

- 4.8. There are no Sites of Special Scientific Interest (SSSIs) within 2km of the site. The nearest Site of Importance for Nature Conservation (SINC) is Spud Wood, to the east of Lymm. There is therefore no reason to expect any protected species to be affected by development. In any event, a full ecological assessment would be undertaken at the appropriate stage in bringing a planning application forward.
- 4.9. The site is in agricultural use, regularly ploughed and cropped and therefore likely to have relatively low biodiversity. Development would provide ecological enhancements through new planting with suitable native species, providing new habitats and increasing biodiversity.

Drainage & flood risk

- 4.10. The site is in flood zone 1, namely with very low risk of flooding from rivers and streams. The surface water flood risk map is reproduced below, and shows that surface water risk is also low. Small areas tend to form ponds in heavy rainfall; these will be utilised to manage surface water as part of a high quality development scheme.

Fig 9. Environment Agency Surface Water Flood Risk Map

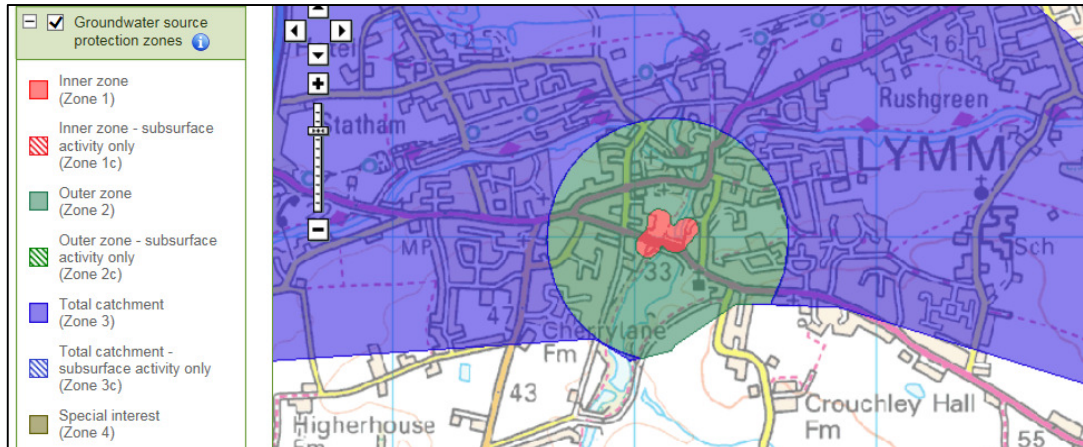


- 4.11. Any future development would be designed to ensure that greenfield run-off rates were maintained, through the use of soakaways and sustainable urban drainage systems.

Impact on drinking water

- 4.12. Due to the underlying geology, the site lies outside the groundwater protection zone around Lymm's groundwater borehole, as shown in the extract from the Environment Agency's online maps below.

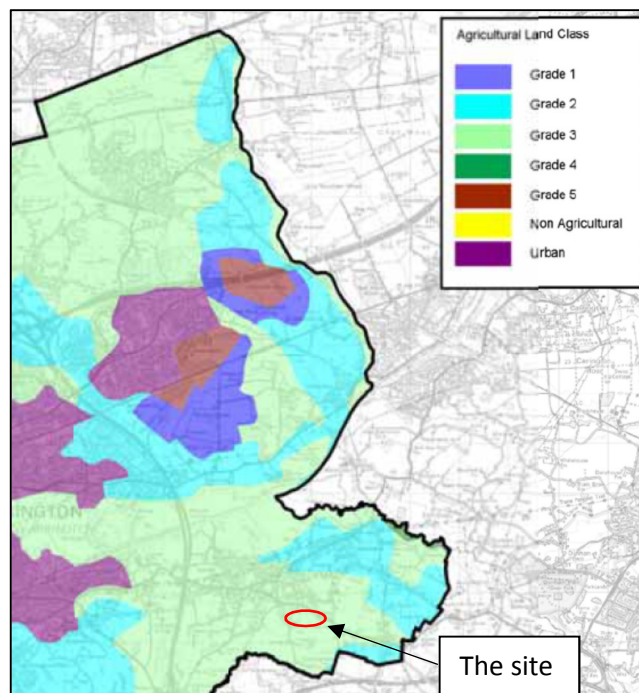
Fig 10. Environment Agency Groundwater Source Protection Zones



Agricultural land classification

- 4.13. The Council's Landscape Character Assessment 2007 identifies the area south-east of Lymm as grade 3 agricultural land. Land east and north-east of Lymm is the higher 'best-and-most versatile' grade 2. Consequently this site is preferable to sites to the north and east.

Fig 11. Agricultural Land Classification, p25 Landscape Character Assessment 2007



Countryside character

- 4.14. The area around Lymm falls within area 3C of the Red Sandstone Escarpment landscape character type, assessed by the Council's Landscape Character Assessment 2007. The landscape is characterised in that Assessment (p268) as having a rolling landscape with a smaller scale, more intimate feel and luxurious hedgerow trees with a diverse range of species. Woodlands and small marl pit pools add to the landscape quality. A scene typical of this landscape character is reproduced from the Council's Landscape Character Assessment below.
- 4.15. The Council's Landscape Character Assessment recommends landscape management that provides new hedgerow tree planting, traditional management of ancient woodland and extension of footpaths along woodland corridors. Development on the site can help secure these improvements to the local landscape.

Fig 12. Typical Red Sandstone Escarpment landscape character, from p241 Landscape Character Assessment

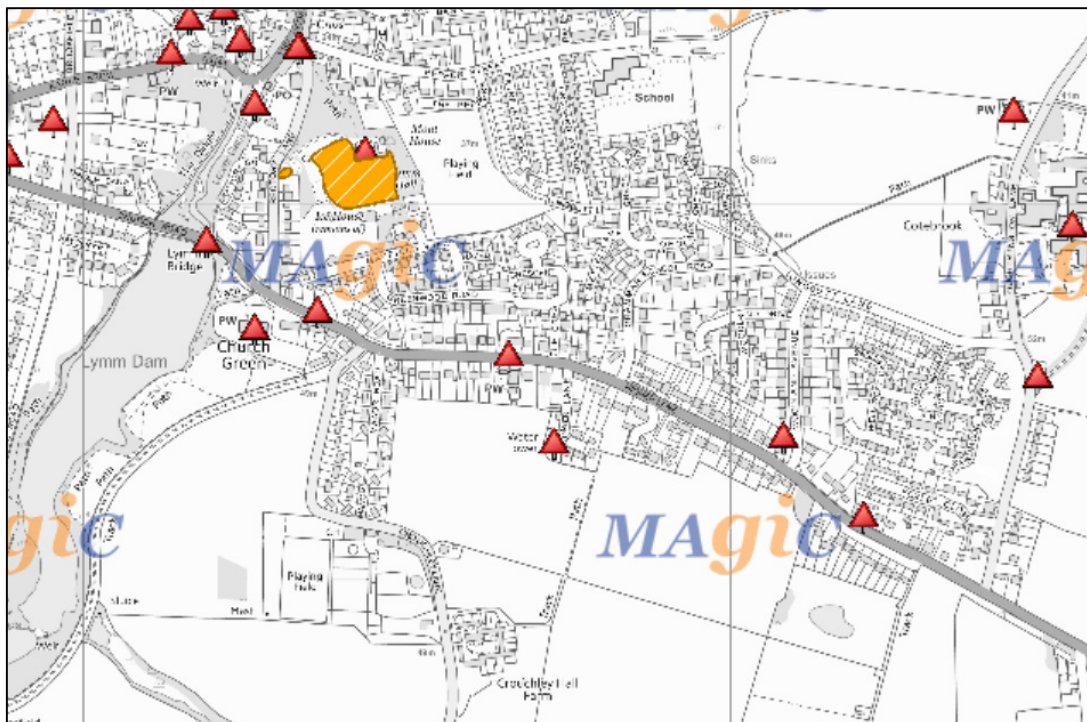


Historic environment

- 4.16. The site does not lie in or adjoin any of Lymm's conservation areas. There are no long-range views to or from key buildings in the centre of Lymm, such as the parish church, as residential development on two sides blocks any direct views of the site from the town.
- 4.17. There are a number of listed buildings along Higher Lane, as shown on the map overleaf. In total there are 4 within 100 metres of the edge of the site, namely (from east to west):
- Mounting block in front of filling station – grade II
 - Lymm Water Tower – grade II
 - 1, 3, 5 & 7 Arley Grove – grade II
 - 127 Higher Lane – grade II

- 4.18. All of the above except the water tower lie on the *north* side of Higher Lane. The development therefore only has inter-visibility with the water tower, which lies adjacent to the site. The historical significance of this mid-nineteenth century engineering structure is unlikely to be adversely affected by residential development. In any event, the water tower has itself been converted into a residential dwelling.
- 4.19. An area of public open space can be positioned adjoining the water tower and along the line of the existing public right of way to allow public views of the water tower.
- 4.20. Overall development on this site will not have any adverse impact on heritage assets.

Fig 13: Listed buildings in the vicinity of the site



Public open space and leisure opportunities

- 4.21. There are good opportunities for recreation in the vicinity, with the edge of the site only 50 metres from Lymm Rugby Club, with associated rugby, football and squash pitches. A public right of way crosses the site and links to walks in the wider countryside to the south and east, with the Lymm Dam area of public open space to the west.
- 4.22. The Council's Open Space Audit 2015 identified good provision of most types of open space in Lymm, with the exception of equipped play and informal play for children. This site could help address this shortage, with public open space centrally located within the site.

5 SUSTAINABILITY APPRAISAL

5.1 The Sustainability Appraisal Scoping Report published alongside the Council's consultation suggests a number of sustainability objectives for the Local Plan Review. These are reflected in the Council's draft Site Appraisal Framework, reproduced in the table below. Although this may change, to assist the Council we have assessed the site against their published draft criteria.

SA objectives	Criteria	Use	Effects	Notes
Economy and regeneration				
Strengthen the local economy and ensure sustainable economic growth	EC1: Would site development lead to the loss of employment land?	Housing & jobs	+	
	EC2: Distance to Principal Road Network by vehicle.		+	
Improve the education and skills of the population overall	Not applicable	-	n/a	criteria ACC1 and ACC2 are relevant for this SA objective
Reduce poverty, deprivation and social exclusion and secure economic inclusion	EC3: How close is the site to key employment sites?	Housing	--	Close (but over 5km) to a wide range of opportunities, including Birchwood & Manchester
Health and Wellbeing				
Improve physical and mental health and reduce health inequalities	Not applicable	-	n/a	
Reduce crime, disorder and the fear of crime	Not applicable	-	n/a	
Enable groups to contribute to decision making and encourage a sense of community identity and welfare.	HW2: Is the area supported by community facilities? (<i>Village halls, places of worship, community centres</i>)	Housing	+	
Provide, protect or enhance leisure opportunities, recreation facilities, green infrastructure and access to the countryside	HW 3: Access to local natural greenspace (ANGST). <i>1. Natural greenspace at least 2 hectares in size, no more than 300 metres from home;</i>	Housing	+	The publically accessible Spud Wood is 1.5 km from the site.

	2. At least one accessible 20 hectare greenspace site within two kilometre of home.			
	HW4: Access to formal play space	Housing	++	Play area at Wellcroft Gardens, <200m from edge of the site
Accessibility				
Reduce the need to travel, especially by car, improve choice and the use of more sustainable modes Protect and enhance accessibility for all the essential services and facilities.	ACC1: How accessible is the site to the nearest primary school on foot?	Housing	+	
	ACC2: How accessible is the site to the nearest Secondary school?	Housing	++	
	ACC3: How well served is the site by a bus service?	Housing & jobs	++	
	ACC4: How accessible is the site to the nearest train station?	Housing & jobs	--	Lymm has no railway station; this score is the same for all sites in the village.
	ACC5: What is the overall distance to a GP service or health centre?	Housing	++	
Housing				
Ensure access to good quality, sustainable, affordable housing	HO1: To what extent will the development help to meet housing needs? <i>Deliverability and scale</i>	Housing	++	The site can be delivered as quickly as the Council wish. The site would make a significant difference to meeting needs.
Natural Resources				
Ensure the sustainable and prudent use and management of natural resources including the promotion of natural resources including the promotion of sustainable drainage & water conservation. Protect, manage and improve local environmental quality including land, air and controlled waters and reduce the risk of flooding.	NR1: What are the potential impacts on air quality?	Housing	+	
	NR2: Could development of the site lead to the remediation of land potentially affected by contamination?	Housing & jobs	+	
	NR3: Would allocation of the site result in the loss of High Quality Agricultural Land?	Housing & jobs	-	The site is grade 3 agricultural land
	NR4: Does the site fall within a Groundwater Source Protection Zone, as identified by the EA?	Housing & jobs	+	
	NR5: Is the site (or part of) within an identified flood zone?	Housing & jobs	+	

	RU3: Is there potential for safeguarded or identified mineral reserves to be sterilised?	Housing & jobs	+	
Built and natural heritage				
Protect and enhance places and buildings of historic cultural and archaeological value.	BNH1: Proximity to designated heritage assets <input type="checkbox"/> <i>Conservation Area</i> <input type="checkbox"/> <i>Nationally listed buildings</i> <input type="checkbox"/> <i>Scheduled Ancient Monuments</i> <input type="checkbox"/> <i>Registered Park or Garden.</i>	Housing & jobs	-	
	BNH2: Effects upon the significance and setting of heritage assets / the historic environment.		+	unlikely to effect the water tower, or the listed buildings on the north side of Higher Lane.
Protect and improve the quality and character of places, landscapes, townscapes and wider countryside whilst maintaining and strengthening local distinctiveness and sense of place.	BNH4: Capacity of the landscape to accommodate development, while respecting its character.	Housing & jobs	+	The landscape can accommodate development with mitigation to improve the landscape character, such as addition of native species hedgerows & trees.
Ensure high quality & sustainable design for buildings, spaces and the public realm that is appropriate to the locality.	Not applicable	n/a	n/a	Development will be designed to a high design quality.
Biodiversity and Geodiversity				
Protect and enhance biodiversity and geodiversity.	BG1: Could allocation of the site have a potential impact on a European Site SSSI, SPA or SAC?	Housing & jobs	+	
	BG2: Could allocation of the site have a potential adverse impact on designated Local Wildlife Sites, Local Nature Reserve, RIGs, Potential Wildlife Sites or any other site of wildlife or geodiversity value such as Ancient Woodland (including where BAP species have been recorded)?	Housing & jobs	+	

	BG3: What is the potential impact on TPOs?	Housing & jobs	+	We are not aware of any tree preservation orders on the site.
Climate Change and resource use				
Limit, mitigate and adapt to the impacts of climate change. Increase energy efficiency and production of renewable energy.	Not applicable	n/a	n/a	
Minimise waste and maximise reuse, recovery and recycling.	RU1: Would allocation of the site result in the use of previously developed land?	Housing & jobs	-	
	RU2: Is there good access to a Household Waste Recycling Centre (HWRC)?	Housing	+	

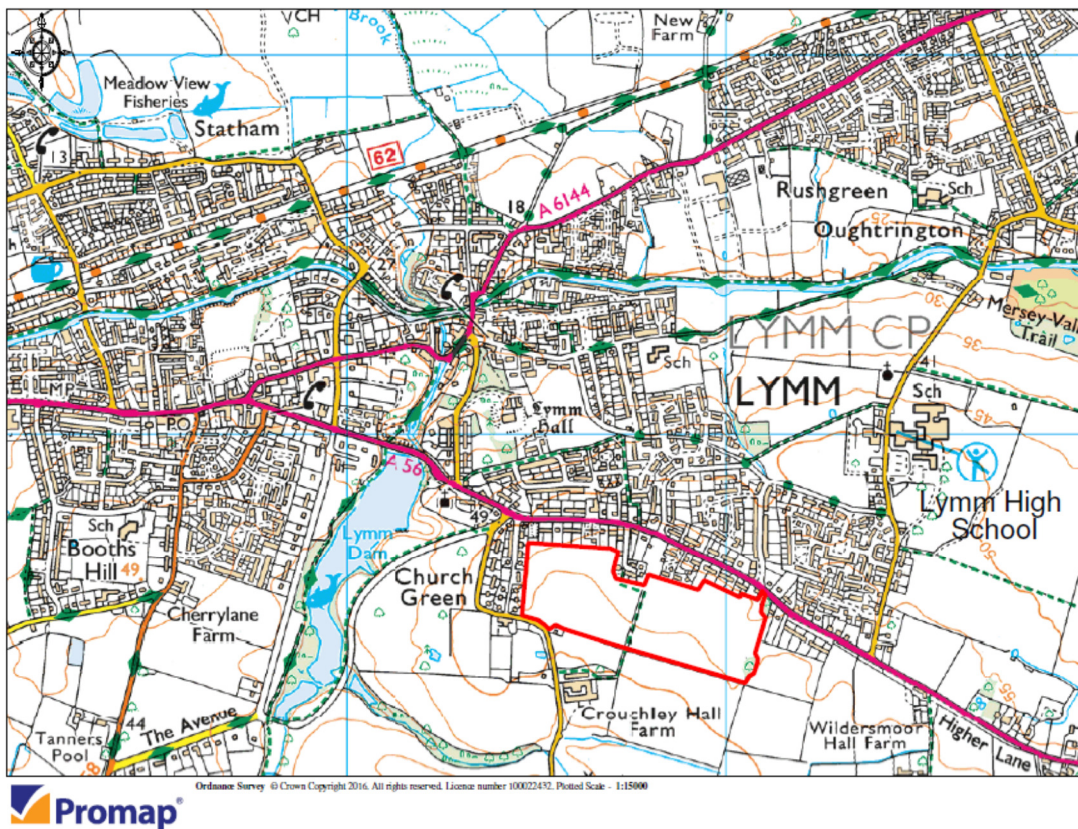
5.2 The site scores very positively (++) against 4 criteria; positively (+) against 16 criteria, negatively (-) against 3 criteria and very negatively (- -) against 2 criteria. It therefore scores relatively highly against the Council's draft site appraisal framework overall.

6 MOST SUITABLE LOCATION IN LYMM

Accessible location

- 6.1. The site is in a highly accessible location, with a number of bus stops along the A56 (Higher Lane) less than 5 minutes' walk from the site. The centre of the site is 730 metres from the nearest primary school and 800 metres from the Lymm High School. The village centre, with a range of amenities, is around 900 metres from the centre of the site. The nearest doctor's surgery is approximately 1,100 metres from the centre of the site.

Fig 15. Site in context



Impact on road network

- 6.2. The site has easy access to the A56, which provides good links west to the M6 and east to the M56. Traffic generated by housing development will have less impact in this location than in some other parts of Lymm.

Best of the options

- 6.3. The eastern side of Lymm offers greater accessibility to the secondary school and supermarket than sites to the west of Lymm. The options for growth on the eastern side of Lymm are (i) north of the canal (NE of centre), (ii) due east of Lymm centre, and (iii) south of Higher Lane (SE of centre). However, a number of environmental constraints are worse for locations (i) and (ii) than for the land south of Higher Lane. These are summarised below:

North of canal – Grade 2 ‘best-and-most-versatile’ agricultural land (see map on page 12);

Surface water flood risk issues;

Included in Lymm’s groundwater protection zone.

East of Lymm – Local Wildlife Sites and Sites of Nature Conservation Importance (SNCI) around Spud Wood (shown in green on Policies Map);

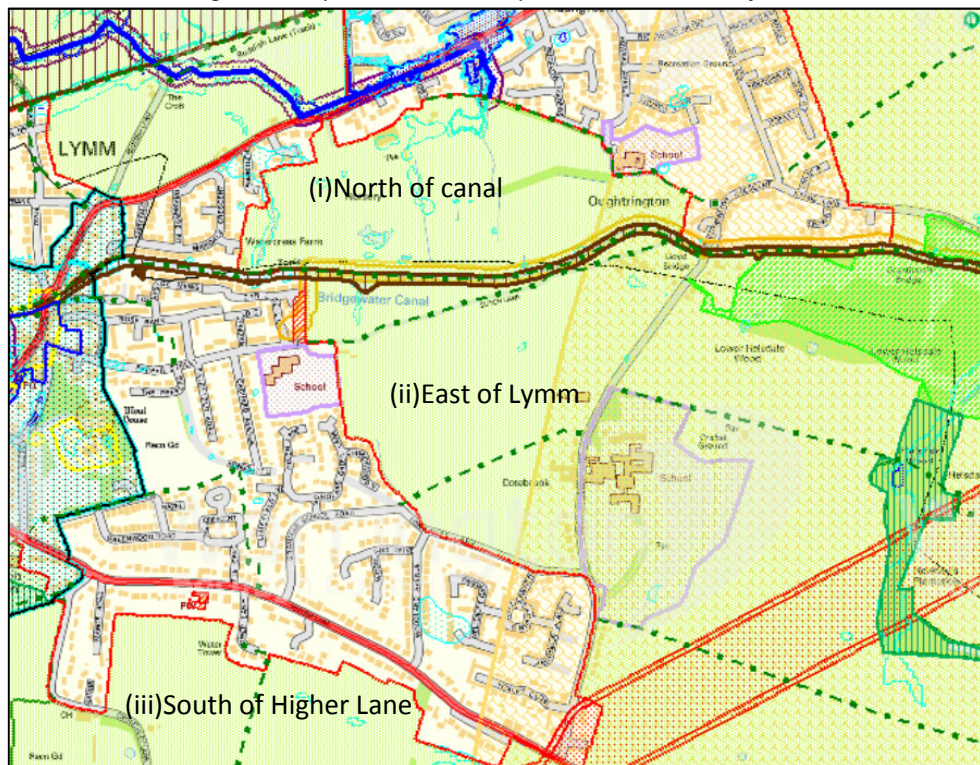
Protected zone around Manchester airport & pipeline (yellow & red shading);

Groundwater protection zone (see map on page 12).

South of Higher Lane – no significant constraints.

- 6.4. In summary, the proposed site is strategically one of the better locations around Lymm to accommodate future development, given its proximity to services including the secondary school, and lower environmental constraints than other sites on the east of the village.

Fig 16. Adopted Policies Map, Eastern side of Lymm



7 SUMMARY & CONCLUSION

Lymm's role

- 7.1 Lymm has an important part to play in the Local Plan Review, as there are strong market signals of housing need in Lymm to which the Council must have regard in order to comply with the National Planning Policy Framework. Housing is highly deliverable in this location, and will contribute to meeting the borough's needs for both market and affordable housing.
- 7.2 The Mid-Mersey SHMA reports that Lymm attracts professionals and higher earners from other parts of the UK into Warrington Borough Council's area. Providing attractive housing in the right locations helps attract suitable employees, boosting the borough's economic growth prospects and overall prosperity.
- 7.3 Furthermore, natural growth is important to the vitality of the village, helping retain its services and facilities and enabling it to remain a vibrant community.

Green Belt Review

- 7.4 The Local Plan can only be found 'sound' if it provides certainty for the long-term Green Belt boundaries. The National Planning Policy Framework requires any review of Green Belt boundaries to have, "*regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period*" (NPPF paragraph 84). Consequently the Local Plan needs to release sufficient land from the Green Belt to meet future development needs both for this plan period and the next.
- 7.5 This site, SHLAA ref 2901, comprises a small part (only 19%) of the much larger Green Belt parcel LY22. It makes less contribution to the purposes of the Green Belt than the parcel as a whole, making only a moderate contribution against two of the purposes of the Green Belt and no contribution at all to three purposes of the Green Belt. Consequently, it is more suitable for release from the Green Belt. It is appropriate for the site to go forward into a more detailed site assessment as part of the Local Plan Review.

Benefits of the Site

- 7.6 Development in this location has a number of benefits, including:
- Relatively high level of contribution to affordable housing provision;
 - Highly deliverable as the site is attractive to the market;

- Suitable vehicular and pedestrian access with less traffic impact than alternative sites;
- Good accessibility on foot to primary and secondary schools, services and facilities;
- Less environmental impact than alternative sites, with this site having less agricultural, ground-water and ecological value than alternative sites;
- Opportunities to enhance the natural environment and restore landscape character through new hedge and tree planting;
- No harmful impact to the historic character of the village;
- Opportunities to create attractive public open spaces that allow greater appreciation of the listed water tower and provide attractive walking routes across the site.

7.7 For the above reasons, we commend this site to the Borough Council for allocation in the Local Plan Review.

Next Steps

7.8 The landowners welcome on-going engagement with the Council, and will provide any further information requested as the Local Plan Review progresses.

