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Warrington Borough Council

Local Plan Review

Regulation 18 Consultation: Standard Response Form

October 2016

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1: Contact Details (Compulsory)

Title:

First Name:

Last Name:

Organisation (if applicable):

Address:

Phone Number:

E-mail:

2: Questions

Question 1

Do you have any comments to make about the Council's evidence base?

Question 2

Do you consider the assessment of Housing Needs to be appropriate?

Question 3

Do you consider the assessment of Employment Land Needs to be appropriate?

Question 4

Do you consider the alignment of Housing Needs and Job's Growth to be appropriate?

Question 5

Do you consider the assessment of Land Supply to be appropriate?

Question 6

Do you consider that Green Belt land will need to be released to deliver the identified growth?

Question 7

Do you consider the three identified Strategic matters being the appropriate initial focus of the Local Plan review?

Question 8

Do you agree that further land will need to be removed from the Green Belt and Safeguarded for future development needs beyond the Plan period?

Question 9

Do you consider it appropriate to include Minerals and Waste and Gypsy and Traveller needs in the scope of the proposed Local Plan review?

Question 10

Do you consider the Sustainability Appraisal Scoping Report to be appropriate?

Question 11

Do you consider the Spatial Distribution and Site Assessment Process at Appendix 2 to be appropriate?

Question 12

Do you agree with the assessment of Local Plan Policies at Appendix 1?

Question 13

Do you consider the proposed 20 year Local Plan period to be appropriate?

Question 14

Having read this document, is there anything else you feel we should include within the 'Preferred Option' consultation draft, which you will be able to comment on at the next stage of consultation?

3: Responses

Question 1

Question 2

Question 3

Question 4

Question 5

Question 6

Question 7

Question 8

Question 9

Question 10

Question 11

Question 12

Question 13

Question 14

PROPOSED RESIDENTIAL ALLOCATION: LAND AT RUSHGREEN ROAD & REDDISH CRESCENT, LYMM, WARRINGTON

RESPONSE TO REGULATION 18 CONSULTATION

CLIENT:
Strategic Land Group

DATE:
30 November 2016

INSTRUCTION REFERENCE:
00337

Report Drafted By	Report Checked By	Report Approved By
RT/LR/MH	MH	30.11.16
29.11.16	29.11.16	MH

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1. INTRODUCTION

BRIEF

- 1.1 Hourigan Connolly is instructed by Strategic Land Group in respect of its land interests in the village of Lymm. The land in question is identified in Figure 1.1 below. The site is known as Land at Rushgreen Road and Reddish Crescent, Lymm, Warrington which is hereafter referred to as “the site”.



Fig 1.1 – Land at Rushgreen Road and Reddish Crescent, Lymm, Warrington – not to scale.

- 1.2 The site is currently located within the Green Belt and is being promoted through the review the Council’s adopted Local Plan Core Strategy (2014).
- 1.3 On 10 October 2016 the Council’s Executive Board approved commencement of the Local Plan Review and the Regulation 18 consultation documents. The Regulation 18 consultation is scheduled to run until 5pm on Monday 5 December 2016.
- 1.4 This is the first stage in reviewing the Council’s adopted Local Plan Core Strategy (2014) and focuses on the key issues, evidence base documents and the proposed scope of the review. In that respect we (together with other consultants instructed by Strategic Land Group) have been instructed to assess:

- The proposed quantum of housing proposed to be delivered in the Plan period.
- The need to release Green Belt land to meet future housing needs.
- The role that Lymm plays in the settlement hierarchy.
- The suitability of Lymm as a settlement capable of accommodating future growth.
- The suitability of the land at Rushgreen Road and Reddish Crescent, Lymm for residential development.

1.5 This document should also be considered alongside:

- The covering letter submitted to the Council.
- The Council's standard response form containing 14 questions in relation to the Scope & Contents Consultation Document and associated evidence base documents.
- The Council's call for sites response form.

2. LYMM – LOCATION

2.1 Lymm is located in North Cheshire within Warrington Borough Council’s jurisdiction and lies 5.9 miles (9.5 km) to the east of Warrington itself. The settlements of Thelwall and Grappenhall lie close to the west, with Warburton and Heatley to the north east and Broomedge and High Legh to the south east. The M6/M56 interchange (Junctions 20a and 9 respectively) lies approximately 1.2 miles (2 km) to the south west.

2.2 Figure 2.1 below shows the location of Lymm in relation to the wider area.



Figure 2.1 – Lymm location - not to scale – Source Google Maps.

3. LYMM - LOCAL GOVERNANCE

3.1 Figure 3.1 below indicates the extent of the Lymm Parish Council area within which the site lies.

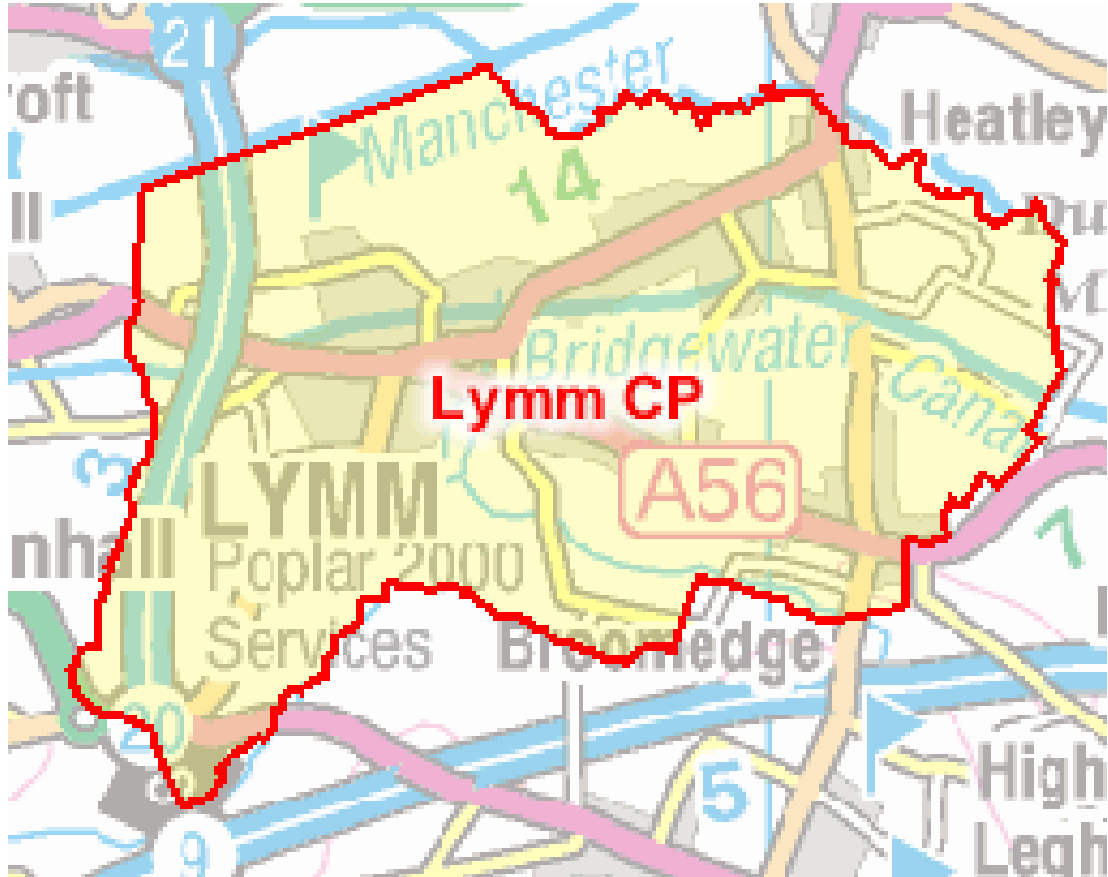


Figure 3.1: Lymm Parish Boundary Highlighted Red - Source: Office for National Statistics.

4. LYMM - HISTORY

- 4.1 According to the Parish Council's website (<http://www.lymmparishcouncil.gov.uk/tourism-events/history>), the earliest documented reference to Lymm was in the Domesday Book in 1086 where the name appears as "Lime". The earliest recorded structure in the village was the old Manor House which stood opposite the gates of Lymm Hall and was noted in the Domesday Book.
- 4.2 In the 14th or 15th Century, this Manor House became too small for the Lord of Manor and he built another property close by which is known as the Moat House and survives to this day. In terms of Lymm Hall itself, a new house was built in the Elizabethan Period that was heavily altered during the reign of Victoria; this remains the nucleus of the present day Lymm Hall.
- 4.3 In terms of other significant buildings, the Parish Council website acknowledges that whilst there was a church in the area long before the Domesday Book which was likely pulled down and replaced several times over in the interim, the oldest surviving place of worship is Lymm Parish Church which was rebuilt on its current site in the 1880s. The early incarnation of the Church had stood on the same spot for over 500 years prior to this. Further, Lymm High School occupies the site of the former Grammar School annexe which was previously Oughtrington Hall (the former Grammar School main site has since been redeveloped for housing).
- 4.4 In terms of transportation, Lymm was bisected in the 1760s with the construction of the Bridgewater Canal. This caused upheaval but created opportunities for the community with improved connections to Liverpool and Manchester, spurring on its future development.
- 4.5 Long established industries in Lymm have included agriculture, textiles, quarrying, gold beating and numerous other small-scale enterprises. Each of these has had its own influence on the evolution of the settlement.

5. LYMM – DEMOGRAPHIC PROFILE

- 5.1 Data has been obtained from the Office of National Statistics website and translated into a number of charts in order to understand, and diagrammatically illustrate, the population profile of Lymm.
- 5.2 At the time of the most recent census (2011), the population of Lymm was 12,350.
- 5.3 Figures 5.1 – 5.2b illustrate the changes in population composition over a 10 year timeframe, i.e. the 10 year period between the two most recent census (2001 to 2011), for Lymm, Warrington and England.
- 5.4 Figure 5.1 shows that the age distribution of the population in Lymm has largely followed the national trends, however it has seen significant increases (over 20% in each case) of age ranges: 0-4, 5-15, 16-24 and 65-74. The increase in ages 65 and over in Lymm is significantly more rapid than in Warrington as a whole and the national rate, thus demonstrating an aging population.

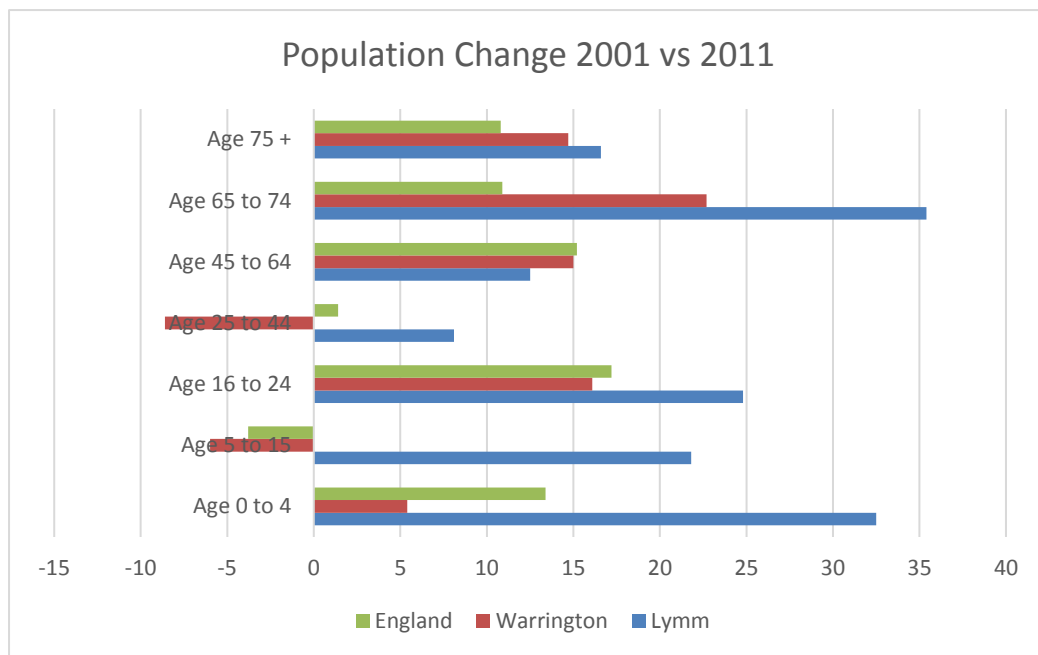


Figure 5.1: Population Change 2001 – 2011 - Source: ONS.

- 5.5 In terms of household composition, Figure 5.2a shows that the most common household type in Lymm in 2001 was those with children (39.2% of households), followed by households with persons of retirement age (at 24.6%), and then households with no children (21.9%). The percentage of Lymm households of retirement age was higher than the national level at 24.6% compared to 23.7% for England.
- 5.6 In 2011, Figure 2.2b shows that 40.5% of households in Lymm had children, followed by persons of retirement age at 22.6%, and households with no children 19.4%. Notably the

percentage of those at retirement age in Lymm (22.6%) is higher than the national level of 20.7%.

5.7 As families grow older, new housing will be required in the village to accommodate dependents as they look to move out of parents' homes. In order to retain these young people in the village, there must be a stock of appropriately sized and priced houses available to them and this will only be possible if new houses are built in the village. Similarly, as older people look to down size appropriate accommodation needs to be available if these residents are to remain in the village.

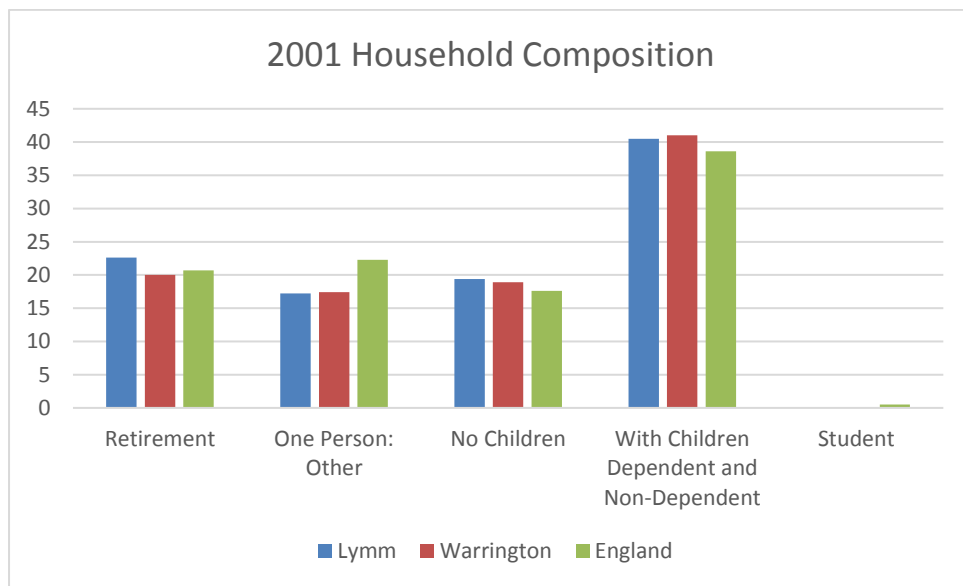


Figure 5.2a: Household Composition 2001 - Source: ONS.

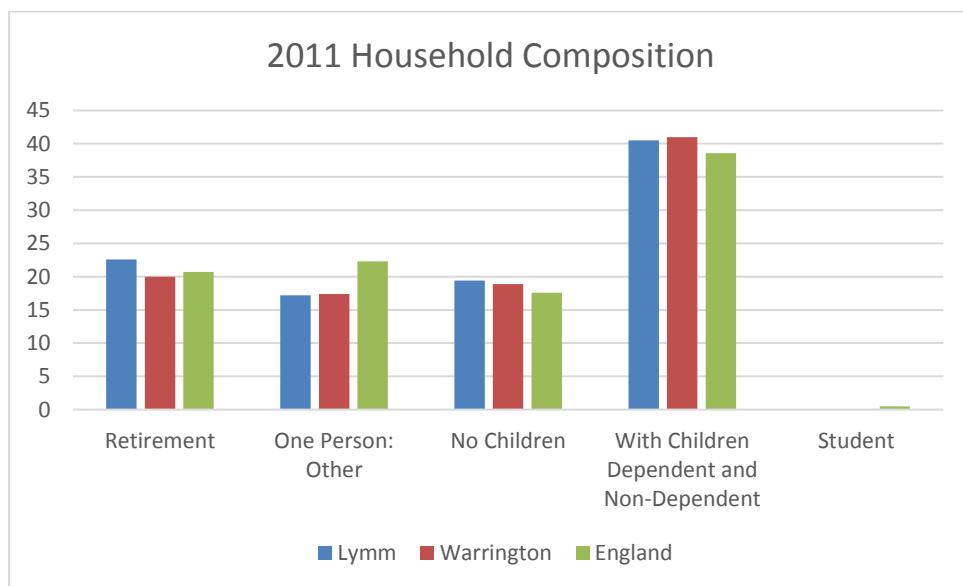


Figure 5.2b: Household Composition 2011 - Source: ONS.

6. LYMM - LOCAL AMENITIES AND SERVICES

BACKGROUND

- 6.1 Hourigan Connolly undertook a desktop assessment of local amenities and services within Lymm in November 2016.
- 6.2 It is evident that Lymm contains a good range of services and offers an opportune and logical location for further sustainable development; this would not only support existing services but could result in demand and supply of new, additional services to benefit the wider community and ensure longevity of existing shops and services.

HEALTHCARE - CAPACITY

- 6.3 Lymm has two doctors' surgeries. The nearest to the site is Brookfield Surgery, circa 750 metres to the south west at Whitbarrow Road. This surgery employs 5 doctors and 3 nurses as well as several other staff members.
- 6.4 According to the NHS website (<http://www.nhs.uk/service-search/GP/wa13-9pn>) Brookfield Surgery currently has 8,969 registered patients and is accepting new patients at this time. Clearly this surgery serves a broad catchment area.
- 6.5 The other surgery close by is the Lakeside Surgery at Lakeside Road which is just under a kilometre to the south west of the site. This surgery employs 5 doctors and 2 nurses together with several other members of the wider Practice Team.
- 6.6 Lakeside Surgery has 10,506 patients and is also still accepting patients currently. Provision in respect of access to a GP is good in this area.
- 6.7 The nearest dental surgery is Dental Care with Jill Cooper which is also on Rushgreen Road. This practice isn't currently accepting new adult patients but is accepting 0 to 18 year olds according to the NHS website (<http://www.nhs.uk/service-search/Dentists/wa13-9pn>). However, there are additional dental services approximately 4.3km away at mydentist, Dam Lane; this surgery is accepting new NHS patients of all ages.
- 6.8 A private healthcare facility which offers cosmetic surgery is also available circa 750 metres to the south west at the Evergreen Clinic.

EDUCATION PROVISION

6.9 There are two primary schools within 1.5 km walking of the site (Oughtrington Primary and Ravenbank Community Primary). In addition, there is a secondary school to the south (Lymm High School) which is approximately 2 km away.

OTHER SERVICES

6.10 We have not undertaken a detailed survey of all of the available services within Lymm as there is an array of shops and facilities. However, as a snapshot it is worth summarising that the following are available:

- Barclays Bank.
- Boots the Chemist.
- Post Office.
- Numerous Public Houses.
- Numerous restaurants and takeaways.
- Numerous Estate Agents.
- A range of convenience stores (the closest to the site being the soon to open Sainsburys at Rushgreen Road).

PUBLIC TRANSPORT LINKAGES

6.11 Lymm is well served by local bus services, with the number 5, 5E, 6, 6C, 35 and 47 all passing through the village. The 5 and 5E stop along Rushgreen Road adjacent to the site. These provide two services per hour linking the site to Central Warrington and Altrincham. The first service for Warrington departs at 07.23 am, with the last regular bus back at 19.00 (although there are also 2-hourly night buses beyond this to 23.00).

6.12 There is no train station in Lymm itself. However, Warrington Bank Quay, Warrington Central, Altrincham, Hale and Knutsford are all easily accessible.

BROADBAND

- 6.13 It is now commonplace that households have a broadband internet connection as it plays such an important role in modern day life. According to www.uswitch.com Lymm currently receives standard broadband at 17Mb and fibre optic broadband at 76Mb (based on the postcode WA13 9PN) which would allow online users to stream catch-up TV, take part in multi-player gaming, or enable multiple devices to download material or share files all at the same time.

LOCAL EMPLOYMENT OPPORTUNITIES

- 6.14 As a large village, Lymm has a number of employment opportunities, principally in the retail and service sectors, together with agriculture. It is also easily accessible to Warrington and Altrincham.

CONCLUSIONS

- 6.15 The above analysis demonstrates that Lymm, and the subject site are well serviced by a range of facilities to meet day-to-day needs indicating that this is a clearly sustainable location (in accessibility terms) for further development.

7. LYMM – EXISTING HOUSING

BUILT FORM

- 7.1 As the Council's 2002 Village Design Statement (VDS) clarifies, the settlement has evolved over many centuries meaning that the built form is diverse. There are a number of large Edwardian and Victorian properties, particularly in the Conservation Areas at New Road and in Lymm 'Village'. The VDS indicates that these tend to be in good sized plots with mature gardens. Figures 7.1 and 7.2 provide examples from New Road.



Figure 7.1 Examples of larger properties along New Road.



Figure 7.2 Examples of larger properties along New Road.

7.2 The VDS also explains that there are isolated pockets of Victorian terraced housing throughout the village. As shown at Fig 7.3 below.



Fig 7.3 Victorian terraced housing typical of that interspersed throughout the village in small pockets.

7.3 In terms of Post-1930s housing, there is Council housing dating from this period, especially around Statham with (as the VDS points out) mature landscaping and hedges to soften the hard edges of this development.

7.4 With respect to private housing in the period 1930 to 1980, the VDS explains that this is typically made up of larger properties typically with high standards of spaciousness and privacy. These houses are in a range of styles and materials and are not always in keeping with older properties in the village.



Fig 7.4 Examples of 1960s/1970s style private properties adjacent to the site at Reddish Crescent.

7.5 The VDS explains that in the period since 1980, more modern development in Lymm has attempted to evoke the Edwardian/Victorian building traditions with varied success. It explains that more successful developments have benefitted from good landscaping screening and sometimes the incorporation of slate roofs and Cheshire brick.



Fig 7.5 Examples of more recent development on the south side of Rushgreen Road, close to the site.

HOUSE TYPES

7.6 In terms of existing house types, Figure 7.6 demonstrates that the most common house types in Lymm are detached properties, followed by terraced properties. It is clear that there are far more detached properties in Lymm than is typical across Warrington or indeed in terms of the average for England as a whole. This is indicative of the relative affluence of the locality.

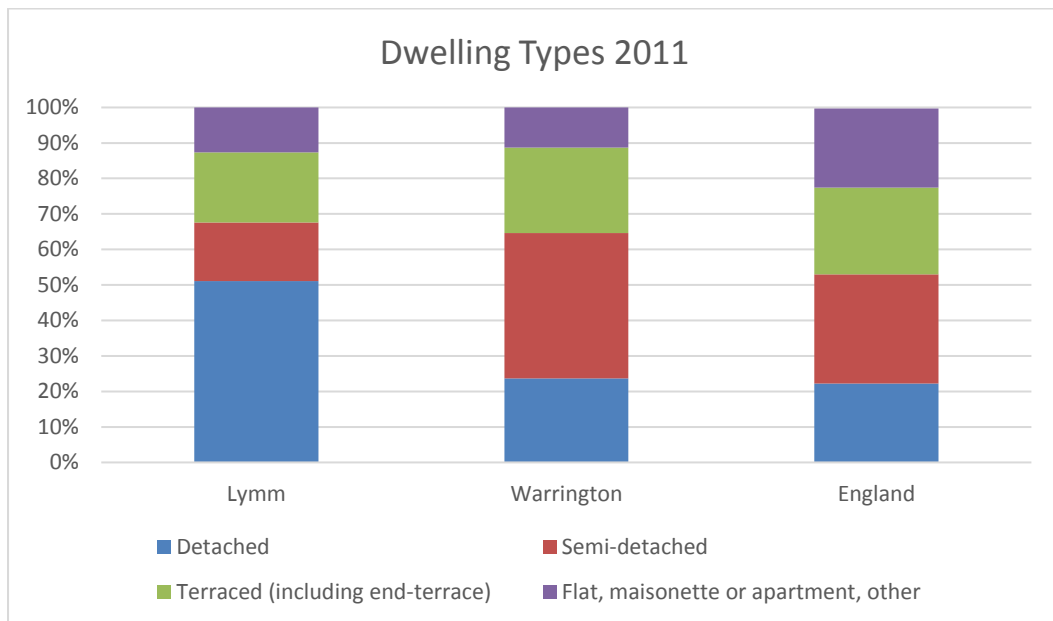


Figure 7.6: Breakdown of dwelling types for comparisons with Lymm, Warrington Borough and England – Source ONS.

AVAILABILITY & ASKING PRICES

7.7 According to Rightmove there were 98 residential properties for sale in the village on 23rd November 2016 ranging from a 1 bed apartment at £55,000 (shared ownership) to a substantial 6 bedroom period property at £2.25 million.

7.8 According to Rightmove there were also 48 residential properties for rent in the village on 23rd November 2016. These ranged from studio apartments to 6 bedroom properties.

CONCLUSIONS

7.9 Following our review of ONS and market data and our assessment of the area, it is clear that Lymm is a very attractive and aspirational place to live which would clearly benefit from further housing to improve local affordability.

8. THE SITE & SURROUNDING AREA

SITE LOCATION

8.1 The site's general location is denoted by a red dot at Figure 8.1 below:



Fig 8.1 – Land at Rushgreen Road and Reddish Crescent, Lymm, Warrington – red dot indicates the site's general location – not to scale.

- 8.2 The site is located to the north of Rushgreen Road (A6144) and to the west of Reddish Crescent.
- 8.3 As is evident from the aerial image above the site has a close physical relationship with the existing built up part of the settlement.

SITE DESCRIPTION

- 8.4 Photographs of the site appear at **Appendix 1**.
- 8.5 The site extends to circa 2.5 hectares (6.3 acres) and was last in arable use although at the time of writing it was in the process of being returned to pasture. We are instructed that the land is not part of a tenanted agricultural holding.
- 8.6 The topography of the site is broadly flat.
- 8.7 An existing agricultural open-sided shippon lies in the north western portion of the site together with two storage containers which are lawfully present on the land¹. These structures are

¹ LPA Reference: ENF/8/92.

prominent in the local landscape and are accessed via a farm track off Reddish Lane to the west.

- 8.8 Bridleway Number 46 is located within the site and runs alongside the northern boundary of the land in an east west direction providing a link from Reddish Crescent to Reddish Lane (via the farm track mentioned above) further to the west (see Chapter 9 for further details).
- 8.9 An underground surface water drain crosses the site from east to west and there are a number of manhole covers located on the route of the drain. The route of the surface water drain is illustrated below:

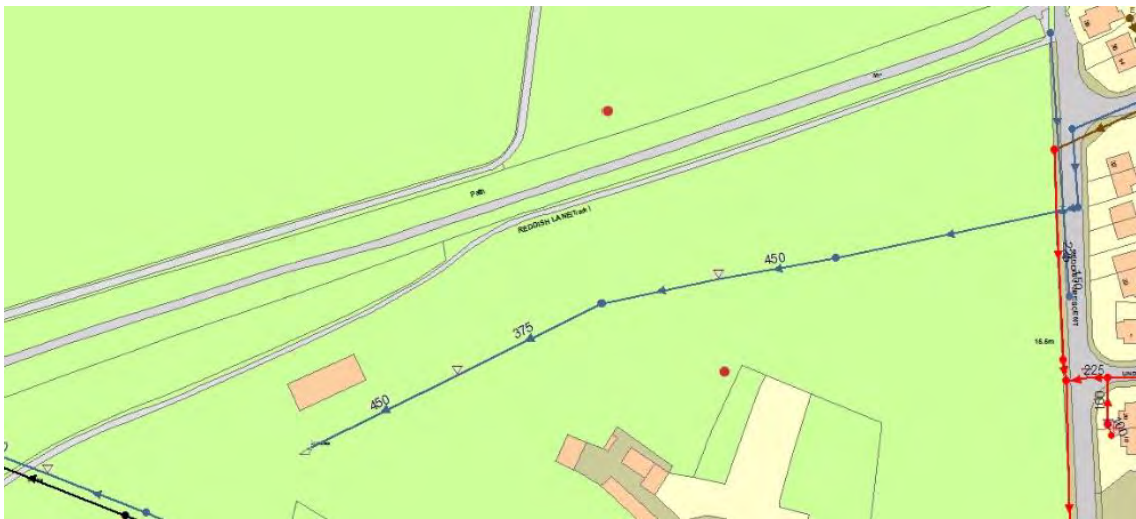


Figure 8.2 – Surface water drain crossing the site shown as blue line. Existing foul sewer shown as red line – source United Utilities searches.

- 8.10 All necessary utilities required to service a residential development are available close to the site as evidenced by the utility searches contained within **Appendix 2**.
- 8.11 The northern boundary of the site is made up of a number of semi mature trees and hedgerows and a very limited number of mature trees. The northern boundary also has post and rail fencing in places. Along the northern boundary and in close proximity to the shippon mentioned above are two beech trees that are the subject of a Tree Preservation Order² and which are identified in Chapter 9:
- 8.12 The eastern boundary is not enclosed and is open to Reddish Crescent.
- 8.13 The southern boundary is also not enclosed and is open to Rushgreen Road.
- 8.14 The western boundary of the site mainly comprises a mature native hedgerow (with some hedgerow trees) forming the boundary between the site and “Willoways”, a detached dwelling which lies in extensive grounds to the west.

² TPO No. 519 - Old Reddish Lane, Lymm: TPO confirmed on 21 April 2016.

8.15 Further along the western boundary (and in the vicinity of the agricultural building mentioned above) the land is open with the boundary being marked by an open watercourse³. An outfall to the watercourse for the underground surface water drain mentioned above is present on this boundary.

SURROUNDING AREA

8.16 Photographs of the surrounding area and other relevant information appears at **Appendix 3**.

8.17 To the north of the site lies the Trans Pennine Trail, the northern and southern boundary of which comprises mature trees and hedgerows. These features effectively screen out views of the countryside further to the north and vice versa. It should also be noted that the former waste water treatment works to the north of the Trans Pennine Trail has the benefit of planning permission for an equestrian centre with a 2,212 sq. ft. (205 sq. m.) three bedroom house, stabling, office, manège and paddocks - in all about 6 acres (further details at **Appendix 3**).

8.18 To the east lies an established residential area accessed from Reddish Crescent (which has street lighting and pavements on both sides of the highway); here the dwellings comprise a mix of dormer bungalows and traditional two storey houses. Along Reddish Crescent some dwellings overlook the site. Reddish Crescent is subject to a 20 mph speed limit.

8.19 To the south of the junction of Reddish Crescent and Rushgreen Road lies a mix of commercial and residential properties. A new Sainsburys supermarket (formerly Netto) is due to open on the south side of Rushgreen Road at the end of November 2016 and it should be noted that dropped kerbs and new tactile paving has been installed on Rushgreen Road to facilitate safe access to the supermarket from Reddish Crescent and vice versa.

8.20 Rushgreen Road is well lit, has pavements and is subject to a 30 mph speed limit.

8.21 Residential properties located along Rushgreen Road are generally two storeys in height.

8.22 A local industrial/commercial area which comprises of ad hoc light industrial development, parking areas, a gym and derelict land also lies to the south of Rushgreen Road. This area is screened from nearby residential development by a dense tree line bordering Rushgreen Road.

8.23 To the west Willoways is a detached dwelling which lies in extensive grounds with numerous outbuildings and paddocks. The subject site effectively wraps around the northern and eastern boundary of Willoways. Beyond Willoways is further agricultural land (which runs up to Reddish Lane (westwards) and which then continues westwards up to the rear boundaries of residential properties on Dane Bank Road East and Lymmhay Lane. There are also some two storey terraced and detached dwellings which front on to Rushgreen Road with agricultural land to the rear.

³ According to the Council's on-line mapping system this is classed as a main river by the Environment Agency.

SUMMARY

- 8.24 This unremarkable site has a close physical relationship with the existing settlement. It is surrounded by development to the east, south and west and to the north existing planting and landscaping associated with the Trans Pennine Trail screens views of the site from the countryside further to the north and vice versa. In summary terms it is evident that this site is closely associated with the existing settlement and it does not relate to the wider countryside which is located beyond the Trans Pennine Trail to the north.

9. THE SITE & SURROUNDING AREA – STATUTORY & OTHER DESIGNATIONS

ECOLOGY

- 9.1 The site lies within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (as indicated on a search of www.magic.gov.uk). Any future development proposals here would be preceded by consultations with Natural England to ensure no adverse impacts result from dealing with waste water discharge from the site. However in that respect it should be noted that an existing foul water system exists in Reddish Crescent and Rushgreen Road which development could be connected to.
- 9.2 There are no locally, nationally or internationally designated ecologically significant sites close to the site. The nearest SSSI is Woolston Eyes which lies 1.4 km to the north west. Rixton Clay Pits SSSI is also to the north west but further still at 2 km, with Dunham Park SSSI to the east but this is well in excess of 2 km away.
- 9.3 This submission is accompanied by a Preliminary Ecological Appraisal (see **Appendix 4**) which confirms the above points and that development could commence without any harm to statutory protected species. Indeed given the past intensive agricultural use of the land a residential development here could well have biodiversity benefits through new tree and hedgerow planting and the creation of new areas of habitat that would be appropriately managed as part of a high quality scheme.

FLOOD RISK

- 9.4 Figure 9.1 shows that the site itself predominantly lies entirely within Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual risk of flooding from rivers of the sea). The Environment Agency's flood map for planning suggests some floodrisk in a very small area adjacent to Rushgreen Road which can be safeguarded from any future development if this high level mapping proves to be accurate once a detailed Flood Risk Assessment is undertaken to support future development proposals.



Figure 9.1: Areas at risk from flooding – Source: Environment Agency.

LANDSCAPE

- 9.5 The Council carried out a Landscape Character Assessment in 2007. Within this document, Lymm and its environs are defined as falling into 'Character Area 3.C: Lymm (Red Sandstone Escarpment)'. Whilst the document notes that the need for housing development around Lymm has altered the landscape, broadly speaking, *'the nature of the landscape, with its luxuriance of hedgerows and hedgerow trees and more intimate landform, creates a less sensitive environment in which to absorb small scale development.'*
- 9.6 The topography of the site, the existing screening to the north and the presence of existing development immediately to the east, south and west (in part) means that the development of this site would have a minimal impact upon local landscape character.

AGRICULTURAL LAND QUALITY

9.7 High level data obtained from Natural England suggest that large tracts of land around the existing built up part of Lymm are likely to be Grade 2 (see Figure 6.2 below), although site specific surveys would be required to determine if this is indeed correct. Obviously the presence of such land is a material factor when considering the allocation of land for development having regard to national planning policy found in the Framework (Paragraph 112). However the size of the site is not “significant⁴” in the context of Paragraph 112 of the Framework and hence in considering the allocation of the site for residential development there is no need for the Council to seek to use areas of poorer quality land.



<u>Grade</u>	<u>Description</u>
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor

Figure 9.2 Agricultural Land Classification – Source: Natural England – 1:250,000 Agricultural Land Classification.

⁴ In the national context Local Planning Authorities should formally consult Natural England where a proposed development would lead to the loss of 20 hectares or more of best and most versatile agricultural land (DMPO 2015 – Schedule 4, Paragraph y). It is logical to conclude, therefore, that the loss of the best and most versatile agricultural land which is less than 20ha is unlikely to be considered “significant” in the context of the Framework. This is consistent with the approach that has been taken in numerous appeal Decision Letters.

HERITAGE

- 9.8 The only listed building close to the site is the Grade II listed Tanyard Farmhouse (located at 88 Rushgreen Road, Lymm) which lies on the opposite side of Rushgreen Road to the south and within an existing residential and commercial area. Given the physical separation between the site and Tankard Farmhouse and having regard to existing development in its vicinity it is considered that development of the subject site would not have any effect whatsoever on the setting of this listed building.
- 9.9 In terms of Conservation Areas, Lymm's historic nature means that there are 3 Conservation Areas within the settlement as a whole. One of these, the New Road Conservation Area (designated in 1973), lies circa 400 metres to the south west of the Rushgreen Road frontage of the site although development of the site would not affect the setting of the Conservation Area and neither would it affect views into and out of the Conservation Area.

PUBLIC RIGHTS OF WAY

- 9.10 Bridleway Number 46 is illustrated below and the Trans Pennine Trail can be seen to the north:

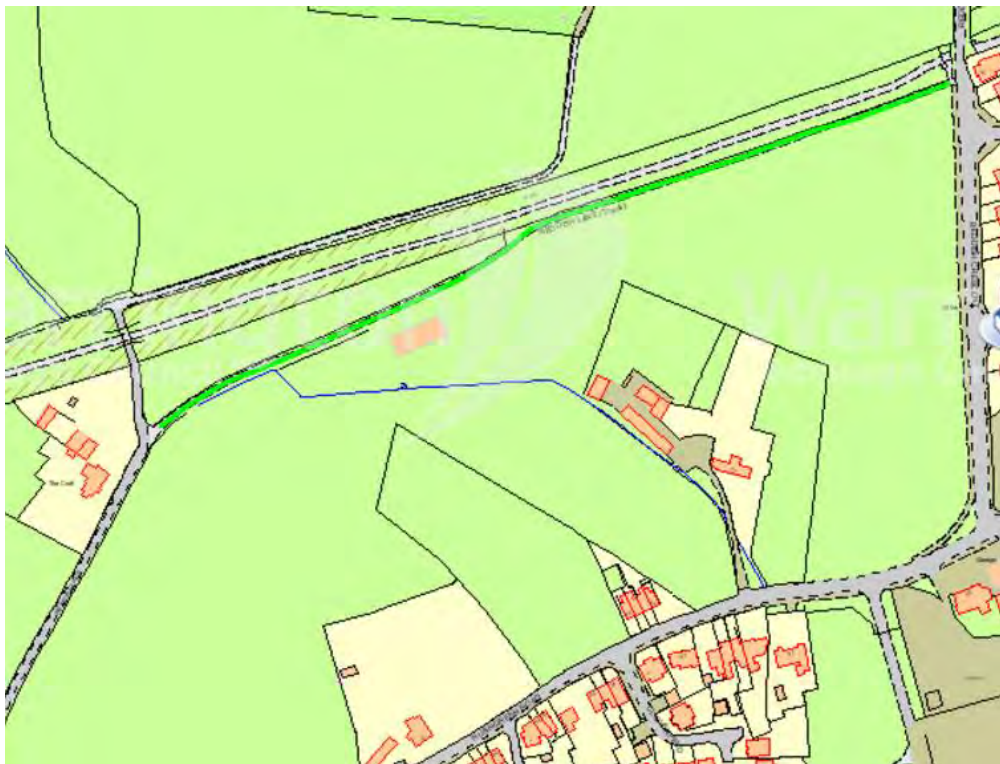


Figure 9.3 – Bridleway Number 46 – denoted by bright green line – source Warrington Borough Council on-line mapping.

TREE PRESERVATION ORDERS

- 9.11 The Tree Preservation Order affecting the two beech trees on the northern boundary of the site is identified below although the trees could easily be retained if the site was developed.

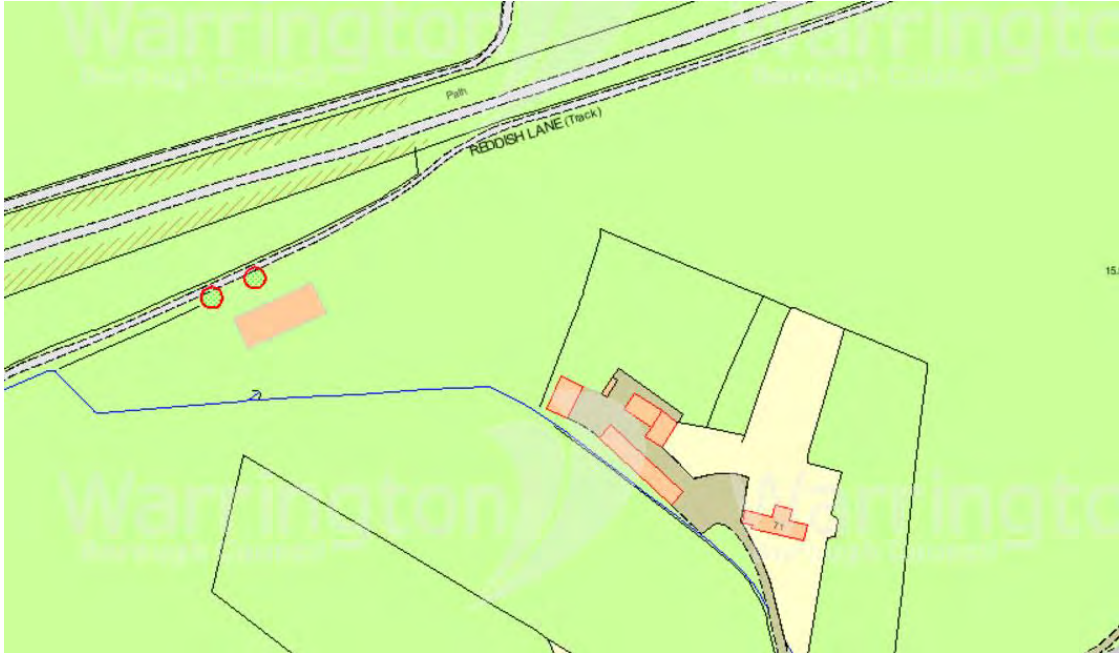


Figure 9.4 – TPO 519 – 2 no. beech trees identified by red circles - source Warrington Borough Council on-line mapping.

SUMMARY

- 9.12 In summary none of the statutory or other designations identified would preclude residential development of the site. Indeed development here has the potential to take advantage of the close proximity of the Trans Pennine Trail, to encourage walking and cycling.

10. PLANNING HISTORY – PLANNING APPLICATIONS & PREVIOUS DEVELOPMENT PLAN CONSIDERATION

10.1 In this Chapter we consider any relevant site specific planning history both in terms of planning applications and the previous promotion of the site and the surrounding area through the Development Plan process. We also set out relevant Development Plan policies relating to the role of Lymm within the Development Plan.

PLANNING APPLICATIONS

10.2 The site has a limited planning history. As mentioned earlier the two existing storage containers have the benefit of planning permission⁵.

PREVIOUS DEVELOPMENT PLAN CONSIDERATION

10.3 Of more relevance is the consideration of the site and the undeveloped area between Reddish Crescent and the rear of properties on Lymmhay Lane in previous Development Plans as described below.

10.4 The points made below are of relevance to the consideration of the release of our client's site from the Green Belt at a time when there is an acknowledged need by the Council to release such land for development in order to meet the needs of the Borough going forward.

WARRINGTON LOCAL PLAN

10.5 Inspector Collyer was appointed by the then Secretary of State for the Environment to hold a Public Inquiry into objections to the Deposit Draft of the Warrington Borough Local Plan. The Inquiry opened on 23 January 1996, sat for 48 days, and finally closed on 31 January 1997.

10.6 The subject site and the wider area was considered by the Inspector and relevant extracts from the Inspector's report are reproduced below. The site specific conclusions reached by Inspector Collyer are material to consideration of the release of the site from the Green Belt at this time and in the context that Green Belt release is necessary to meet the Borough's housing needs going forward.

10.7 This Plan was not formally adopted and the Council resolved to stop work on it to begin work on a district wide Unitary Development Plan in June 1999 due to the Council gaining Unitary status in 1998 which would legally prohibit adoption of the Local Plan.

⁵ LPA Reference: ENF/8/92.

AREA OF SEARCH 14

- 10.8 Land to the west of Reddish Lane, Lymm was identified as Area of Search 14 in the Deposit Draft Local Plan – see Figure 10.1 below.

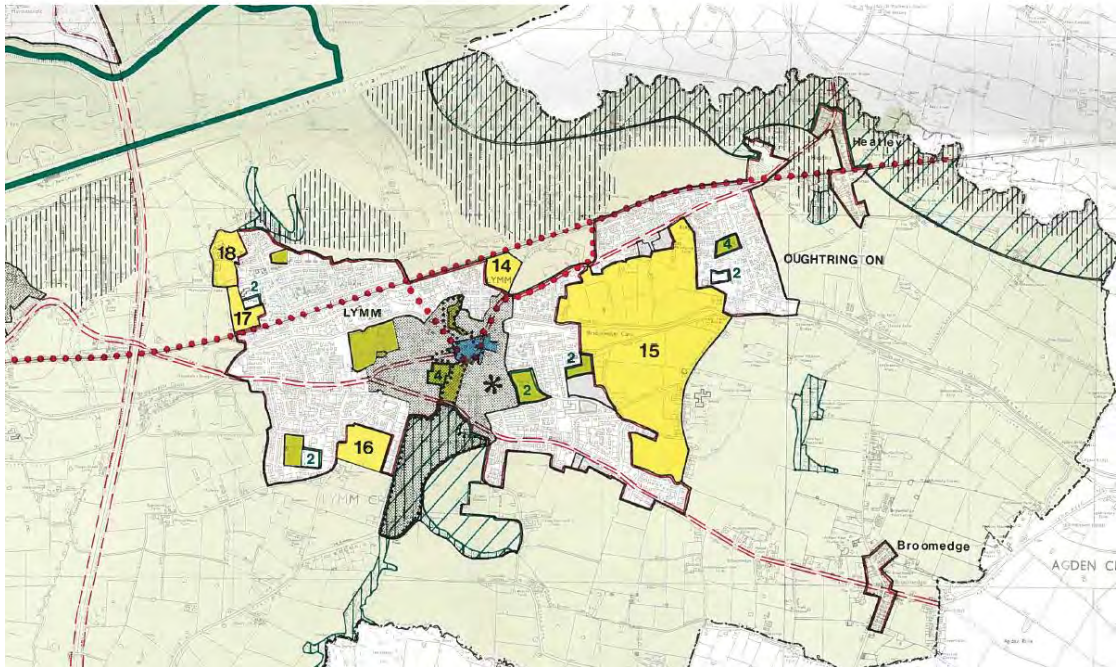


Figure 10.1 – Warrington Deposit Draft Local Plan – Lymm Proposals Map Extract 2 December 1994. Area of Search 14 highlighted in yellow and the subject site shown as Green Belt (light green).

- 10.9 In consideration of duly made objections in respect of Area of Search 14 the Inspector commented as follows (relevant sections in relation to consideration of our client's site are underlined in bold):

“3.AS14.2 In regard to the first primary issue, this is a large arable field situated on the northern side of the village of Lymm. To the west and south there is housing. To the east, beyond Reddish Lane, is an area consisting mostly of farmland with further housing to its south and east. On the northern side the allocation site is bordered by an embankment carrying the Trans-Pennine Trail which is a major pedestrian/cycle way occupying the route of a former railway; beyond that is open countryside.”

3.AS14.3 This site is in itself open in nature and, together with the series of fields directly to the east, it gives clear definition to the built-up edge of the village. However it does not, in my opinion, have the appearance of open countryside. From several vantage points it is seen against the

backdrop of residential properties to the west and south; the housing to the south-east, on the far side of Rushgreen Road, adds to this urbanising influence since it is separated from the allocation site by only a narrow segment of farmland. And, significantly, along the northern boundary the embankment represents an appreciable visual and physical barrier. These features, in combination, create a noticeable measure of containment around the allocation land. As such there is a distinct contrast, in terms of character and appearance, between this Area of Search and the extensive stretch of open countryside beyond the former railway.

3.AS14.4 A major point argued by most Objectors is that this site should be protected as part of the open gap which they say must be maintained between the communities of Lymm and Oughtrington. I examine the role and value of this entire gap in more detail later when considering the merits of another proposal [see paras 3.AS15.10 - 12]. For the reasons explained there I do not believe that, in relation to this particular function, Area of Search 14 serves a purpose of any Green Belt significance. Nor is there any other reason why this site should be designated as Green Belt. If development were eventually to be permitted here it would be well contained by the northern boundary feature and would not represent an encroachment into open countryside; close integration with the established built-up area could easily be achieved. I recognise that the rest of the open land directly south of the Trans-Pennine Trail could be vulnerable to the further spread of development since it compares favourably with the allocation site in terms of character and appearance and the boundary between these 2 areas is not especially strong, comprising as it does only a very narrow lane. However the additional land in question is not countryside as such, nor is it vital that it should be kept permanently open as I shall explain later [see paras 3.5.132 - 138]; moreover any such development would be contained within well-established confines and accordingly would not have the appearance of an unrestricted sprawl.

3.AS14.5 Overall, given the foregoing circumstances and my earlier comments generally about the need to identify certain sites for safeguarding notwithstanding their Green Belt potential [see paras 3.AS2.3 + 4], the Council's decision not to designate the Reddish Lane land as part of the proposed Green Belt is entirely justified.

3.AS14.6 As to the second issue, most Objectors are concerned about the impact which any future development of this site would have on the character

of Lymm, particularly when considering the number of other Areas of Search which the Local Plan identifies around the periphery of this village. I have already concluded that the Council's overall approach regarding the distribution of the various Areas of Search around the Borough is soundly based [see paras 3.3.4 + 5]. **As for Lymm, this is a substantial and fairly widespread settlement. It has a sizeable centre providing a relatively wide range of shops and services and elsewhere within its confines there are educational, recreational, social and other such facilities as well as numerous business premises. Also, communications with the surrounding major highway network, including the motorway system, are good. It is therefore not surprising that in general terms this should be regarded by the Local Plan as an appropriate focus for possible longer-term development opportunities.**

3.AS14.7 Regarding Area of Search 14, if this were eventually released for development it would represent only a very small-scale addition to the present built form of this village. I have already explained how well contained any such development would be and am confident that a scheme could easily be designed to fit in with the general pattern of existing housing hereabouts. Hence no material harm to the character and appearance of these immediate surroundings should necessarily arise, nor should Lymm in general terms suffer any loss of identity. Furthermore there is no evidence of inadequacies in the social infrastructure to suggest that the resultant extra population could not be satisfactorily accommodated within the community.

3.AS14.8 As for agricultural land considerations, this site is classified as Grade 2 and therefore of the best and most versatile quality which national guidance aims to protect from development. My general comments about this matter are reported elsewhere [see paras 3.AS1.8 - 11]. These are relevant in the present case. Moreover I have already concluded that there are no sound Green Belt reasons for resisting the Local Plan allocation and my analysis of the second primary issue demonstrates that no other cogent objections to the possible future development of this site apply. Thus the "agricultural land quality" argument, which I observe is not raised by MAFF, stands alone on this occasion. Yet against this is compelling evidence of a need to identify a considerable reserve of land for safeguarding purposes as my conclusions on Policy LPS3 confirm. This, in the circumstances, is the overwhelming consideration here.

3.AS14.9 While many Objectors express fears about the likelihood of highway safety problems arising, no technical evidence is presented to verify this argument. The Council's assessment is that although there are limitations in

the immediate surrounding road system, these could be overcome with suitable highway improvements. Thus there appears to be nothing in principle to preclude the development of the allocation land.

3.AS14.10 Turning to the third primary issue, Mr Morris proposes that Area of Search 14 should be allocated for housing purposes immediately. His case is based largely on the need to address the shortfall which there is in such provision during the remainder of the Local Plan period and on the particular need which he says there is for additional development land in Lymm.

3.AS14.11 From my examination under Policy LPS2 of the Borough-wide development land supply position during the period to 2001 and in the immediate short term beyond I am convinced that while there is a shortfall in housing provision against strategic requirements, this can be satisfactorily remedied without the need to bring the present site forward at this stage. There are other more acceptable sources of additional supply which I am recommending for adoption.

3.AS14.12 Nor is there a compelling case for extra provision in Lymm. The Local Plan cannot reasonably address the question of housing land supply from such a narrow perspective. There is no firm evidence to suggest that Lymm is a self-contained housing market area and no reliable means by which an appropriate or "required" level of provision could be established. As the Council says, this is a dormitory settlement whose population depends to a noticeable degree on employment opportunities elsewhere. Given the form and content of CSP Policy H1 which sets out the strategic opportunities elsewhere. Given the form and content of CSP Policy H1 which sets out the strategic requirement for Warrington and the guidance in PPG3 about translating such policies in Local Plans and ensuring adequate land availability, I consider that this matter must be approached on a Borough-wide basis.

3.AS14.13 I acknowledge that Lymm is one of the 2 largest villages in this Borough and have already explained why it is logical to expect that a comparatively greater proportion of the total future development provision should be made here rather than in the smaller settlements [see para 3.3.5]. However the fact that in terms of the percentage increase in housing stock Lymm will not, based on current figures, have experienced the same level of growth over the CSP term as Appleton Thorn or in particular Culcheth (the other of the largest villages) is not, contrary to Mr Morris' belief, too significant. And to imply that the Local Plan should now seek to rectify this situation by increasing Lymm's contribution to the short-term land supply so as to compare

more favourably with, say, Culcheth is wrong; this would be to ignore, or at least give insufficient weight to, other material factors such as environmental and infrastructure constraints which necessarily must influence appreciably the site-selection process.

3.AS14.14 Also, although it is clear from the information presented by the Objector and from the Council's housing land availability statement that housebuilding opportunities in Lymm during the remaining years of the Plan can be expected to be limited, there is no cause for concern. While unintentional, my recommendations for improving the Borough-wide housing land supply will, if adopted, have the effect of enhancing prospects in Lymm since 2 of the 4 Areas of Search (nos 16 and 21) which I say should be brought forward immediately for development lie within this settlement as does a further newly-allocated site (Millers Lane, Oughtrington). Consequently the Objector's anxiety about what he sees as Lymm's disadvantaged position due to a marked imbalance in the distribution and variety of sites which are available within the Plan period should be comfortably overcome.

3.AS14.15 In terms of the site-specific factors (such as accessibility, proximity to shops/services, absence of environmental harm and availability of infrastructure) to which Mr Morris refers, I accept that these generally indicate the suitability of the allocation land for housing development purposes. However equally they demonstrate its suitability for safeguarding under the provisions of Policy LPS3 as my conclusions on the second primary issue confirm.

3.AS14.16 In all the circumstances and bearing in mind my conclusions under Policy LPS3 on the longer-term land supply position, I find no reason to question the Local Plan allocation for this site. Not only is this Area of Search entirely appropriate in its own right but also it is further justified by reason of its relationship with the land to the east which, as I explain later in this report [see paras 3.5.132 -138], has similar potential”.

LAND AT REDDISH CRESCENT

- 10.10 In response to duly made objections from the owner of the site the subject of these submissions the Inspector concluded that:

“3.5.132 This site is part of an area of mainly open farmland situated between Rushgreen Road and the Trans-Pennine Trail, a major pedestrian and cycle way on the route of a former railway. The westernmost section of this open stretch of land is allocated in the Plan as Area of Search 14; this is adjoined

by the built-up area of Lymm extending to the south and west. Beyond the former railway, much of which consists of an embankment, is open countryside. To the east of the present site is a substantial area of housing, while the southern side of Rushgreen Road is also well built-up, mostly in depth.

3.5.133 I consider it appropriate and necessary to take this entire stretch of open land into account at this stage because in land-use planning terms the present site, by reason of its nature, appearance and configuration and the absence of any significant physical features along most of its west and south-west facing field boundaries, is indistinguishable from the adjoining farmland. The objection site itself is open in nature and, together with the fields to its west, clearly gives definition to the existing built-up edge of the settlement. However none of this stretch can realistically be regarded as open countryside. From most vantage points it is seen against the backdrop of residential properties to the east, south and west and this has a noticeable urbanising influence on these immediate surroundings. There are also a few dwellings within the subject area close to the present site which help reduce any sense of openness still more. Also, significantly, along the northern boundary the Trans-Pennine Trail establishes a clear division between this stretch of land and the extensive area of open countryside beyond; and even though in the vicinity of the objection site the embankment gradually flattens out to natural ground level the contrast in character between the areas on either side is still quite distinct. These surrounding features combine to create a noticeable measure of enclosure around this entire stretch of land and as such it has a far greater affinity with the surrounding built-up area than with the open countryside beyond the former railway.

3.5.134 A major argument raised by the Council is the need to maintain an open gap between Lymm and Oughtrington which, it is claimed, are physically separate settlements. This is the same point as made by Objectors to the Areas of Search 14 and 15 allocations. For the reasons explained earlier [see paras 3.AS14.4 and 3.AS15.10 - 12] I do not regard these as separate settlements in recognised land-use planning terms; and accordingly any open space, such as the stretch of land here, which does exist between these 2 communities cannot reasonably be regarded as a "gap" in the sense described by PPG2. On that understanding, and given the particular circumstances of the farmland between Rushgreen Road and the Trans-Pennine Trail as described above, in my judgement this area does not serve any significant Green Belt purpose and there is no compelling reason why it should be kept permanently open.

3.5.135 *If this land were safeguarded, and in the longer-term developed, in no sense would there be any measure of uncontrolled urban sprawl or encroachment into open countryside; development here would be well contained by the former railway line which represents an entirely logical and defensible Green Belt boundary. Indeed this feature already marks the designated boundary (and hence the settlement limit) for a noticeable distance in both directions.*

3.5.136 *As for other considerations arising from the guidance in PPG2 on the identification of land for safeguarding, in broad terms my conclusions about the acceptability of Areas of Search 14 and 15 (north sector) [see paras 3.AS14.6 + 7 and 3.AS15.16 + 19] in relation to development impact, both locally and settlement-wide, and social infrastructure apply equally here. Furthermore I note the Council raises no arguments in this case on technical infrastructure, landscape, ecological or agricultural land quality grounds.*

3.5.137 *I have also taken into account the longer-term development land supply position. My views on the Council's general approach regarding the need to safeguard certain land notwithstanding its Green Belt potential are set out earlier in this report [see paras 3.AS2.3 + 4]. Additionally, it is clear from my examination of the objections to Policy LPS3 that yet further sites must be identified as Areas of Search in this Plan. The potential contribution which the present objection site and adjoining land could make in this regard is considerable, both in terms of extending the overall scale of provision and adding more variety to the range of sizes and general distribution of the Areas of Search.*

3.5.138 *In all the circumstances I am convinced that for present Plan purposes this land has a much more valuable role to play as part of the reserve of safeguarded sites than as Green Belt. I am mindful however that a formal objection (by Mr Walley) has been made only in respect of the more easterly section of this stretch of land; accordingly my recommendation to modify the Local Plan must be confined to that specified site. As for the remainder, I would urge the Council to give serious consideration to the foregoing conclusions with a view to treating this entire stretch of land in exactly the same way, as the circumstances dictate it should be, namely as an Area of Search. In this connection I would confirm that, in anticipation of the Council's agreement to this course of action, I have included in my calculations of the estimated longer-term land supply (under Policy LPS3) the*

full area north of Rushgreen Road (between Reddish Crescent and Area of Search 14) which appears to measure in the order of 9 ha”.

WARRINGTON UNITARY DEVELOPMENT PLAN (UDP)

- 10.11 In his report of 1 March 2005 Inspector Graham concluded that against the background of the spatial strategy contained in RPG13, which looked to direct development towards the central areas of the Liverpool and Manchester/Salford conurbations in particular, and in the light of conclusions on the lack of need for specific land allocations through the development plan process, he was satisfied that the Council had correctly identified 2026 as being the earliest date by which any review of the Green Belt in the area would need to be implemented. The Inspector also concluded that the tight drawing of Green Belt boundaries around Warrington and the larger villages was (at that time) the correct approach to take and that the safeguarding of land within the Plan would not be needed or appropriate.
- 10.12 Land bounded by Reddish Lane, Rushgreen Lane & Reddish Crescent, Lymm was considered by Inspector Graham and his brief comments are reproduced below for ease of reference:

“1.236 I conclude earlier that there is no need to allocate additional land or to designate land as safeguarded through the UDP (GRN1). Any site specific matters in support of allocation or safeguarding such as its proximity to existing services, potentially beneficial transport links or other sustainability advantages, do not therefore require examination.

1.237 Turning to the second issue, this site is immediately to the east of the “Reddish Lane” site safeguarded in the FUDP and dealt with below at GRN2.10. Also, the land on its northern and eastern sides (but within this objection site) is the subject of a separate objection referred to below (O/GRN1/2915/12850). In character this objection site is broadly similar to the land to the west. It is predominantly open farmland, and is located between, to the north, the Trans Pennine Trail, much of this length of which is on an embankment, and Rushgreen Lane to the south. To the east is Reddish Crescent. Both roads are built up along their opposite sides to the objection site and there is also a scattering of residential development within the site itself.

1.238 Whilst therefore this area is – in the language of PPG2 – open, it does have a strong sense of enclosure, and the backdrop of residential development in views from the west and the north tend to give it a rather urbanised feel. In terms of countryside protection and preventing the outward sprawl of existing settlements I therefore understand how the WBDLP

Inspector, when considering this area, found that it does not serve any significant Green Belt purpose. However, not unsurprisingly bearing in mind the policy background against which he was working, he did not address in his report the impact that leaving this site without the Green Belt would have upon urban regeneration. I have considered this point against the current regional policy regime in many places, not least in addressing Policy GRN1, where I concur with the approach taken in the RUDP of tightly drawn Green Belt boundaries around existing urban areas in support of the RPG13's spatial strategy that promotes urban renaissance. To release this area of open land would therefore be harmful to a Green Belt purpose, in that it could significantly damage those urban regeneration objectives".

10.13 In consideration of land west of Reddish Lane the Inspector also stated:

"1.374 I have concluded earlier that the need to allocate additional land or to designate land as safeguarded through the UDP does not exist (GRN1). In common with the other sites originally put forward in the FUDP for safeguarding, site specific matters in support of allocation or safeguarding such as proximity to existing services, potentially beneficial transport links and other sustainability advantages, do not need to be addressed.

1.375 This site is bounded to the east for the most part by farmland, to the south and west by housing, and to the north by the Trans-Pennine Trail which at this point sits atop an embankment. There is further housing on the far side of Rushgreen Road a little beyond the site boundary to the south east. Thus, whilst the site is clearly open in the sense intended by PPG2, it does have a distinctly urban character which limits the impact its designation would have upon the safeguarding of the countryside. Furthermore, the site would not serve to prevent what are expressed to be the separate settlements of Lymm and Oughtrington from merging, as the latter is, as was found by my colleague in his report on objections to the WBDLP, clearly in all respects an outlying part of the former.

1.376 The WBDLP Inspector could find no reason to designate the site as Green Belt. However in his report he addressed only the two Green Belt purposes referred to above. Perhaps not surprisingly, bearing in mind the then current planning policy framework, he did not appear to have considered whether designation would assist urban regeneration. As the situation now stands, and as I have concluded in considering Policy GRN1, the tight drawing of Green Belt boundaries around the larger settlements of the Borough is an important part of a wider strategy aimed at an urban renaissance in the

NWMA; and failure to designate this site could, for the reasons I have previously given, significantly prejudice that aim.

1.377 The site should therefore be designated as Green Belt. The boundary proposed in the RUDP is robust and requires no amendment.

10.14 Consequently no modification was made to the Plan but this is explained by the spatial planning objectives relevant at the time and of course the Council finds itself in a very different position now.

WARRINGTON LOCAL PLAN CORE STRATEGY (2014)

10.15 The Warrington Local Plan Core Strategy was adopted by the Council on 21 July 2014.

10.16 There were no proposals to review the Green Belt status of the site when the Local Plan Core Strategy was submitted (September 2012) for examination (as a result of regional policy restrictions contained within the Regional Strategy (RS)⁶ that was in force at the time of submission of the Plan for examination but which was thereafter revoked); therefore the site is currently designated as Green Belt in the adopted Local Plan Core Strategy.

10.17 The Local Plan Core Strategy is the overarching strategic policy document in the Council's Local Planning Framework. It set out the planning framework for guiding the location and level of development in the borough up to 2027.

10.18 However a High Court Challenge to the adoption of parts of the Warrington Local Plan Core Strategy was heard on 3 and 4 February 2015 with Judgement given on 19 February by Mr Justice Stewart. Consequently part of the Plan were quashed as follows:

- The housing target of 10,500 new homes (equating to 500 per year) between 2006 and 2027.
- References to 1,100 new homes at the Omega Strategic Proposal

10.19 Relevant extant planning policies are discussed below:

POLICY CS5 GREEN BELT

10.20 Policy CS5 reiterates the purposes of including land within the Green Belt and serves to limit development in such areas unless it accords with relevant national policy. A case for the reconsideration of the site's inclusion within the Green Belt is made in detail below.

⁶ Policy RDF4 stated that there was no need for any exceptional substantial strategic change to the Green Belt and its boundaries in Warrington before 2021. However the RS was revoked by an Order that came into force on 23 May 2013. The position in Warrington is now that Green Belt release is required to meet the housing needs of the Borough.

POLICY CC1 – INSET & GREEN BELT SETTLEMENTS

10.21 Policy CC1 deals with development in the Green Belt and identifies those settlements ‘inset’ within the Green Belt. Lymm is amongst these settlements. Policy CC1 states that:

“Within these settlements new build development, conversions and redevelopment proposals will be allowed providing they comply with national planning policy and are sustainable in terms of Policy CS1.”

SETTLEMENT HIERARCHY

10.22 The Core Strategy makes clear that Warrington itself dominates the local settlement hierarchy. Policy SN1 (Distribution and Nature of New Housing) makes reference to this in establishing that 60% of new development should be in inner Warrington, with the remaining 40% to be in the suburban areas of the town and other defined outlying settlements. Lymm is one such defined outlying settlement.

10.23 There is no additional reference to the settlement hierarchy in this section of the Core Strategy, but it is clear from the reference to Lymm as a Neighbourhood Centre at Policy SN4 which deals the provision of services and facilities (below only Warrington and 3 District Centres in terms of significance) that it performs an important function within the Borough.

10.24 The hierarchy listed at this policy is as follows:

- **District Centres:** Birchwood, Westbrook, Stockton Heath.
- **Neighbourhood Centres:** Chapelford, Orford Lane, Culcheth Village, Latchford Village Lovely Lane, Poplars Avenue/Capesthorne Road, Fearnhead Cross, Lymm Village, Honiton Square (Penketh).
- **Local Centres:** Numerous listed.
- **Neighbourhood Hubs:** Where new neighbourhood hubs cannot be accommodated in defined centres, they should be in sustainable locations where the development would support the accessible colocation of facilities and services.

10.25 The remaining housing supply policies within the Core Strategy are the subject of successful legal challenge (as referenced above); accordingly, they are not summarised further here.

11. WARRINGTON LOCAL PLAN REVIEW

INTRODUCTION

- 11.1 As a consequence of the housing requirement section of the Local Plan Core Strategy being quashed the Council's Executive Board approved commencement of the Local Plan Review and the Regulation 18 consultation documents on 10 October 2016. The Regulation 18 consultation is scheduled to run until 5pm on Monday 5 December 2016.
- 11.2 This is the first stage in reviewing the Council's adopted Local Plan Core Strategy (2014) and focuses on the key issues, evidence base documents and the proposed scope of the review.
- 11.3 Clearly it is necessary to have regard to current national planning policy in taking forward the Warrington Local Plan Review but the points made by previous Inspectors (as detailed above) about our client's site are clearly material to the formulation of the Plan going forward. In that respect the site specific conclusions reached by previous Inspectors should not be ignored by the Council in considering the need to release land that is currently allocated as Green Belt for development.
- 11.4 The current consultation comprises:
- A standard response form containing 14 questions in relation to the Scope & Contents Consultation Document and associated evidence base documents.
 - A call for sites response form.
- 11.5 Whilst we have completed both documents mentioned above these should be considered alongside this document which contains our client's comprehensive response to the Council's current round of public consultation.

RELEVANT EVIDENCE BASE DOCUMENTS

STRATEGIC HOUSING MARKET ASSESSMENT (SHMA)

- 11.6 A Strategic Housing Market Assessment (SHMA) (dated January 2016) was prepared jointly for the Mid-Mersey Housing Market Area by Halton, St Helens and Warrington Councils by GL Hearn.
- 11.7 The SHMA establishes that those parts of Warrington around Lymm and Grappenhall lie within the Greater Manchester Housing Market Area (HMA). The remaining areas of Warrington (together with all of Halton and St Helens) lie within the Liverpool Housing Market Area.

- 11.8 The SHMA identifies that average house prices across Warrington are heavily skewed by the significantly higher value properties in Lymm. In 2014, the median sale value in Lymm was £244,950 compared with £150,000 in Warrington Town. The SHMA also obtained evidence from local agents which stressed that there was a severe shortage of 3 bedroom semi-detached properties in Lymm.
- 11.9 The SHMA identified an Objectively Assessed Need for Housing for the Borough of Warrington of **839 dwellings per annum for the period 2014 – 2037**
- 11.10 An addendum to the SHMA was published in October 2016. This considers the housing need implications arising from an alternative job growth for Warrington to that set out in the SHMA. The alternative scenario sees an increase of 1,240 additional jobs per year for the period 2014-2037. This gives a revised housing need of **984 dwellings per annum**. However as GL Hearn point out in the final paragraph of the addendum a more comprehensive update of the SHMA will be required in due course to reflect more recent population and household projections which have been released following publication of the 2016 SHMA.

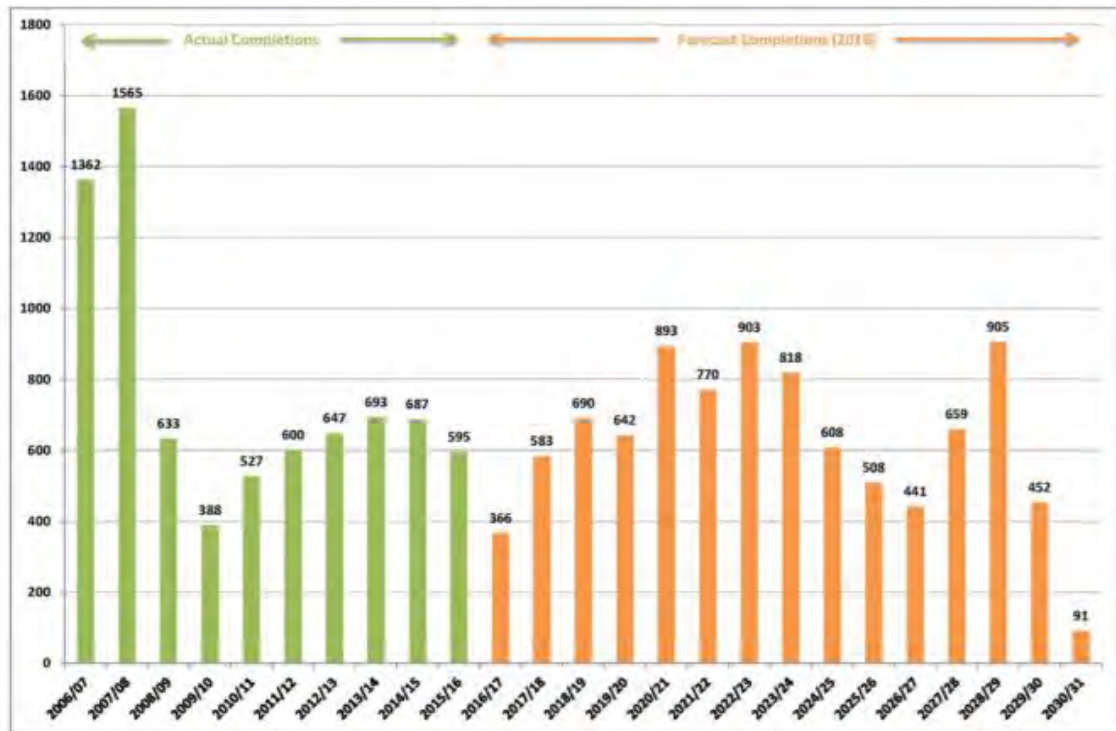
5 YEAR HOUSING LAND SUPPLY POSITION

- 11.11 The latest headline figures with respect to Warrington Borough’s 5 year housing land supply position is contained within the Council’s 2016 Annual Monitoring Report (AMR). The Council’s claimed deliverable supply for the 5 year period 2016 – 2021 is set out within table 5.2 of the AMR which is reproduced below for ease of reference:

Table 5.2 – 5 Year “Deliverable” Housing Land Supply (inc. Windfall)

	Number of Sites	Area (Ha)	Forecast Completions					Total	Total as %
			16/17	17/18	18/19	19/20	20/21		
PDL	150	160.03	325	466	473	434	628	2326	66.6%
PDL/GF	5	4.07	0	12	35	8	5	60	1.7%
GF	47	128.76	41	105	182	200	260	788	22.6%
Windfall	n/a	n/a	64	64	64	64	64	320	9.2%
Total			430	647	754	706	957	3494	100.0%

- 11.12 Prior to considering any previous shortfall or the appropriate buffer (5% or 20%) (see table 2 below) the deliverable supply position is at best (based on the Council’s claimed supply) **4.16 years** based on an OAN of 839 dwellings per annum or **3.55 years** based on 984 dwellings per annum.
- 11.13 Past housing completion performance is illustrated in an unreferenced chart that appears on Page 15 of the AMR which is reproduced below for ease of reference:



11.14 The above chart clarified that the average number of completions per annum for the 10 year period 2006 – 2016 was 770 dwellings i.e. nowhere near the unadjusted (for previous under-performance and buffer) FOAN for housing figure of 839 or 984 dwellings per annum put forward in the SHMA and SHMA Addendum. Indeed even just using the FOAN figures from 2014 onwards it is evident that the Council is failing to meet housing needs:

Table 1 – Completions Against FOAN (2014 – 2016)

Year	Net Completions	SHMA FOAN (839 dpa)	Shortfall Against SHMA FOAN (839 dpa)	SHMA Addendum FOAN (934 dpa)	Shortfall Against SHMA Addendum FOAN (934 dpa)
2014/2015	687	839	152	934	247
2015/2016	595	839	244	934	339
TOTAL	1,282	1,678	396	1,868	586

11.15 Adopting the Sedgfield approach (where previous under-supply is dealt with in 5 years) the housing land supply position for Warrington is illustrated below in Table 2 adopting either a 5% or 20% buffer and the Council’s claimed deliverable supply figure of 3,494 dwellings. Table 2 clearly illustrates that the Council cannot even demonstrate the bare minimum of 5 year deliverable supply as expected by Paragraph 47 of the Framework.

11.16 Indeed based on the Council’s own forecast completions as identified in the chart above the situation is set to continue unless urgent action is taken to increase the supply of deliverable housing land in the Borough and the rate of completions drastically increases.

Table 2 – Warrington 5 Year Supply Position 1 April 2016

Component of Requirement	5% Buffer Applied		20% Buffer Applied	
	SHMA FOAN (839 dpa)	SHMA FOAN Addendum (934 dpa)	SHMA FOAN Addendum (839 dpa)	SHMA FOAN Addendum (934 dpa)
5 Year Requirement	4,195	4,670	4,195	4,670
Previous Under Performance (1 April 2014 - 31 March 2016) To Be Addressed Over The Next 5 Years	396	586	396	586
Sub Total	4,591	5,256	4,591	5,256
Buffer	230	263	918	1,051
5 Year Housing Requirement For WBC	4,821	5,519	5,509	6,307
Annual Requirement For WBC	964	1,104	1,102	1,261
WBC Claimed Supply	3,494	3,494	3,494	3,494
Supply (Years)	3.62	3.17	3.17	2.77

STRATEGIC HOUSING LAND SUPPLY ASSESSMENT (SHLAA)

- 11.17 The subject site is considered in the Council's January 2015 SHLAA (Site: 1565) (Published January 2016). A copy of the site proforma appears at **Appendix 5**. It is worthy of note that the only constraint identified by the SHLAA is the site's Green Belt designation. As advanced in these submissions, subject to the site being removed from the Green Belt and being allocated for housing, the land should be considered a deliverable housing site capable of delivering in full within 5 years.

GREEN BELT ASSESSMENT

- 11.18 In January 2016, Ove Arup and Partners was appointed by the Council to undertake a Green Belt Assessment.
- 11.19 The work was commissioned as it had becoming increasingly apparent that the Council is not currently able to identify sufficient land to meet its likely housing need in accordance with the requirements of the Framework.
- 11.20 In order to assess the implications of meeting its housing need in full, the Council needs to consider *inter alia* how Warrington's Green Belt performs against the role and function of Green

Belt as set out in the Framework. This will enable the Council to consider whether there are 'exceptional circumstances' (under paragraph 83, Framework) to justify altering Green Belt boundaries through the Local Plan Process to enable existing Green Belt land to contribute to meeting Warrington's housing needs.

11.21 We deal with the Council's Green Belt Assessment further below in considering the subject site.

12. NATIONAL PLANNING CONTEXT

12.1 The following national planning policy considerations will be referred to in respect of the promotion of our client's site for residential development.

NATIONAL PLANNING POLICY FRAMEWORK CONTEXT

12.2 Paragraph 6 of the Framework establishes that the purpose of the planning system is to contribute to the achievement of sustainable development and that the policies in Paragraphs 18 to 219 of the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

12.3 Paragraph 7 of the Framework outlines the three dimensions to sustainable development as economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

12.4 Paragraph 8 of the Framework indicates that the three roles are mutually dependant.

12.5 Paragraph 47 of the Framework seeks to significantly boost the supply of housing land, stating that local authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area.

12.6 Paragraph 54 states that in rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through

rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

12.7 Paragraph 55 of the Framework states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of settlements, development in one village may support services in a nearby village.

12.8 Paragraph 80 of the Framework sets out the five purposes of Green Belt land as follows:

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

12.9 Paragraph 83 goes on to state that local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.

12.10 Paragraph 84 states when drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.

12.11 Paragraph 85 sets out that when defining new Green Belt boundaries local planning authorities should:

- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;

- where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

13. THE HOUSING REQUIREMENT

- 13.1 In response to Question 2 of the Council's Standard response form regarding whether the housing requirement is considered appropriate we note GL Hearn acting on behalf of the Council has advised that the Fully Objectively Assessed Needs (FOAN) for Housing figures (as set out in the SHMA Addendum (October 2016)) need to be revisited to take into account more recent population and household projections which have been released following publication of the 2016 SHMA.
- 13.2 In light of the foregoing our client's reserve its position in respect of any future housing requirement which, as the Council will be fully aware, is not the same as the FOAN for housing figure which is a "policy off" figure.
- 13.3 However in passing it is considered that any future housing requirement should be expressed as a **minimum** to reflect the Framework's requirement to boost significantly the supply of housing (Paragraph 47) and to be aspirational and realistic (Paragraph 154).
- 13.4 In the absence of an up-to-date understanding of housing needs it is unclear whether the proposed 1,000 dwellings per annum put forward by the Council (as the basis for its housing requirement) is positively prepared, justified or effective and hence at this stage it is simply too early to determine whether the figure is soundly based (see Paragraph 182 of the Framework). Although it is noted that the proposed housing requirement figure is in excess of the 839 dwellings FOAN for housing figure put forward in the SHLAA (2016) and the 934 dwellings per annum figure put forward in the SHLLA Addendum (October 2016) for the period 2014 – 2037.
- 13.5 It is also unclear what the Plan period will be for the new Local Plan; it is assumed (based on the SHMA) that it could be 2014 – 2037 but the Council at Paragraph 3.10 of the current consultation document suggest a 20 year time horizon for the Plan but it does not specify a start date. In that respect if the evidence base (i.e. the SHMA) has a 2014 base date then the Local Plan should follow this otherwise (say for example if the Plan had a start date of 1 April 2018 – to roughly coincide with the date of the possible submission of the document to the Secretary of State) then it would be necessary to account for housing needs in the period 1 April 2014 to 31 March 2018 and any shortfall accrued in that period. Subject to this matter being adequately dealt with our client would support a 20 year Plan period as advocated by the Council at Paragraph 3.8 to 3.10 of the current consultation document. This would allow for the proper planning of Green Belt release and we would also suggest that the Council ought to consider further safeguarding of land from the Green Belt in order to meet development needs well beyond the end of the Plan period (Paragraph 85 of the Framework refers).

14. HOUSING LAND SUPPLY

14.1 In response to Question 5 of the Council's standard response form regarding whether the assessment of housing land supply is appropriate we comment as follows:

FAILING TO DELIVER

14.2 As set out in Chapter 11 Warrington is an authority that is failing to meet the minimum requirement to maintain a 5 year supply (plus buffer) of deliverable dwellings as set out in Paragraph 47 of the Framework.

14.3 Based on actual completions for 1 April 2014 – 31 March 2016 (1,282 dwellings) and projected completions from 1 April 2016 – 31 March 2031 (as set out in the latest SHLAA and reproduced in Chapter 11 – 9,329 dwellings) (17 years in total) the combined annual average expected completion rate is only 624 dwellings per annum ($1,282 + 9,329 = 10,611 / 17$) which is way below the 1,000 dwellings per annum housing requirement now advocated by the Council.

EFFECTIVE EVIDENCE BASE

14.4 The Council's SHLAA⁷ refers to a 2016 update for housing monitoring that is contained within the AMR. In order for the Plan to be found sound it will be essential for the evidence base to be justified i.e. from a housing land supply perspective a consistent base date is needed for requirement and supply. In that respect the Framework is clear at Paragraph 47 that there is a requirement to up-date annually the supply of deliverable sites. Accordingly we consider that an up-date to the SHLAA is necessary in taking forward the Plan. That is particularly pertinent in considering the large sites relied upon by the Council as summarised at Paragraph 3.16 of the SHLAA some of which have yet to achieve planning permission and which may not deliver their expected quota in the five year period.

WINDFALLS

14.5 In terms of windfalls it is noted that reliance is made on past trends only. However that is contrary to Paragraph 48 of the Framework that indicates that LPAs may make an allowance for windfalls in the five year supply if they have compelling evidence that such sites have consistently become available in the local area **and** will continue to provide a reliable source of supply. It is unclear what evidence of future rates the LPA relies upon to justify its future forecast rate, clearly reliance upon past rates is not sufficient insofar as national planning policy in the Framework is concerned.

⁷ It is noted that the SHLAA available on the Council's web site has the date of January 2016 on the front cover whereas the text in the document refers to the assessment being a 2015 assessment.

GREEN BELT RELEASE

- 14.6 The Council, to its credit, already recognises the need for Green Belt release to meet housing needs in the Borough going forward. However the scale of the proposed release (approximately 5,000 homes) is considered inappropriate and too low for the following reasons.
- 14.7 Paragraph 2.15 of the current consultation document states that the SHLAA identifies capacity for 11,500 homes on sites in the urban area and on greenfield sites outside the Green Belt.
- 14.8 Paragraph 2.16 of the current consultation document states there is also potential capacity for a further 3,500 homes in Warrington town centre, inner Warrington and on the Waterfront Strategic Development Opportunity (in addition to those identified in the SHLAA); although the detailed masterplanning work that is said to be behind these figures needs to be made available for interrogation as part of the Council's Local Plan evidence base.
- 14.9 Just taking the above sources on face value at this time equates to 15,000 new homes. If 1,000 homes per annum is required from 2014 – 2037 and only 1,282 were delivered between 1 April 2014 and 31 March 2016 then the Council is already 718 behind the annual requirement. In the remaining 20 monitoring years from 1 April 2016 20,718 dwellings would be required. Hence deducting the 15,000 identified above results in a need to identify land capable of delivering at least a further 5,718 dwellings and that is without making any allowance for safeguarding and assumes the 15,000 figure is delivered in full which is highly unlikely.

15. LYMM – SETTLEMENT HIERARCHY ROLE

- 15.1 As identified earlier in this submission Lymm is clearly a sustainable location at which to locate future housing and employment growth although clearly there will be a need to release Green Belt land to meet future needs as there is very limited suitable land available within the built up area.
- 15.2 In the Local Plan Core Strategy the settlement is identified as a neighbourhood centre. Whilst the amount of growth to be directed to Lymm has yet to be determined by the Council we would expect at least a commensurate amount of housing and employment growth to be directed to the settlement as the Local Plan progresses.
- 15.3 Obviously the constraint imposed by the Green Belt around the settlement has restricted growth in recent years but there is now an opportunity to review this in order to meet future needs.

16. GREEN BELT ASSESSMENT

- 16.1 We have considered the Council's Green Belt Assessment and the analysis of the subject site. Our response is detailed below.
- 16.2 The site is identified as part of Site Reference LY9 in the Council's Green Belt Assessment and this includes land in separate ownerships that extends westwards to Reddish Lane. Beyond Reddish Lane to the west the land is identified as Site Reference LY8.
- 16.3 In the first instance we consider that LY9 should be split into at least two parcels; our clients land and the land to the west. This is because our client's land is physically distinctive from land to the west in the same way that the western part of LY9 and LY8 are distinctive from one another. However that does not take away anything from the conclusions reached by previous Development Plan Inspectors about both LY8 and LY9 and the role this land plays (or rather doesn't play) in Green Belt terms (see Chapter 10).
- 16.4 Taking the methodology used in the Green Belt Assessment and applying it to our client's land the following conclusions are reached:

PURPOSE 1: TO CHECK THE UNRESTRICTED SPRAWL OF LARGE BUILT UP AREA

- 16.5 As the Green Belt Assessment classifies a large built up area as Warrington it is agreed that the subject site make no contribution to this purpose although given its containment within physical and natural boundaries it is evident that the subject site would not result in unrestricted sprawl. Again it is worth referring back to previous Inspector's conclusions on this point (see Chapter 10) and in that respect development of the subject site would not result in unrestricted sprawl.
- 16.6 **Result: No contribution.**

PURPOSE 2: TO PREVENT NEIGHBOURING TOWNS MERGING INTO ONE ANOTHER

- 16.7 Clearly development of the subject site would not result in the merging of towns as a matter of fact as the site is visually well contained.
- 16.8 **Result: No contribution.**

PURPOSE 3: TO ASSIST IN SAFEGUARDING THE COUNTRYSIDE FROM ENCROACHMENT

- 16.9 In our view the site does not assist in safeguarding the countryside from encroachment. Indeed that was the view of two previous Development Plan Inspectors (see Chapter 10) who

concluded the wider countryside begins beyond the Trans Pennine Trail to the north and that the subject site has a close physical relationship with the built up part of the settlement. There is no need to repeat previous Inspector's conclusions again here as they are available to view in Chapter 10 but there is no basis for the Council concluding that either the whole of LY9 or indeed our client's site makes a strong contribution⁸ to this Green Belt purpose, such a conclusion in light of previous Inspector's conclusions is frankly unreasonable.

16.10 **Result: No contribution.**

PURPOSE 4: TO PRESERVE THE SETTING & SPECIAL CHARACTER OF HISTORIC TOWNS

16.11 The analysis in the Green Belt Assessment considers LY9 as a makes a moderate contribution is made to this purpose. However this conclusion is based on proximity of the western part of LY9 to the Conservation Area. However that consideration does not apply to our client's land which is beyond the 250 metre buffer to the Conservation Area. Accordingly in line with the Stage 2 Assessment for this purpose the site should be regarded as having no contribution.

16.12 **Result: No contribution.**

PURPOSE 5: TO ASSIST IN URBAN REGENERATION BY ENCOURAGING THE RECYCLING OF DERELICT & OTHER URBAN LAND

16.13 It is noted that in line with the methodology all sites have been classed as having a moderate contribution.

16.14 **Result: Moderate contribution.**

OVERALL ASSESSMENT

16.15 The Council's overall assessment that LY9 makes an overall moderate contribution to including land in the Green Belt is fundamentally flawed and ignores previous consideration by Development Plan Inspector's.

16.16 We advocate that our client's land should be considered separately to LY9 for the reasons stated and in that respect it is clear that having undertaken the assessment using the Council's Green Belt Assessment methodology that our clients land makes **no contribution to four of the purposes of including land in the Green Belt and a moderate contribution to one of the purposes but in that respect all of the sites in Lymm are given this weighting.**

⁸ A strong contribution is defined in the Green Belt Assessment as: on the whole the parcel contributes to the purpose in a strong and undeniable way, whereby the removal of the parcel from the Green Belt would detrimentally undermine this purpose.

- 16.17 In line with the Council's methodology **the overall assessment for our client's site should therefore be weak.**

COMPARATIVE ASSESSMENT

- 16.18 Parcel Assessment findings are summarised in Table 10 (Page 48) of the Council's Green Belt Assessment. In light of the re-assessment made above it is clear that our client site scores equally as well in Green Belt terms as LY1, LY15, LY20 and LY28 and should therefore be included in the same category. However our client's site has the potential to have the greatest material benefits to the settlement (compared to the other sites listed above) when considered against the 3 dimensions of sustainability outlined in the Framework; namely social, environmental and economic. That is because our clients site has no environmental restrictions, has the ability to deliver open market and affordable homes in a sustainable location without the need for extensive mitigation and would deliver significant economic benefits quickly if the site was allocated for residential development.

17. LAND AT RUSHGREEN ROAD, LYMM – AVAILABILITY

- 17.1 The site is in one freehold ownership.
- 17.2 There are no tenancies, including agricultural holding tenancies.
- 17.3 There are no covenants or other restrictions affecting the land that would preclude or delay residential development.
- 17.4 The site is subject to an option agreement in favour of an experience residential development promoter, Strategic Land Group.
- 17.5 The land is clearly available for development and subject to the Green Belt designation being changed in favour of a residential allocation the Council could expect the submission of an outline planning application within 6 months.
- 17.6 Subject to the grant of outline planning permission the site would be market and sold to a residential developer. In that respect strong interest has already been made in the site from house builders.
- 17.7 Clearly the site is available for development and could be completed in full within 5 years.

18. LAND AT RUSHGREEN ROAD, LYMM – SUITABILITY

- 18.1 The only impediment to the site being developed for housing is its current Green Belt designation.
- 18.2 As the Council's SHLAA extract (**Appendix 5**) and this submission has confirmed this site has no constraints other than its Green Belt designation.
- 18.3 In light of the recognition by the Council that Green Belt needs to be released to meet development needs the contribution this site makes to the 5 purposes of including land in the Green Belt has been undertaken. This has concluded that the site makes a weak contribution to the purposes of including land within the Green Belt (a conclusion endorsed by previous Development Plan Inspectors). Accordingly the site is a prime candidate for release from the Green Belt.
- 18.4 In terms of accessibility the site is well placed to access shops and services on foot, by cycle and by bus thereby helping to reduce reliance on the private motor vehicle.
- 18.5 At **Appendix 7** we enclose an illustrative masterplan which shows how the site could be developed as a high quality residential development with generous areas of open space and a children's play area and associated works.

19. LAND AT RUSHGREEN ROAD, LYMM – ACHIEVABILITY

- 19.1 This greenfield site has no known viability issues.
- 19.2 Access is readily available as are utilities.
- 19.3 Surface water can be adequately dealt with by way of attenuation using a Sustainable Urban Drainage Scheme (SuDS) that would discharge into the existing watercourse at appropriate rates.
- 19.4 As set out above an outline planning application could be expected within 6 months of a residential allocation being confirmed Subject to the grant of outline planning permission the site would be market and sold to a residential developer. In that respect strong interest has already been made in the site from house builders.
- 19.5 Clearly the site is available for development and could be completed in full within 5 years.
- 19.6 Furthermore given the absence of any viability issues any scheme would provide a policy compliant suite of planning obligations in respect of affordable housing etc.

20. CONCLUSIONS

20.1 In conclusion:

- Further work is needed in respect of the Council's FOAN for housing and the subsequent housing requirement.
- The Council's early identification of the need to release Green Belt to meet development needs is fully supported but the extent of such release (land sufficient to accommodate circa 5,000 new homes) is considered too low. Based on current information available the requirement is likely to be at least 5,750 and possibly much higher if those SHLAA sites relied upon by the Council do not deliver the homes they are expected to.
- In terms of housing land supply we remain concerned that insufficient land has been identified to meet housing needs. Furthermore land also needs to be safeguarded from the Green Belt to meet development needs well beyond the Plan period.
- A 20 year plan period is supported but must adequately deal with housing needs over the relevant evidence base period and account for any previous under-performance.
- Lymm is a sustainable location for future growth and new housing (including affordable homes) would help to rebalance high house prices experienced in and around the settlement.
- Any meaningful growth in Lymm requires land in the Green Belt to be released for development given the limited availability of suitable land within the established built-up area. .
- Our client's site is a prime candidate site to be released for residential development as the land makes an overall weak contribution to the 5 purposes of including land within the Green Belt.

- Our client's site is available for development, suitable (subject to the Green Belt designation being removed and the site allocated for housing), sustainably located and development here would be achievable with the scheme being completed in full within 5 years. Moreover as there no known viability issues and any scheme would provide a policy compliant suite of planning obligations in respect of affordable housing etc. as well as providing on site open space for the benefit of new and existing residents. Such benefits would have a significant material positive effect on the local community.

Appendix 1

Photographic Schedule: Land At Rushgreen Road, Reddish Crescent, Lymm, Warrington





1. View looking south towards Rushgreen Road.



2. View looking westwards towards Willoways.



3. View looking towards the north of the site with properties on Reddish Crescent beyond.



4. Junction of Rushgreen Road and Reddish Crescent.



5. View looking southwards towards Rushgreen Road.



6 View looking southwards towards Willoways.



7. View looking eastwards towards existing agricultural buildings.

Appendix 2

Shenoy, Ashvin

CHECKED

From: esp@safedigs.co.uk
Sent: 17 November 2016 09:17
To: Atkins Statutory Enquiries
Subject: ESP Utilities Group Plant Affected Notice LSBUD Ref. 9437873
Attachments: 100227421_ESP Utilities Group - Gas.pdf; Guidelines when working in vicinity of gas apparatus up to 7barg MOP rev July 2016.pdf

17/11/2016

LinesearchbeforeUdig Ref: 9437873

Your Ref: LM 50620/SuG

Dear Sir/Madam,

Further to your enquiry received on 17/11/2016 03:46:00 AM please find attached the ESP Utilities Group (ESP) response to your enquiry.

If your proposed work site was found to be in the vicinity of ESP plant, project drawing as laid extracts for these sites are enclosed (not to scale) for your information which show the approximate location of the ESP gas network close to the area of interest.

As your plans for the proposed work develop you are required to keep ESP regularly updated about the extent and nature of your proposed works in order for us to fully establish whether any additional precautionary or diversionary works are necessary to protect our gas network.

Arrangements can be set in place so that one of our representatives can meet on site (date to be agreed) and we will be happy to discuss the impact of your proposals on the gas network once we have received the details.

ESP are continually constructing new gas and electricity networks and this notification is valid for 90 days from the date of this letter. If your proposed works start after this period of time, please re-submit your linesearchbeforeUdig enquiry.

The attached files are in PDF format, to view them you will need Adobe Acrobat Reader(R). You can download it free of charge from https://urldefense.proofpoint.com/v2/url?u=http-3A__get.adobe.com_reader&d=DgIGaQ&c=cUkzcZGZt-E3UgRE832-4A&r=BqIHkL8ufuhQBdJMZOVT7kf7jMd11FuULBy7BGUDrUg&m=j0qa7qOi7kvfUeMy3orNB-9cEuB-My8xV5u1h5aS6Co&s=H8NGdNAHISHDUaclmcGd7DYladwpTtLNwDpFPuaXO2w&e=

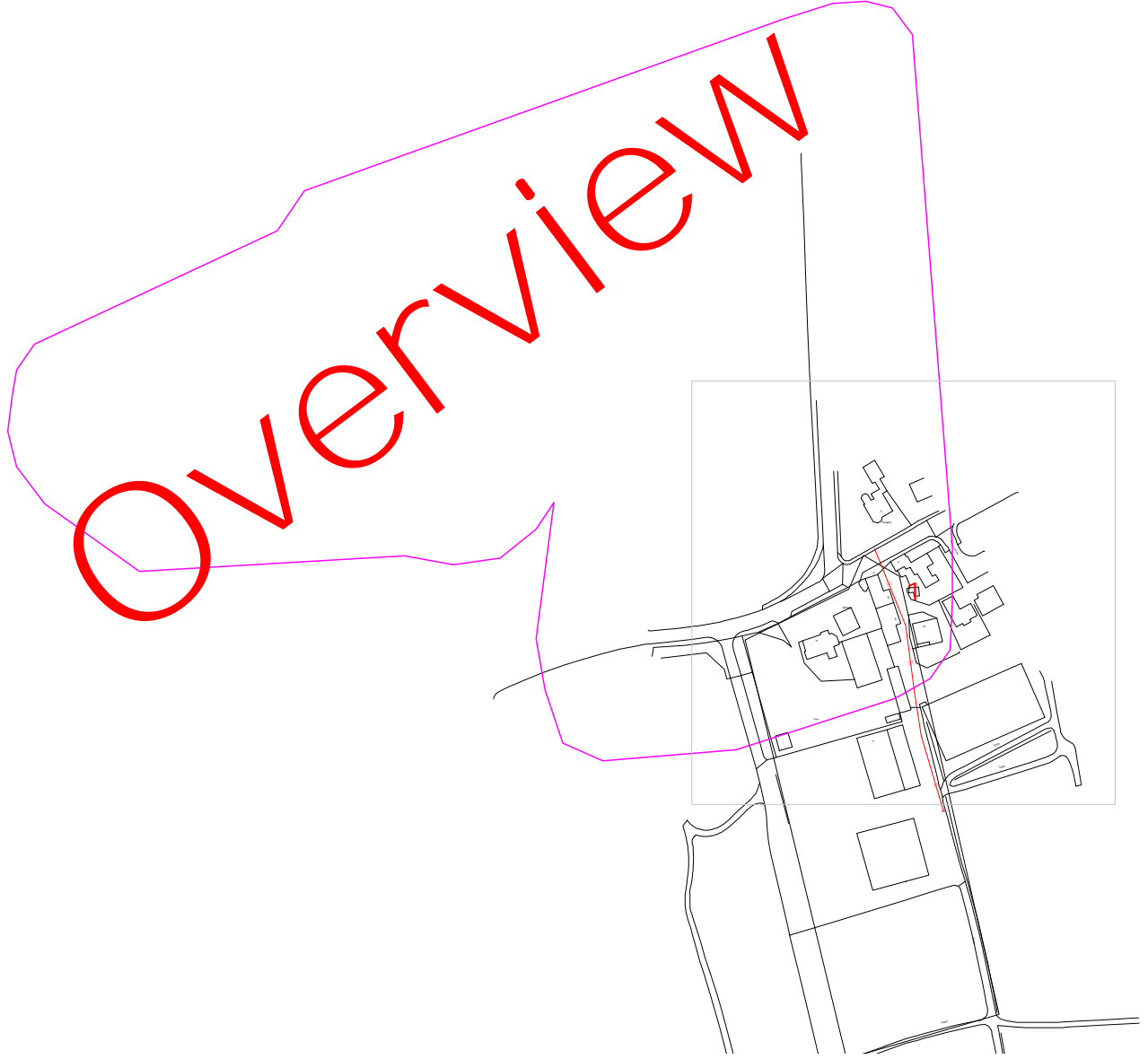
Yours sincerely,

ESP Utilities Group Ltd

ESP Utilities Group Ltd can be contacted at:

Office Address: Hazeldean, Station Road, Leatherhead, Surrey, KT22 7AA

Office Tel: 01372 227560; Fax: 01372 377996; email: info@espipelines.com



Date Requested: 17/11/2016
 Requested by: Christina Elliott
 Job Reference: 9437873

Company: Atkins
 Your Scheme/Reference: LM 50620/SuG



Key for Mains & Service Pipework



Existing LP mains or services operating up to 75 millibar gauge



Existing MP mains or services operating between 75 millibar and 2 bar gauge



Existing IP mains or services operating between 2 bar and 7 bar gauge

Whilst ESP Utilities Group Ltd (ESP) try to ensure the asset information we provide is accurate, the information is provided Without Prejudice and ESP accept no liability for claims arising from any inaccuracy, omissions or errors contained in this response. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to ESP apparatus and all claims made against them by Third parties as a result of any interference or damage.

REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE © CROWN COPYRIGHT RESERVED.
THIS DRAWING IS THE COPYRIGHT OF ES PIPELINES LIMITED AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT ©

ESP Utilities Group Ltd
 Hazeldean, Station Road
 Leatherhead,
 Surrey, KT22 7AA
 Phone: 01372 227560
 Email: info@espipelines.com

Dig Sites:
 Area Line
 Approx scale on A4 paper: 1:1000
 (excluding Overview map)

PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK IN THE VICINITY OF UNDERGROUND GAS PIPES

ADVICE TO SITE PERSONNEL

MANAGEMENT NOTE

Please ensure that a copy of this note is read by your site management and to your site operatives.

Early consultation with ESP Utilities Group prior to excavation is recommended to obtain the location of plant and precautions to be taken when working nearby.

This Guidance Note should be read in conjunction with the Health and Safety Executive guidance HSG47 "Avoiding danger from underground services".

Introduction

Damage to ESP Utilities Group's plant can result in uncontrolled gas escapes which may be dangerous. In addition these occurrences can cause expense, disruption of work and inconvenience to the public.

Various materials are used for gas mains and services. Cast Iron, Ductile Iron, Steel and Plastic pipes are the most widely found. Modern Plastic pipes are either bright yellow or orange in colour.

Cast Iron and Ductile Iron water pipes are very similar in appearance to Cast Iron and Ductile Iron gas pipes and if any Cast Iron or Ductile Iron pipe is uncovered, it should be treated as a gas pipe. ESP Utilities Group do not own any metallic gas pipes but their gas network infrastructures may be connected to Cast Iron, Ductile Iron or Steel pipes owned by Transco.

The following general precautions apply to Intermediate Pressure (2-7barg MOP), Medium Pressure (75mbarg-2barg MOP), Low Pressure (up to 75mbarg MOP) and other gas mains and services likely to be encountered in general site works and are referred to within this document as '**pipes**'.

Locating Gas Pipes

It should be assumed when working in urban and residential areas that gas mains and services are likely to be present. On request, ESP Utilities Group will give approximate locations of pipes derived from their records. The records do not normally show the position of service pipes but their probable line can be deducted from the gas meter position. ESP Utilities Group's staff will be pleased to assist in the location of gas plant and provide advice on any precautions that may be required. The records and advice are given in good faith but cannot be guaranteed until hand excavation has taken place. Proprietary pipe and cable locators are available although generally these will not locate plastic pipes.

Safe working Practices

To achieve safe working conditions adjacent to gas plant the following must be observed:

Observe any specific request made by ESP Utilities Group's staff.

Gas pipes must be located by hand digging before mechanical excavation. Once a gas pipe has been located, mechanical excavation must proceed **with care**. A mechanical excavator must not in any case be used within 0.5 metre of a gas pipe and greater safety distances may be advised by ESP Utilities Group depending on the mains maximum operating pressure (MOP).

Where heavy plant may have to cross the line of a gas pipe during construction work, the number of crossing points should be kept to a minimum. Crossing points should be clearly indicated and crossings at other places along the line of the pipe should be prevented.

Where the pipe is not adequately protected by an existing road, crossing points should be suitably reinforced with sleepers, steel plates or a specially constructed reinforced concrete raft as necessary. ESP Utilities Group staff will advise on the type of reinforcement necessary.

No explosives should be used within 30 metres of any gas pipe without prior consultation with ESP Utilities Group.

ESP Utilities Group must be consulted prior to carrying out excavation work within 10 metres of any above ground gas installation.

Where it is proposed to carry out piling or boring within 15 metres of any gas pipe, ESP Utilities Group should be consulted prior to the commencement of the works.

Access to gas plant must be maintained at all times during on site works.

Proximity of Other Plant

A minimum clearance of 300 millimetres (mm) should be allowed between any plant being installed and an existing gas main to facilitate repair, whether the adjacent plant is parallel to or crossing the gas pipe. No apparatus should be laid over and along the line of a gas pipe irrespective of clearance.

No manhole or chambers shall be built over or around a gas pipe and no work should be carried out which results in a reduction of cover or protection over a pipe, without consultation with ESP Utilities Group.

Support and Backfill

Where excavation of trenches adjacent to any pipe affects its support, the pipe must be supported to the satisfaction of ESP Utilities Group and must not be used as an anchor or support in any way. In some cases, it may be necessary to divert the gas pipe before work commences.

Where a trench is excavated crossing or parallel to the line of the gas pipe, the backfill should be adequately compacted, particularly beneath the pipe, to prevent any settlement which could subsequently cause damage to the pipe.

In special cases it may be necessary to provide permanent support to the gas pipe, before backfilling and reinstatement is carried out. Backfill material adjacent to gas plant must be selected fine material or sand, containing no stones, bricks or lumps of concrete, etc., placed to a minimum depth of 150mm around the pipes and well compacted by hand. No power compaction should take place until 300 mm of selected fine fill has been suitably compacted.

If the road construction is in close proximity to the top of the gas pipe, a "cushion" of selected fine material such as sand must be used to prevent the traffic shock being transmitted to the gas pipe. The road construction depth must not be reduced without permission from the local Highway Authority.

No concrete or other hard material must be placed or left under or adjacent to any Cast Iron pipe as this may cause fracture of the pipe at a later date.

Concrete backfill should not be used closer than 300 mm to the pipe.

Damage to Coating

Where a gas pipe is coated with special wrapping and this is damaged, even to a minor extent ESP Utilities Group must be notified so that repairs can be made to prevent future corrosion and subsequent leakage.

Welding or "Hot Works"

When welding or other "hot works" involving naked flames are to be carried out in close proximity to gas plant and the presence of gas is suspected, ESP Utilities Group must be contacted before work commences to check the atmosphere. Even when a gas free atmosphere exists care must be taken when carrying out hot works in close proximity to gas plant in order to ensure that no damage occurs.

Particular care must be taken to avoid damage by heat or naked flame to plastic gas pipes or to the protective coating on other gas pipes.

Leakage from Gas Mains or Services

If damage or leakage is caused or an escape of gas is smelt or suspected the following action should be taken at once:

- ❖ Remove all personnel from the immediate vicinity of the escape;
- ❖ Contact Transco's National Gas Escape Call Centre, on: **0800 111 999**;
- ❖ Prevent any approach by the public, prohibit smoking, extinguish all naked flames or other source of ignition for at least 15 metres from the leakage;
- ❖ Assist gas personnel, Police or Fire Service as requested.

REMEMBER – IF IN DOUBT; SEEK ADVICE FROM ESP UTILITIES GROUP.

ESP Utilities Group can be contacted at:

Office Address: Bluebird House, Mole Business Park, Leatherhead, Surrey, KT22 7BA

Office Tel: 01372 587 500; **Fax:** 01372 377 996

Shenoy, Ashvin

CHECKED

From: plantenquiryservice@gtc-uk.co.uk
Sent: 17 November 2016 09:15
To: Statutory Enquiries
Subject: GTC Plant Enquiry - Ref- 333340
Attachments: 333340.png; GU-DPR-IG-0022 Safe working in the vicinity of utility networks.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: GTC Apparatus Exists in This Area

Our Plant Enquiry Service Ref: 333340
Your Enquiry Ref: LM 50620/SuG

Dear Chrissy,

Thank you for your enquiry concerning apparatus in the vicinity of your proposed work. For your records, the search area is shown in the attached map.

Please click on the links below to download copies of the relevant utility asset drawings locating our assets in the area which you identified. These drawings are grouped by our relevant network reference, should you need to contact us regarding any of our networks please quote this reference. Links to files will remain live for 10 days. If you do not download these files within this period you will need to submit a new enquiry – this will ensure you have an up-to-date copy of our asset records.

PLEASE NOTE: Where drawings are large, these have been provided in smaller segments. A drawing index is provided as the first file listed for each network reference (example of a network reference: N1234567) shown below. This is intended to help you find the drawing relevant to you more quickly. Please take care to ensure that you use the relevant drawings for every network listed below as we may have multiple networks and multiple utilities in this area.

N0008698-1

Gas

- [N0008698-1.png](#)

This information is for guidance only and the precise position of the plant must be established, prior to your works, using hand-digging methods only. The contractor will be held responsible for any damage caused to our asset. Please note our assets now include those owned and operated by:

- GTC Pipelines Limited
- Independent Pipelines Limited
- Quadrant Pipelines Limited
- Electricity Network Company Limited
- Independent Power Networks Limited
- Independent Water Networks Limited
- Independent Fibre Networks Limited
- Independent Community Heating Limited

If you have any queries or require any further information please do not hesitate to contact us.

All works in the vicinity of our networks should be undertaken in accordance with the attached document "GU-DPR-IG-0022: Safe working in the vicinity of utility networks". Reference should also be made to HSG47 Avoiding Danger from Underground Services.

Important: The area of your proposed works may contain gas mains operating at Medium and Intermediate Pressure tiers or electric cables operating at High Voltage – please refer to the network drawings included with this email. If your proposed works are likely to involve excavation within 10 metres of any of these assets, including but not limited to gas governors and electric substations you MUST inform GTC Plant Enquiries by calling 01359 240363 and quoting your Plant Enquiries Service Reference number.

Important: Drawings provided by this service may include utility assets not owned or managed by GTC. Conversely our drawings will NOT display assets from all third parties. It is your responsibility to ensure you have requested information from all utility asset owners.

Gas Escape or Damage MUST be reported on 0800 111 999. National Grid / DNGT will attend to make safe and repair.

Electricity Network Damage MUST be reported to ENC on 0800 032 6990.

Water Network Damage MUST be reported to IWNL on 02920 028 711

Fibre Network Damage MUST be reported to IFNL on 0845 051 1669

Thank you for using the GTC Plant Enquiries Service.

Your sincerely,

GTC Plant Enquiry Service

GTC

Energy House

Woolpit Business Park

Woolpit

Bury St Edmunds

Suffolk, IP30 9UP

Tel: 01359 240363

plant.enquiries@gtc-uk.co.uk

NOTE:

This E-Mail originates from GTC, Energy House, Woolpit Business Park, Woolpit, Bury St Edmunds, Suffolk, IP30 9UP

VAT Number: GB688 8971 40. Registered No: 029431.

DISCLAIMER

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Thank you

Rev	Revision Note	Date	Drawn by	Approved
1	Converted to CAD	07/07/09	CL	N/A



Services
 All services to be shown. Noted by the developer at 40mm cover to the finished level. Road coverings to be shown with their positions marked. All ducts to be shown. Diameter continuous plastic service will be laid wherever possible.

Proposed Mains
 All mains to be laid in pre-ventilated trenches to address cover, provided by the developer. Road coverings to be shown with their positions marked. All ducts to be shown. Diameter continuous plastic service will be laid wherever possible.

Existing Mains
 The information shown on this plan is given without obligation or warranty. The accuracy of the information is guaranteed. GTC on site to verify the accuracy of the information shown on this plan is given without warranty. The accuracy of the information shown on this plan is given without warranty. The accuracy of the information shown on this plan is given without warranty.

Legend

- Proposed 4" PE Main
- Proposed 63mm PE Main
- Existing PE Main
- Existing PE Main
- Proposed GTC Main
- Existing GTC Main
- Proposed GTC Main
- Existing GTC Main

Off-site Main

- Off-site Main
- Off-site Main
- Off-site Main

Pressure Reducing Station (Covered)

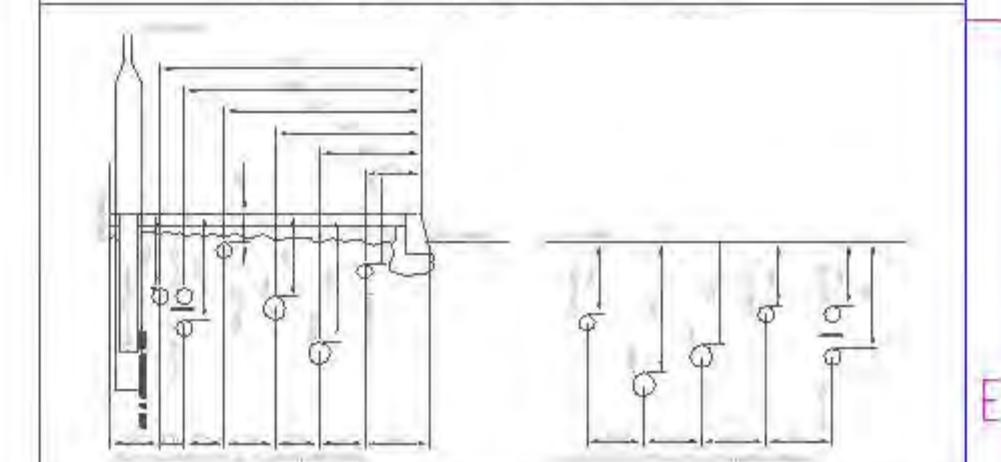
- Pressure Reducing Station (Covered)
- Pressure Reducing Station (Covered)
- Pressure Reducing Station (Covered)

Valve

- Valve
- Valve
- Valve

Reducer

- Reducer
- Reducer
- Reducer



Minimum Proximity to Properties - PE Mains

O.D. (mm)	Material	MCP		
		< 75 mbar	> 75 mbar	> 2bar
≤ 140	Pe 80 SDR 26	0.25	3	5
	Pe 80 SDR 17.6	0.25	3	5
	Pe 80 SDR 11	0.25	3	5
	Pe 80 SDR 26	1	3	5
	Pe 80 SDR 17.6	1	3	5
	Pe 80 SDR 11	1	3	5
150 to 250	Pe 80 SDR 11	1	3	5
	Pe 80 SDR 26	1	3	5
	Pe 80 SDR 17.6	1	3	5
315	Pe 80 SDR 11	1	3	5
	Pe 80 SDR 17.6	1	3	5

This plan shows those pipes owned by GTC Pipelines Ltd. Gas pipes owned by other GTC or otherwise privately owned, may be shown in blue. Information with regard to such pipes should be obtained from the relevant owner. The information shown on this plan is given without warranty. The accuracy of the information shown on this plan is given without warranty. The accuracy of the information shown on this plan is given without warranty.

When the main has been laid it becomes the responsibility of the developer to ensure its protection. Therefore backfilling should be carried out as soon as possible. Any damage or block of any kind, once delivered to site is the responsibility of the developer. Replacement and repair, including administrative costs will be fully charged to the developer, irrespective of who the responsible party is. It will be the developer's responsibility to recover the costs from the third parties.

This gas network design has been carried out by:
 Neil Herbert, Eng MScEM
 Engineering Manager
 The Gas Transportation Company Ltd Tel: 01359 240363
 Wood Business Park Fax: 01359 240358
 Bury St Edmunds www.gtc-uk.co.uk
 Suffolk
 IP30 9AP
 GRS Reg. No: IUP 2000150017001P
 All pipe and fittings used on this design are to be in accordance with R2/EL2/E and F7/E

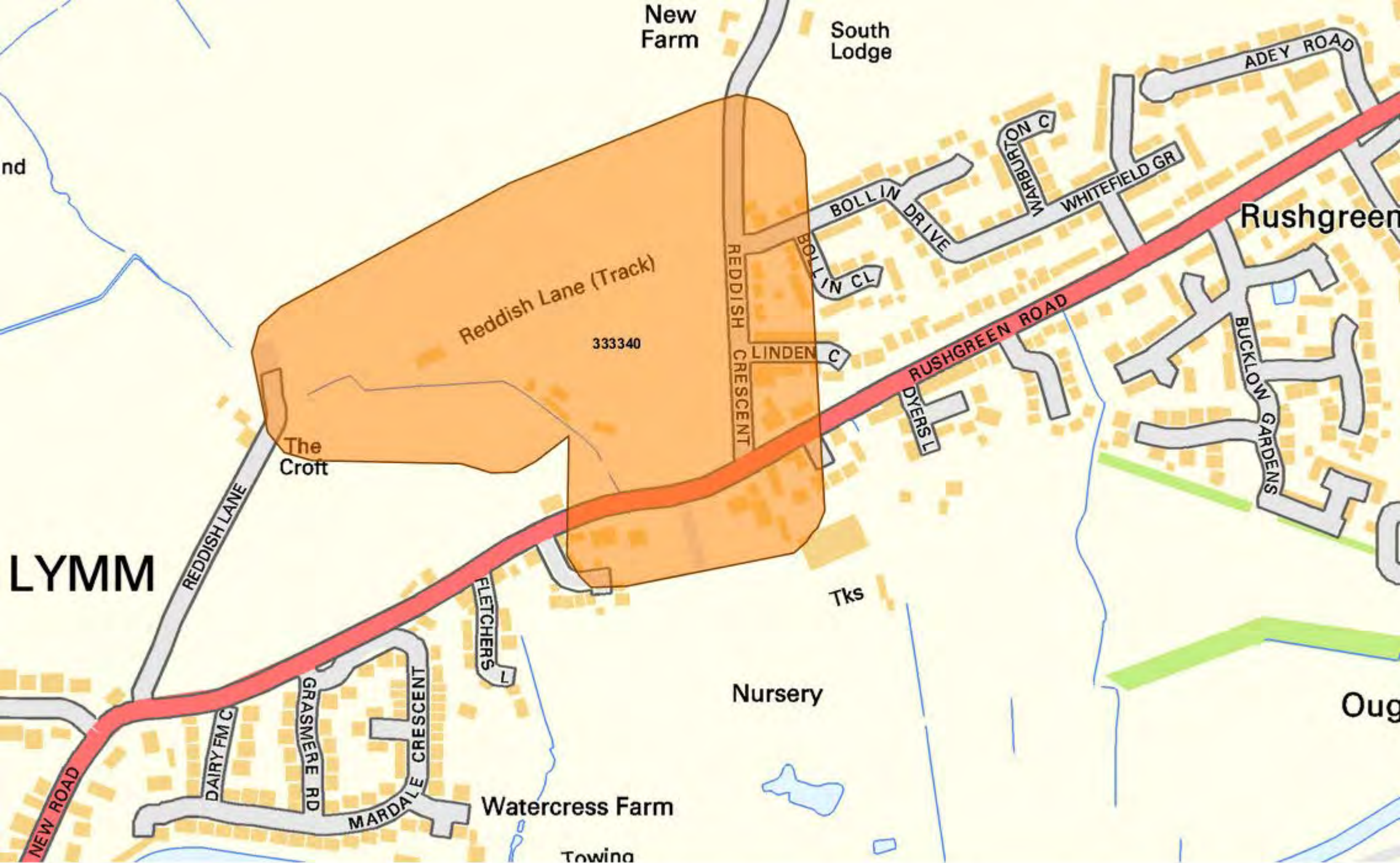
Drawing Scale : 1:500
 O.S.REF : SJ6887

Network Number : N0008698-1
 Linked Networks :
 Drawing Number : N0008698-1_R1-0_1_of_1

Developer : Core Utility Solutions / Miller Homes
 Location : Rushgreen Road
 Lymm
 Cheshire, WA13

gtc pipelines limited

SHEET A1



SAFE WORKING IN THE VICINITY OF UTILITY NETWORKS

(Refer to the HSE Guidance Document HSG47)

General

1. It is imperative that all works are carried out in accordance with the guidance provided by the HSE in their document HSG47 "Avoiding Danger from Underground Services", ISBN 0-7176-1744-0. No party should carry out any excavation works or other intrusive works such as piling, blasting or demolition without following the guidance in HSG47.
2. We own gas, electricity, water and fibre apparatus located in the highway, private property and through the countryside. Some plant may be located in land for which a wayleave or easement has been granted & there may be no surface evidence of the presence of apparatus.
3. Ensure that you have obtained detailed plans of existing and proposed gas, electricity water and fibre networks.
4. The position of the networks should be pinpointed as accurately as possible by reference to the plans and by means of a locating device, which has been tested and calibrated within the last twelve months.

Excavation work should be carried out where applicable, and carefully follow recognised safe digging practices. Once a locating device has been used to determine position and route, excavation may proceed; trial holes should be dug using suitable hand tools to confirm the position of buried networks. During excavation the locating device should be reused to check position and route of buried apparatus.

5. Hand-held power tools can damage buried apparatus and should be used with care until the exact position has been determined. They may only be used to break a paved or concrete surface above the network, unless there are any indications that the network is particularly shallow, in such circumstances, accuracy of plant location is determined and excavation initiated adjacent to the apparatus.
6. No manhole, chamber or other structure should be built over, around or under the network. Such structures, other pipes, ducts and cables should be laid to provide a minimum clearance from the network of 300mm or 1.5 times the diameter of the network, whichever is the greater. No work should be carried out if this minimum clearance cannot be met or which results in a reduction of cover or protection over the network, without first consulting GTC.
7. Where an excavation uncovers a network apparatus the backfill should be adequately compacted, particularly beneath the network, to prevent any settlement, which would subsequently damage the network. Backfill material adjacent to the network should be selected fine material or sand, containing no stones, bricks or lumps of concrete etc. and should be suitably compacted to give comparable support and protection to that provided before excavation. No power compaction should take place until 200mm cover of selected fine fill has been suitably compacted by hand tools.

8. If the road construction is close to the top of the network, GTC should be asked about necessary precautions. The road construction depth should not be reduced without permission from the local Highway Authority.
9. Costs incurred by GTC through direct or consequential damage will be recharged.

Precautions for Gas Networks

10. Plans do not always show the presence of gas pipes cables (from the gas main to premises) but their existence should be assumed.
11. The depth of cover for gas mains is normally 750mm in carriageways and grass verges and 600mm in footways. The depth of cover for gas services is normally 450mm. Remember these covers are to finished level, you may be working in an area, which will be made up or lowered at a later date.
12. Plastic gas pipes should be located by hand digging before mechanical excavation begins. When the positions and depth of the pipes have been determined, work can proceed.
13. The danger created by damaging a gas pipe with an excavator is much greater than if the damage is done with a hand-held power tool (the opposite is true for work near electricity cables and this is reflected in the different safe digging practices). Gas pipes may have projections such as valve housings, which are not shown on the plans and to allow for this mechanical excavators should not be used within 500mm of a gas pipe.
14. If a gas leak is suspected, the following action should be taken immediately:
 - Remove all people from the immediate vicinity of the escape. If the service connection to a building or the adjacent main has been damaged, warn the occupants to leave the building, and any adjoining building, until it is safe for them to return. It is important to note that a mechanical excavator may not only cause damage/leakage at the point of impact. For example, damage to a service connection outside the building may result in further, unseen damage to the connection inside the building. Gas leaking from the damage inside or gas travelling along the line of the service connection pipe from outside the building may cause a build-up of gas within the building.
 - Prohibit smoking, and extinguish all naked flames and other sources of ignition i.e. stop excavator and compressor engines within at least 5.0m of the leak.
 - Inform National Grid by dialling **0800 111 999**
 - Remain on site.
 - Assist National Grid staff, Police or Fire Services as requested.
15. Where gas pipes cross or are parallel and close to excavations, changes in backfill etc. may cause differential ground settlement and increased stress in the pipe. For pipes parallel and close to excavations, the degree of risk depends upon the depth of the excavation, the distance of the pipe from the excavation, the type of soil and any excessive loading from heavy construction plant and materials. Wherever excavation works may affect the support of the gas pipe or cause excessive loading over the gas pipe then GTC must be consulted.

16. No concrete or other hard material should be placed or left under or adjacent to any gas pipe as this can cause pipe fracture at a later date. Concrete backfill should not be used within 300mm of a gas pipe.
17. Where an excavation uncovers a gas pipe with a damaged wrapping, GTC should be told, so that repairs can be made to prevent future corrosions and leakage.
18. Pipe restraints or thrust blocks close to gas mains should never be removed.
19. Anyone who carries out work near underground gas plant should observe any specific requirements made by the site manager, and ensure that access to the plant by National Grid Gas and GTC staff is available at all times. No unauthorised repairs to gas pipes should be made.
20. Where excavation is within 5 metres proximity to above or below ground pressure control equipment, ground workers must be aware of the possibility of encountering small impulse pipe work that is more susceptible to damage.
21. Where PE pipes and cables have been exposed and it is intended hot work (e.g. welding, grinding, etc) be carried out, contact must be made with GTC to confirm additional precautions and actions that may require to be undertaken.
22. GTC should be consulted if it is intended to carry out any of the following activities:
 - using explosives within 30m of gas pipes or 400m of gas pressure reduction equipment
 - piling or boring within 15m of gas plant
 - excavating within 10m of pressure reduction equipment
 - reducing the cover or protection of a gas pipe
 - carrying out nearby deep excavations
 - working near our intermediate pressure (IP) mains.

Precautions for Electricity Networks

23. Plans do not always show the presence of electric service cables (from the electricity main to premises) but their existence should be assumed.
24. In most cases there will be no permanent surface marker posts or other visible indication of the presence of a buried cable. Even if no cables are shown on plans or detected by a locator, there may still be cables present, which could be live and a close watch should be kept for any signs which could indicate their presence such as marker tape, tape tile, concrete tiles and wooden battens. Any marker which is disturbed by our excavations must be replaced once work is completed.
25. Typically underground cables are laid in trenches between 450mm and 1.0m deep, although some high voltage cables will be deeper, however, depths should never be assumed.
26. A cable is positively located only when it has been safely exposed. Even then, digging should still proceed with care as there may be other cables adjacent or lower down.

27. Occasionally, cables are terminated in the ground by means of a seal, sometimes with external mechanical protection. These "pot ended" or "bottle ended" cables should be treated as live and should not be assumed to be abandoned or disused. They can be difficult to detect with locators even when "live".
28. Using hand held power tools to break up hard surfaces often leads to accidents. Where practicable, such power tools should only be used 500mm or more away from the indicated line of a cable buried in or below a hard surface. Having done so, the cable should then be positively located by careful hand digging under the hard surface. The hard surface should be gradually removed until the cable is exposed. If the cable is not exposed then it must be assumed to be embedded within the surface. Where possible a cable locator should be used as a depth guide down the side of the excavation.
29. Because of the difficulty in confirming depth, hand held power tools should never be used over the cable unless either:
 - the cable has already been exposed by digging under the surface to be broken out and it is at a safe depth (at least 300mm) below the bottom of the hard surface material; or
 - physical precautions have been taken to prevent the tool striking the cable.
30. Excavating close to electricity cables buried in concrete is dangerous and should not be undertaken unless the cable(s) have been isolated. For this reason alone electricity cables should not be buried in concrete.
31. Using mechanical means to break up concrete can cause damage to cables and if the cable is live, anyone present is likely to be injured.
32. Where mechanical excavators are used in the possible vicinity of underground cables, the work should be arranged so that damage to cables is avoided so far as is reasonably practicable and so that everyone is kept well clear of the excavator bucket while it is digging. Drivers should have been instructed to stay in the cab if a cable is struck. If they have to leave the cab, they should jump clear. If drivers climb down, they may be electrocuted. When a cable is struck, a watch should be kept on the machine and no one should go down into the excavation or approach the mechanical excavator or the cable until GTC are contacted and arranged for the damaged cable to be made safe.
33. Where cables have been exposed:
 - any damage should be reported to GTC immediately on **0800 032 6990** and work should not be undertaken in the vicinity of a damaged cable until GTC has investigated its condition;
 - for more than 1.0m and they cross a trench, support should be provided. If the exposed cable length is shorter than 1.0m support should still be considered if joints have been exposed or the cable appears otherwise vulnerable to damage. Where advice and help is needed contact GTC;

- Suitable precautions should be taken to prevent damage from on-going work in the excavation. This may involve for example the use of physical means (e.g. timber boards, sandbags etc) to prevent mechanical damage. Materials or equipment which could damage or penetrate the outer sheath of the cable should not be used. Cables lying in the bottom of an excavation are particularly vulnerable and should be protected by nail free wooden planks, troughing or other suitable means;
 - cables should not be moved aside unless the operation is supervised by GTC;
 - Precautions should be taken to prevent access by members of the public.
34. GTC should be consulted if it is intended to carry out any of the following activities:
- using explosives within 30m of plant or substations piling or boring within 15m of electric plant
 - excavating within 10m of a substation
 - carrying out nearby deep excavations
 - working near our HV plant.

Precautions for Water Networks

35. Plans do not always show the presence of water service cables (from the water main to premises) but their existence should be assumed.
36. The depth of cover for water mains is normally 750mm in carriageways and grass verges and 750mm footways. The depth of cover for water services is normally 450mm. Remember these covers are to finished level, you may be working in an area, which will be made up or lowered at a later date.
37. Water mains should be located by hand digging before mechanical excavation begins. When the positions and depth of the pipes have been determined, work can proceed.
38. The danger created by damaging a water pipe with an excavator is much greater than if the damage is done with a hand-held power tool (the opposite is true for work near electricity cables and this is reflected in the different safe digging practices). Water pipes may have projections such as valve housings, which are not shown on the plans and to allow for this mechanical excavators should not be used within 500mm of a water pipe.
39. If a water leak is suspected, the following action should be taken immediately:
- Remove all people from the immediate vicinity of the damage. It is important to note that a mechanical excavator may not only cause damage/leakage at the point of impact. For example, damage to a service connection outside the building may result in further, unseen damage to the connection inside the building.
 - Shut down all working plant and machinery in the vicinity of the damage
 - Inform IWNL by dialling **02920 028 711**.
 - Remain on site.

- Do not attempt to make a repair.
 - Assist GTC, approved contractors and Police or Fire Services as requested.
40. Where water pipes cross or are parallel and close to excavations, changes in backfill etc. may cause differential ground settlement and increased stress in the pipe. For pipes parallel and close to excavations, the degree of risk depends upon the depth of the excavation, the distance of the pipe from the excavation, the type of soil and any excessive loading from heavy construction plant and materials. Wherever excavation works may affect the support of the water pipe or cause excessive loading over the water pipe then GTC must be consulted.
 41. No concrete or other hard material should be placed or left under or adjacent to any water pipe as this can cause pipe fracture at a later date. Concrete backfill should not be used within 300mm of a water pipe.
 42. Where an excavation uncovers a water pipe with a damaged wrapping, GTC should be told, so that repairs can be made to prevent future corrosions and leakage.
 43. Pipe restraints or thrust blocks close to water mains should never be removed.
 44. Anyone who carries out work near underground water plant should observe any specific requirements made by the site manager, and ensure that access to the plant by GTC staff is available at all times. No unauthorised repairs to water pipes should be made.
 45. Where PE pipes and cables have been exposed and it is intended hot work (e.g. welding, grinding, etc) be carried out, contact must be made with GTC to confirm additional precautions and actions that may require to be undertaken.
 46. GTC should be consulted if it is intended to carry out any of the following activities:
 - using explosives within 30m of plant
 - piling or boring within 15m of water plant
 - excavating within 10m of water asset structures
 - reducing the cover or protection of a water main or service
 - carrying out nearby deep excavations

Precautions for Fibre Networks

47. Plans may not always show the presence of fibre ducts but their existence should be assumed if GTC advise they have fibre services deployed in the given area. Any planned excavation work should only proceed with due care and attention.
48. Chambers with IFNL marked lids can be used as an onsite indicator that GTC have fibre plant deployed in a given area however an exclusion of their presence does not necessarily mean there is no plant present.
49. In most cases there will be no permanent surface marker posts or other visible indication of the presence of a buried fibre duct. Even if no ducts are shown on plans there may still be ducts present which could have live fibre service installed. A close watch should be kept for any signs which could indicate duct presence such as marker tape. Any marker which is disturbed by our excavations must be replaced once work is completed.

50. The depth of cover for fibre duct is normally 350mm in footways and grass verges, 600mm in carriageways and 1000mm in agricultural deployments. Remember these covers are to finished level, you may be working in an area, which will be made up or lowered at a later date.
51. Fibre ducts should be located by hand digging before mechanical excavation begins. When the positions and depth of the ducts have been determined, work can proceed. Even then, digging should still proceed with care as there may be other ducts adjacent or lower down.
52. If fibre duct damage is suspected, the following action should be taken immediately:
 - Remove all people from the immediate vicinity of the damage. It is important to note that a mechanical excavator may not only cause damage at the point of impact. For example, damage to a fibre connection outside the building may result in further, unseen damage to the connection inside the building.
 - Shut down all working plant and machinery in the vicinity of the damage
 - Inform IFNL NOC immediately on **0845 051 1669**.
 - Remain on site.
 - Do not attempt to make a repair.
53. Where fibre ducts cross or are parallel and close to excavations, changes in backfill etc. may cause differential ground settlement and increased stress on the duct. For ducts parallel and close to excavations, the degree of risk depends upon the depth of the excavation, the distance of the duct from the excavation, the type of soil and any excessive loading from heavy construction plant and materials. Wherever excavation works may affect the support of the fibre duct or cause excessive loading over the fibre duct then GTC must be consulted.
54. No concrete or other hard material should be placed or left under or adjacent to any fibre duct as this can cause damage to the duct at a later date. Any backfill should comply with the requirements of NRSWA. Concrete backfill should not be used within 300mm of a fibre duct.
55. Anyone who carries out work near underground fibre plant should observe any specific requirements made by the site manager, and ensure that access to the plant by GTC staff is available at all times. No unauthorised repairs to fibre ducts should be made.
56. Where fibre ducts have been exposed and it is intended hot work (e.g. welding, grinding, etc) be carried out, contact must be made with GTC to confirm additional precautions and actions that may require to be undertaken.
57. GTC should be consulted if it is intended to carry out any of the following activities:
 - using explosives within 30m of plant or fibre asset structures
 - piling or boring within 15m of fibre plant
 - excavating within 10m of fibre asset structures (including the OSCP)
 - reducing the cover or protection of a fibre duct
 - carrying out nearby deep excavations

Enquirer

Name	Ms Christina Elliott	Phone	01454 662397
Company	Atkins	Mobile	Not Supplied
		Fax	Not Supplied
Address	500 Park Avenue Aztec West Almondsbury Bristol BS32 4RZ		
Email	stat.enquiries@atkinglobal.com		
Notes	Please ensure your contact details are correct and up to date on the system in case the LSBUD Members need to contact you.		

Enquiry Details

Scheme/Reference	LM 50620/SuG		
Enquiry type	Initial Enquiry	Work category	Utility Works
Start date	22/11/2016	Work type	Single excavation site
End date	22/02/2017	Site size	99272 metres square
Searched location	XY= 368842, 387830 Easting/Northing	Work type buffer*	25 metres
Confirmed location	368798 387830		

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.



LSBUD Members who have assets registered on the LSBUD service within the vicinity of your search area.

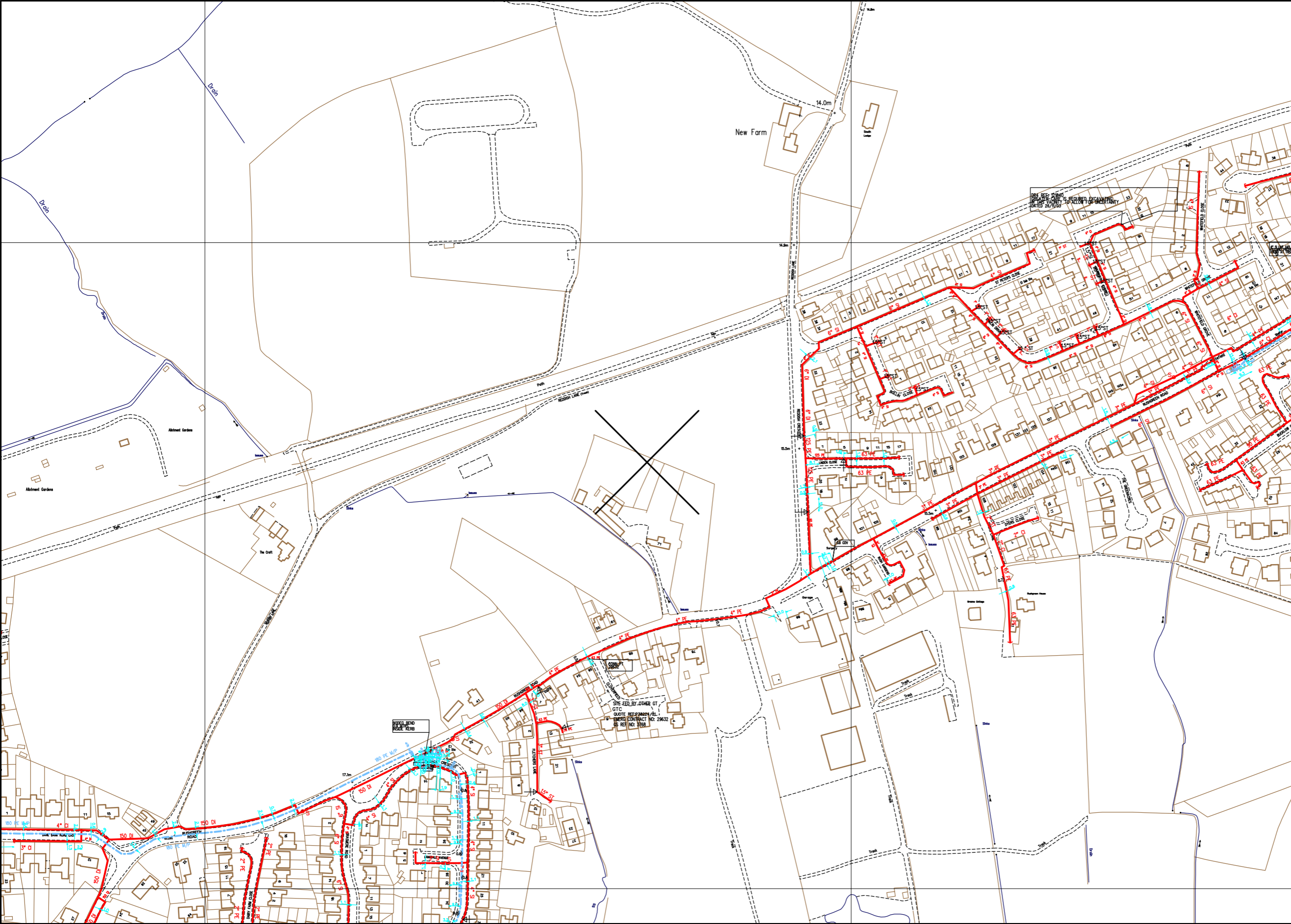
List of affected LSBUD members

Asset Owner	Phone/Email	Emergency Only	Status
ESP Utilities Group	01372227560	01372227560	Await response

LSBUD members who do not have assets registered on the LSBUD service within the vicinity of your search area. Please be aware that LSBUD members make regular changes to their assets.

List of not affected LSBUD members

AWE Pipeline	Esso Petroleum Company Limited	Petroineos
BOC Limited (A Member of the Linde Group)	FibreSpeed Limited	Phillips 66
BP Midstream Pipelines	Fulcrum Pipelines Limited	Premier Transmission Ltd (SNIP)
BPA	Gamma	Redundant Pipelines - LPDA
Carrington Gas Pipeline	Humbly Grove Energy	RWEnpower (Little Barford and South Haven)
CATS Pipeline c/o Wood Group PSN	IGas Energy	SABIC UK Petrochemicals
Cemex	Ineos Enterprises Limited	Scottish Power Generation
Centrica Energy	INEOS Manufacturing (Scotland and TSEP)	Seabank Power Ltd
Centrica Storage Ltd	Lark Energy	Shell (St Fergus to Mossmorran)
CLH Pipeline System Ltd	Lightsource SPV Limited	Shell Pipelines
Concept Solutions People Ltd	Mainline Pipelines Limited	Total (Finaline, Colnbrook & Colwick Pipelines)
ConocoPhillips (UK) Ltd	Manchester Jetline Limited	Transmission Capital
Coryton Energy Co Ltd (Gas Pipeline)	Manx Cable Company	Uniper UK Ltd
Dong Energy (UK) Ltd	Marchwood Power Ltd (Gas Pipeline)	Vattenfall
E.ON UK CHP Limited	National Grid Gas (Above 7 bar), National Grid Gas Distribution Limited (Above 2 bar) and National Grid Electricity Transmission	Western Power Distribution
EirGrid	Northumbrian Water Group	Wingas Storage UK Ltd
Electricity North West Limited	NPower CHP Pipelines	Zayo Group UK Ltd c/o JSM Group Ltd
ENI & Himor c/o Penspen Ltd	Oikos Storage Limited	
ESSAR	Perenco UK Limited (Purbeck Southampton Pipeline)	



CHECKED

SCALE: Not to scale	LP MAINS	
USER ID: SAHU4242	MP MAINS	
DATE: 17/11/2016	IP MAINS	
EXTRACT DATE: 24/08/2016	LHP MAINS	
MAP REF: SJ6887	NHP MAINS	
CENTRE: 368842, 387830	<p>Some examples of Plant Items:</p>	

This plan shows those pipes owned by National Grid Gas plc in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue. Further information on all DR4s can be determined by calling the DR4 hotline on 01455 892426 (9am-5pm) A DR4 is where a potential error has been identified within the asset record and a process is currently underway to investigate and resolve the error as appropriate.

MAPS Viewer Version 5.6.7.0

Local Machine

This plan is reproduced from or based on the OS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.

Our Ref: Ref shown on map

email: DBYD@openreach.co.uk
Phone: 0800 023 2023. Option 5

Date of issue shown on map

CHECKED

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT:

Prior to commencement of work: for free onsite guidance and accurate up to date location of BT plant please contact our Plant Protection Service by the following methods

Email Dial before you dig DBYD@openreach.co.uk

Visit the website www.dialbeforeyoudig.com

Thank you for your request of describing the above proposals.

Enclosed are copies of our drawing marked up to show the approximate locations of BT apparatus which is present in the immediate vicinity of your works. It is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works made near to British Telecommunications plc apparatus which may exist at various depths and may deviate from the marked route.

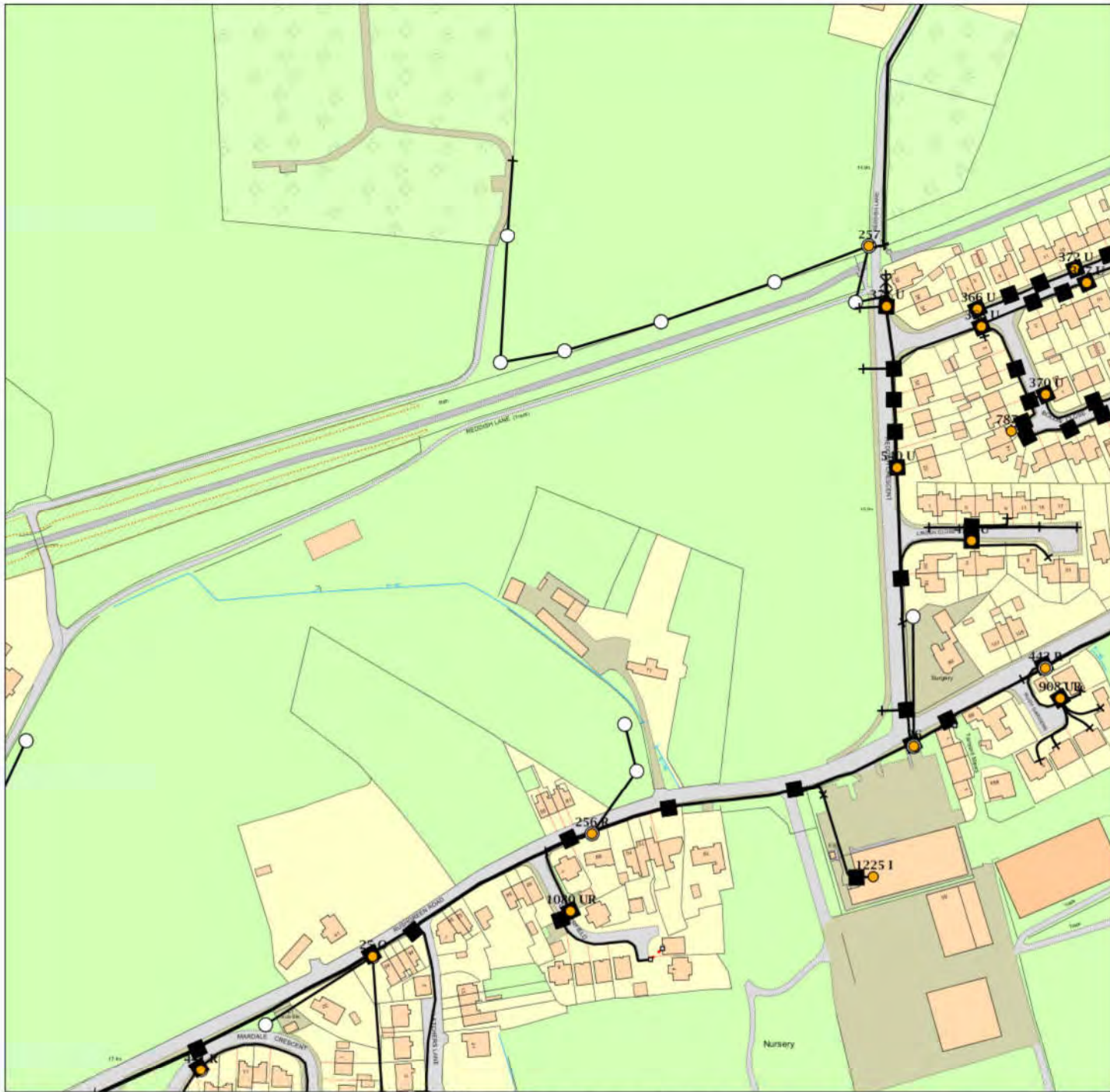
To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of British Telecommunications plc plant. If scaffolding is erected, please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by the scaffolding.

In the event of BT apparatus being in the area of works we recommend that your plant/vehicle crossing is either resited, or apply for a budget estimate by submitting detailed plans to the above address, these will be forwarded to the appropriate department for their comments.

Please ensure you quote our reference on any future correspondence.

Yours faithfully,

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach
BT

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours - Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

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(C) Crown Copyright British Telecommunications plc 100028040

KEY TO BT SYMBOLS

DP		Pole	
Planned DP		Planned Pole	
PCP		Joint Box	
Planned PCP		Change Of State	
Built		Split Coupling	
Planned		Duct Tee	
Inferred		Planned Box	
Building		Manhole	
Kiosk		Planned Manhole	
Hatchings		Cabinet	
		Planned Cabinet	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above maybe disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation

openreach
a BT Group business

BT Ref : POJ07585C

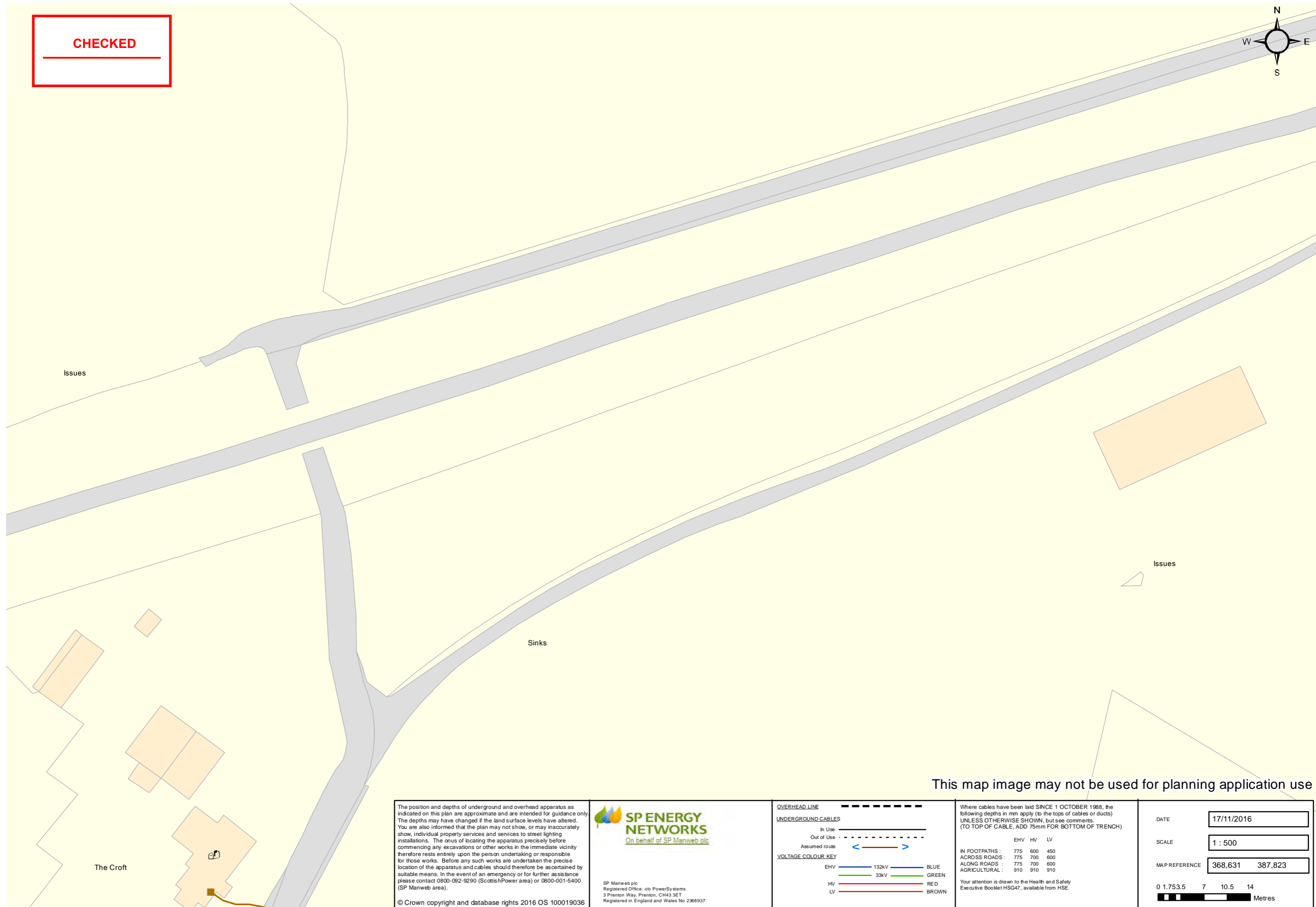
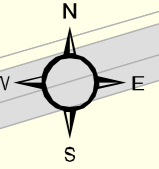
Map Reference : (centre) SJ6881187823

Easting/Northing : (centre) 368811,3878

Issued : 17/11/2016 07:59:08

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

CHECKED



This map image may not be used for planning application use

The position and depths of underground and overhead apparatus as indicated on this plan are approximate and are intended for guidance only. The depths may have changed if the land surface levels have altered. You are also informed that the plan may not show, or may inaccurately show, individual property services and services to street lighting installations. The onus of locating the apparatus precisely before commencing any excavations or other works in the immediate vicinity therefore rests entirely upon the person undertaking or responsible for those works. Before any such works are undertaken the precise location of the apparatus and cables should therefore be ascertained by suitable means. In the event of an emergency or for further assistance please contact 0800-092-9290 (ScottishPower area) or 0800-001-5400 (SP Manweb area).

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On behalf of SP Manweb plc

SP Manweb plc
Registered Office: c/o PowerSystems
3 Prenton Way, Prenton, CH43 3ET
Registered in England and Wales No 2366937

OVERHEAD LINE

UNDERGROUND CABLES

In Use

Out of Use

Assumed route

VOLTAGE COLOUR KEY

EHV	132kV	BLUE
HV	33kV	GREEN
LV		BROWN

Where cables have been laid SINCE 1 OCTOBER 1988, the following depths in mm apply (to the tops of cables or ducts) UNLESS OTHERWISE SHOWN, but see comments. (TO TOP OF CABLE, ADD 75mm FOR BOTTOM OF TRENCH)

	EHV	HV	LV
IN FOOTPATHS :	775	600	450
ACROSS ROADS :	775	700	600
ALONG ROADS :	775	700	600
AGRICULTURAL :	910	910	910

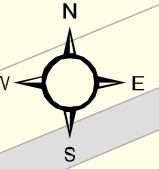
Your attention is drawn to the Health and Safety Executive Booklet HSG47, available from HSE.

DATE: 17/11/2016

SCALE: 1 : 500

MAP REFERENCE: 368,631 387,823

0 1.753.5 7 10.5 14 Metres



This map image may not be used for planning application use

The position and depths of underground and overhead apparatus as indicated on this plan are approximate and are intended for guidance only. The depths may have changed if the land surface levels have altered. You are also informed that the plan may not show, or may inaccurately show, individual property services and services to street lighting installations. The onus of locating the apparatus precisely before commencing any excavations or other works in the immediate vicinity therefore rests entirely upon the person undertaking or responsible for those works. Before any such works are undertaken the precise location of the apparatus and cables should therefore be ascertained by suitable means. In the event of an emergency or for further assistance please contact 0800-092-9290 (ScottishPower area) or 0800-001-5400 (SP Manweb area).

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SP ENERGY NETWORKS
On behalf of SP Manweb plc

SP Manweb plc
Registered Office: c/o PowerSystems
3 Prenton Way, Prenton, CH43 3ET
Registered in England and Wales No 2366937

OVERHEAD LINE

UNDERGROUND CABLES

In Use

Out of Use

Assumed route

VOLTAGE COLOUR KEY

EHV	132kV	BLUE
HV	33kV	GREEN
LV		BROWN

Where cables have been laid SINCE 1 OCTOBER 1988, the following depths in mm apply (to the tops of cables or ducts) UNLESS OTHERWISE SHOWN, but see comments. (TO TOP OF CABLE, ADD 75mm FOR BOTTOM OF TRENCH)

	EHV	HV	LV
IN FOOTPATHS :	775	600	450
ACROSS ROADS :	775	700	600
ALONG ROADS :	775	700	600
AGRICULTURAL :	910	910	910

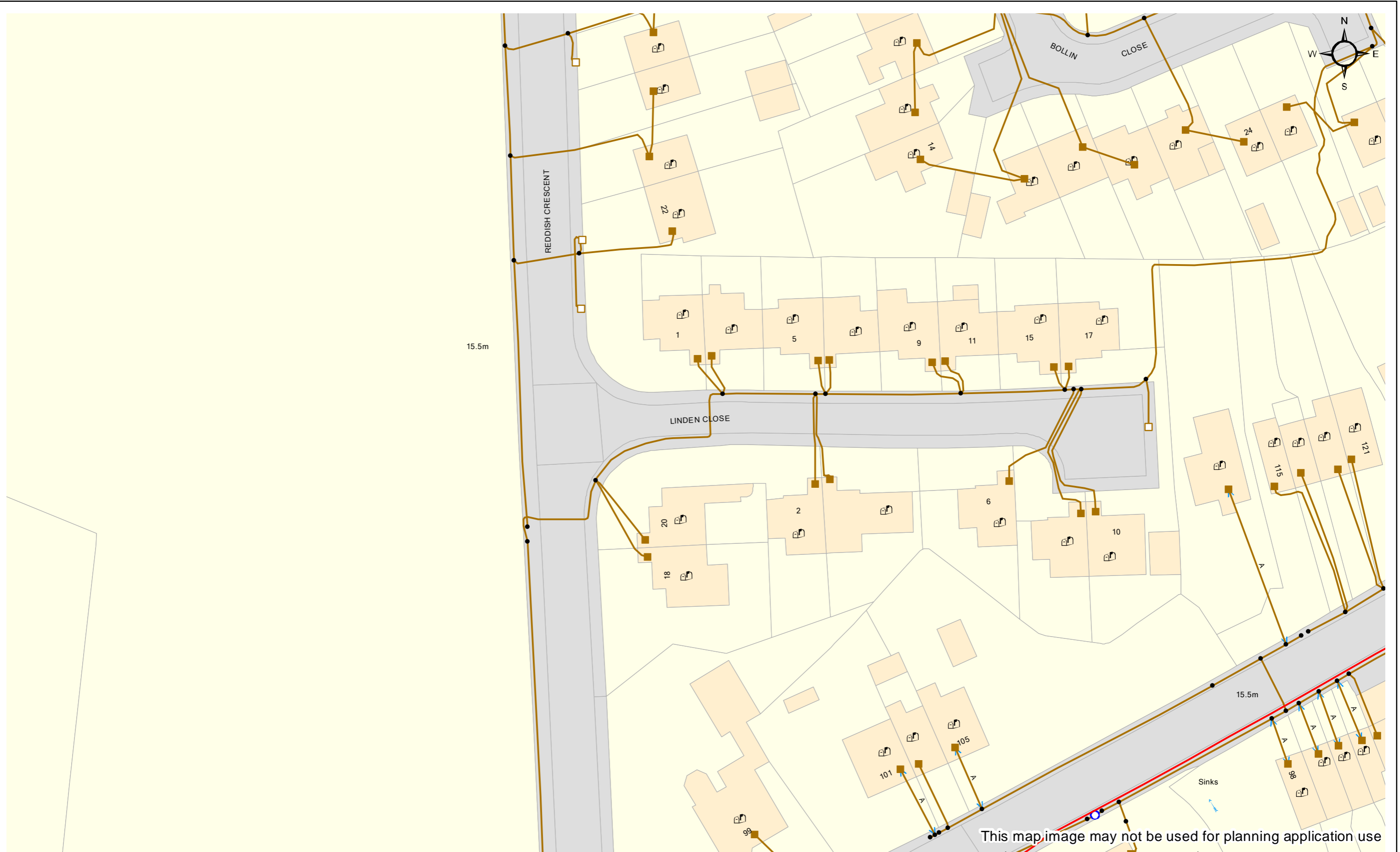
Your attention is drawn to the Health and Safety Executive Booklet HSG47, available from HSE.

DATE: 17/11/2016

SCALE: 1 : 500

MAP REFERENCE: 368,937 387,926

0 1.753.5 7 10.5 14 Metres



This map image may not be used for planning application use

The position and depths of underground and overhead apparatus as indicated on this plan are approximate and are intended for guidance only. The depths may have changed if the land surface levels have altered. You are also informed that the plan may not show, or may inaccurately show, individual property services and services to street lighting installations. The onus of locating the apparatus precisely before commencing any excavations or other works in the immediate vicinity therefore rests entirely upon the person undertaking or responsible for those works. Before any such works are undertaken the precise location of the apparatus and cables should therefore be ascertained by suitable means. In the event of an emergency or for further assistance please contact 0800-092-9290 (ScottishPower area) or 0800-001-5400 (SP Manweb area).

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On behalf of SP Manweb plc

SP Manweb plc
Registered Office: c/o PowerSystems
3 Prenton Way, Prenton, CH43 3ET
Registered in England and Wales No 2366937

OVERHEAD LINE

UNDERGROUND CABLES

In Use ————
Out of Use - - - -
Assumed route <----->

VOLTAGE COLOUR KEY

EHV	132kV	BLUE
HV	33kV	GREEN
LV		BROWN

Where cables have been laid SINCE 1 OCTOBER 1988, the following depths in mm apply (to the tops of cables or ducts) UNLESS OTHERWISE SHOWN, but see comments. (TO TOP OF CABLE, ADD 75mm FOR BOTTOM OF TRENCH)

	EHV	HV	LV
IN FOOTPATHS :	775	600	450
ACROSS ROADS :	775	700	600
ALONG ROADS :	775	700	600
AGRICULTURAL :	910	910	910

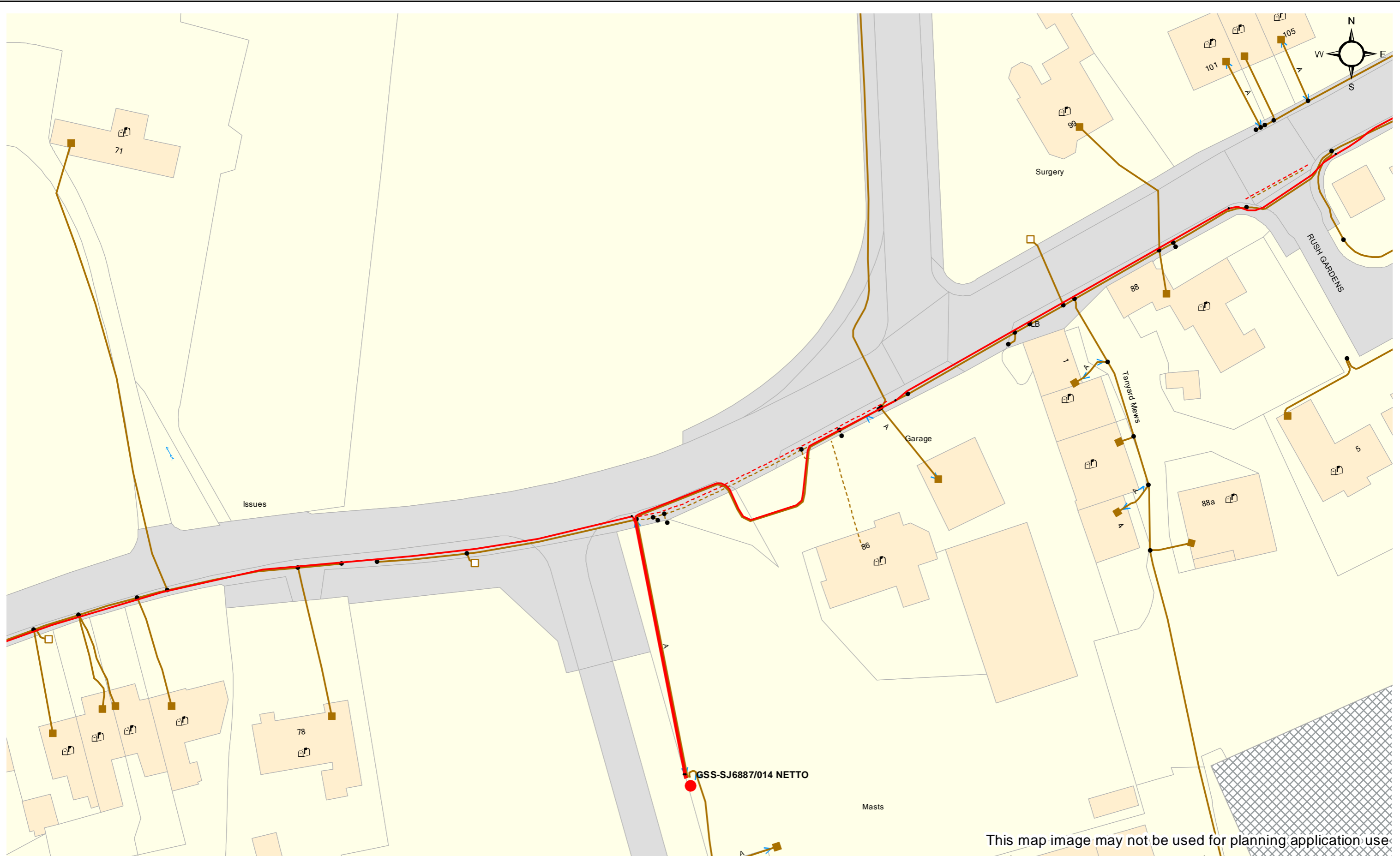
Your attention is drawn to the Health and Safety Executive Booklet HSG47, available from HSE.

DATE: 17/11/2016

SCALE: 1 : 500

MAP REFERENCE: 368,981 387,820

0 1.753.5 7 10.5 14 Metres



This map image may not be used for planning application use

The position and depths of underground and overhead apparatus as indicated on this plan are approximate and are intended for guidance only. The depths may have changed if the land surface levels have altered. You are also informed that the plan may not show, or may inaccurately show, individual property services and services to street lighting installations. The onus of locating the apparatus precisely before commencing any excavations or other works in the immediate vicinity therefore rests entirely upon the person undertaking or responsible for those works. Before any such works are undertaken the precise location of the apparatus and cables should therefore be ascertained by suitable means. In the event of an emergency or for further assistance please contact 0800-092-9290 (ScottishPower area) or 0800-001-5400 (SP Manweb area).

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SP ENERGY NETWORKS
On behalf of SP Manweb plc

SP Manweb plc
Registered Office: c/o PowerSystems
3 Prenton Way, Prenton, CH43 3ET
Registered in England and Wales No 2366937

OVERHEAD LINE	
---	---
UNDERGROUND CABLES	
In Use	—
Out of Use	- - -
Assumed route	<--->
VOLTAGE COLOUR KEY	
EHV	132kV BLUE
HV	33kV GREEN
LV	RED BROWN

Where cables have been laid SINCE 1 OCTOBER 1988, the following depths in mm apply (to the tops of cables or ducts) UNLESS OTHERWISE SHOWN, but see comments. (TO TOP OF CABLE, ADD 75mm FOR BOTTOM OF TRENCH)

	EHV	HV	LV
IN FOOTPATHS :	775	600	450
ACROSS ROADS :	775	700	600
ALONG ROADS :	775	700	600
AGRICULTURAL :	910	910	910

Your attention is drawn to the Health and Safety Executive Booklet HSG47, available from HSE.

DATE: 17/11/2016

SCALE: 1 : 500

MAP REFERENCE: 368,935 387,718

0 1.753.5 7 10.5 14 Metres



UTILITY MAP VIEWER (UMV)

SYMBOLS AND SCALES VERSION 3.2

Author: Louise Edwards, Steve Holmes, Sheryl Wilkinson, Naomi Kishigami, Megan Williams

Date: 25th February 2016

Contents

Introduction..... 3

GIS Symbols and Scales 4








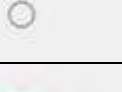

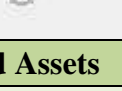
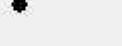
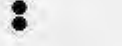

Introduction

The GIS application suite comprising UTMV, ArcView and ArcMap is in everyday use throughout the company, as well as being available to scores of third party companies throughout the UK.





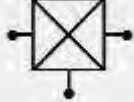
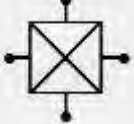

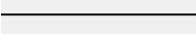






Within the pages of this document, a brief explanation for each asset type modelled within GIS is given. Said explanation comprises the asset name, its symbology, its whereabouts within the layer control environment and finally the scale range at which they become visible.

Knowing at which scales assets are designed to be visible at may well solve users problems based on 'it's ticked to display but I can't see anything...'


















GIS Symbols and Scales

Symbology	Asset	Scale
Substation Locations		
/ Ground-Mounted Sub		
	Trans/Grid Substation (including. Switchgear Only)	<65,000
	Primary Substation (including. Switchgear Only)	<50,000
	Secondary Substation (including. Switchgear Only)	40 - 7,505
	LV Only Substation	40 - 5,005
	Externally Deleted Substation	Same as their voltages above
	Building and Site Only	Same as their voltages above
/ Pole-Mounted Sub		
	Pole Mounted Secondary Substation	<25,000
	Pole Mounted Secondary Substation (Externally Deleted)	<25,000
	Remote Equipment Location	<25,000
	Remote Equipment Location (Externally Deleted)	<25,000
Overhead Assets		
Under Each Voltage		
	Single Pole	<7,505
	A Pole	<7,505
	H Pole	<7,505






Symbols and Scales

	3 Member Pole	<7,505
	4 Member Pole	<7,505
/ Trans / Tower		
	Single Circuit	<10,005
	Dual Circuit	<10,005
	Tri Circuit	<10,005
	Quad Circuit	<10,005
/ Support Structure		
	Stay	<7,500
	Flying Stay	<7,500
Ground Assets		
Under Each Voltage		
	Cable Joint	<2,505
Under Each Voltage		
	Trans Metered Service Point (400/275/132kV)	<2,000
	EHV Metered Service Point	<2,000
	HV Metered Service Point (22kV)	<2,000
	HV Metered Service Point (11kV)	<2,000
	HV Metered Service Point (6.6kV)	<2,000






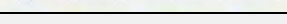




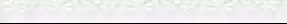
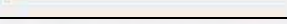
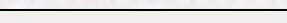

Symbols and Scales

	LV Metered Service Point	<750
/ LV / LV Switch Point		
	Pillar	<2,505
	Link Box	<2,505
/ LV / UnMetered Service Point		
	Unmetered Service Point	<2,000
General Info		
/ Line Info / Assumed Route		
	Assumed Route	<2,505
/ Line Info / Others		
	Duplex	<2,505
	Water Main	<2,505
	Moled Cable	<2,505
	Non Standard Depth	<2,505
/ General Info		
	Danger	<2,000
	Fault Indicator	<2,000
	11Kv Surge Divertor	<2,000
	33Kv Surge Divertor	<2,000
	Approximation	<2,000
	Assumed Position	<2,000
	Clarity Point	<2,000
	Earth Point	<2,000



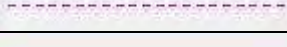
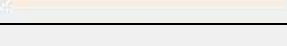
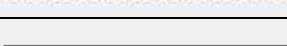

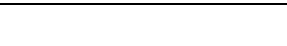
Symbols and Scales

	Edge Connector	<2,000
	Note	<2,000
	Pseudo Joint	<2,000
	Quality	<2,000
	Second Corner	<2,000

Overhead Lines, Underground Cables and Non Power Cables

Symbology	Asset	Scale
Overhead Assets		
	Trans	<65,000
	33kV	<50,000
	22kV	<50,000
	11kV	<50,000
	6.0kV and 6.6kV	<50,000
	LV	<50,000
	Out of Use	Same as their voltages above
Ground Assets		
	Trans	<65,005
	Trans (Out of Use)	<65,005
	33kV	<50,000
	33kV (Out of Use)	<50,000
	22kV	<50,000
	22kV (Out of Use)	<50,000
	11kV	<7,500

Symbols and Scales

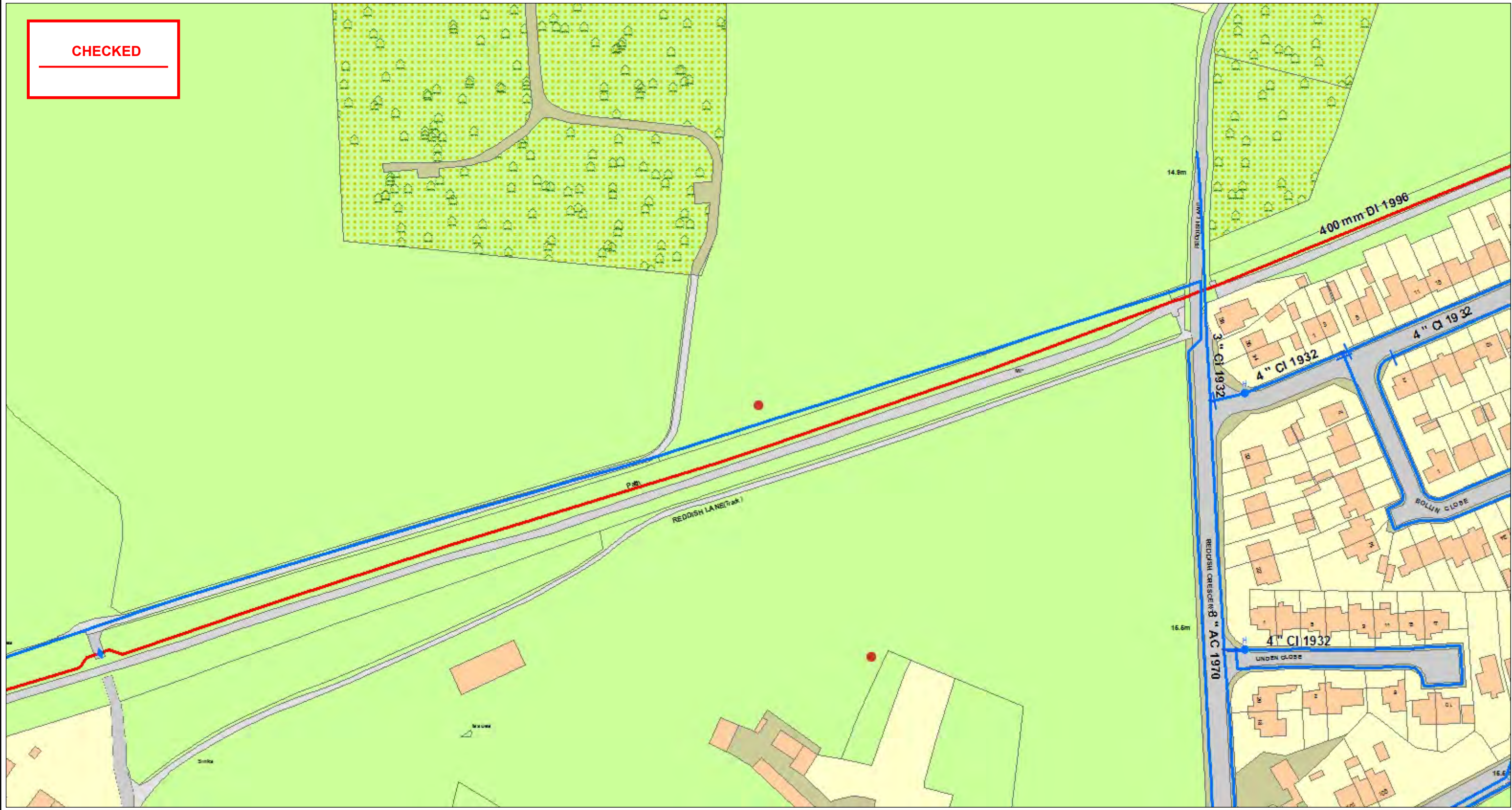
	11kV (Out of Use)	<7,500
	6.0kV and 6.6kV	<7,500
	6.0kV and 6.6kV (Out of Use)	<7,500
	LV	<5,005
	LV (Out of Use)	<5,005
	Non-Power	<2,505
	Non-Power (Out of Use)	<2,505

UU Maps for Safe Dig

Centre : X : 368803 Y : 387917

Date : 17/11/2016 08:10:26

Scale Approx : 1250.00000000015



Extract from maps of United Utilities' Underground Assets

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private service pipes may be shown by a blue broken line. United Utilities Water will not accept liability for any damage caused by the actual position being different from those shown.

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UU Maps for Safe Dig

Centre : X : 368805 Y : 387698

Date : 17/11/2016 08:12:18

Scale Approx : 1250.0000000015



Extract from maps of United Utilities' Underground Assets

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private service pipes may be shown by a blue broken line. United Utilities Water will not accept liability for any damage caused by the actual position being different from those shown.

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UNITED UTILITIES PLC

Wastewater Legend

Foul	Surface	Combined	Overflow	
				MainSewer, Public
				MainSewer, Private
				MainSewer, S104
				Rising Main, Public
				Rising Main, Private
				Rising Main, S104
				Highway Drain, Private

Abandoned Wastewater

	MainSewer
	Rising Main
	Highway Drain

Clean Water Legend

Live	Proposed	
		Distribution Main
		Trunk Main
		Raw Water Aqueduct
		LDTM Raw Water Distribution
		LDTM Treated Water Distribution

Abandoned Clean Water

	Distribution Main
	Trunk Main
	Pressurised Raw Water Aqueduct
	Gravity Raw Water Aqueduct
	Pressurised LDTM Raw Water Distribution
	Pressurised LDTM Treated Water Distribution
	Gravity LDTM Raw Water Distribution
	Gravity LDTM Treated Water Distribution
	Private Pipe



We have checked CityFibre's website and in this instance your area is not affected.

Shenoy, Ashvin

From: Plant Enquiries <plantenquiries@energetics-uk.com>
Sent: 18 November 2016 17:38
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 50620 - Site at Reddish Crescent, Lymm - Please respond by 22/11/2016

Dear Sir/Madam,

Thank you for submitting your recent plant enquiry.

Based on the information provided, I can confirm that Energetics does not have any plant within the area(s) specified in your request.

Please be advised that it may take around 10 working days to process enquiries. In the unlikely event that you have been waiting longer than 10 working days, or require further assistance with outstanding enquiries, please call 01698 404945.

Please ensure all plant enquiries are sent to plantenquiries@energetics-uk.com

Regards

Plant Enquiries

T: 01698 404949
E: plantenquiries@energetics-uk.com
W: www.energetics-uk.com

energetics

International House, Stanley Boulevard, Hamilton International Technology Park, Glasgow



-----Original Message-----

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]
Sent: 17 November 2016 03:53
To: plantenquiries@catelecomuk.com; Plant Enquiries; enquiries@environment-agency.gov.uk;
plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk;
opburiedservicesenquiries@networkrail.co.uk; interoute.enquiries@plancast.co.uk; nrswa@sky.uk; osp-team@uk.verizon.com; osp-team@uk.verizonbusiness.com; osm.enquiries@atkinsglobal.com
Cc: atkinsstatutory.enquiries@atkinsglobal.com
Subject: Plant Enquiry - 50620 - Site at Reddish Crescent, Lymm - Please respond by 22/11/2016

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The ultimate parent company of the Atkins Group is WS Atkins plc. Registered in England No. 1885586. Registered Office Woodcote Grove, Ashley Road, Epsom, Surrey KT18 5BW. A list of wholly owned Atkins Group companies registered in the United Kingdom and locations around the world can be found at <http://www.atkinsglobal.com/site-services/group-company-registration-details>

Consider the environment. Please don't print this e-mail unless you really need to.



REFERENCE: LM 50620
SITE: Site at Reddish Crescent, Lymm

KCOM Group PLC
5th Floor Prospect House
Prospect Street
Hull
HU2 8PU

Tel: 01482 603479

Fax:

highwaysadmin@kcom.com

Date:

Our Ref:

Your Ref:

Dear Sirs

Please note this is a standard response made on behalf of the KCOM Group by Atkins.

With regards to your request for details of existing services in the search area supplied, we can confirm that based on the details provided to us, we have no buried plant or equipment in the identified area.

This is valid for 3 months from the date of receipt of this email. If any further information is required, please call 01482 603479, or email our group email address -

highwaysadmin@kcom.com

For clarity, the KCOM group consists of KCOM, Affiniti, Torch Telecom, DRL & Kingston Communications.

Yours faithfully

Enc.

Please quote our reference number in all replies

Shenoy, Ashvin

From: Adams Mandy <Mandy.Adams@networkrail.co.uk> on behalf of OP Buried Services Enquiries <OPBuriedSE@networkrail.co.uk>
Sent: 17 November 2016 18:32
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 50620 - Site at Reddish Crescent, Lymm - Please respond by 22/11/2016

Dear Sir/Madam,

With regards to your enquiry, Network Rail does not believe there is any Network Rail owned apparatus or underground services within the area you have defined. As there is always the possibility that new works could be planned and undertaken in this area by Network Rail this information is valid as at today's date and is supplied for general guidance only.

Please be aware that this response is based on Network Rail's records and knowledge and no guarantee can be given regarding accuracy or completeness. CAT scans, safe digging practices (as contained in HSE publications) and other appropriate investigative techniques should always be carried out.

There may be other apparatus or underground services owned or operated by Utility Companies and accordingly you should contact individual utilities for information.

If, in connection with your investigations and/or work, you become aware of Network Rail apparatus or underground services within your area of work, please ensure these are notified to our Asset Protection team via the following link as a matter of urgency so that appropriate measures for avoidance of risk and damage can be put in place.

https://urldefense.proofpoint.com/v2/url?u=http-3A__www.networkrail.co.uk_aspx_1758.aspx-3Fcd-3D1&d=DgIFAw&c=cUkzcZGZt-E3UgRE832-4A&r=cWjpnr1Nvb5GpbBsY43xvGOqQ_3PdNa9KLbP1Zgk_oio_5IXI2DtWBcADHfise3Q&m=eEBEyrnbHnhKNJH6aeH1ZE57LsxDSae5_Uj8Fjq4zLI&s=1x-2a7VQzojAfiZbVdPlzuh_abmTA0I41_H3MbeJcdI&e=

If you require any further clarification on any of the information please contact opburiedservicesenquiries@networkrail.co.uk.

Regards

Mandy Adams
Distribution Administrator (NRSWA), Asset Information Services

Asset Information Services: to inspire & enable through the power of data National Records Centre, Audax Road, Clifton Moor, York, YO30 4US

T: 01904 386391 (int: 35391)
E: mandy.adams@networkrail.co.uk

-----Original Message-----

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]
Sent: 17 November 2016 03:53
To: plantenquiries@catelecomuk.com; plantenquiries@energetics-uk.com; enquiries@environment-agency.gov.uk; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk; OP Buried

Shenoy, Ashvin

From: Interoute Enquiries <interoute.enquiries@plancast.co.uk>
Sent: 17 November 2016 14:58
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 50620 - Site at Reddish Crescent, Lymm - Please respond by 22/11/2016

This response does not include Vtesse or Easynet plant, please continue to use Vtesse or Easynet details for their enquiries

To whom it may concern

Thank you for your enquiry regarding the above proposals at the above location

We would advise that we are unaware of any Interoute plant or services in this Location as indicated in your enquiry.

We bring to your attention the fact that whilst we try to ensure the information we provide is accurate, the information is provided Without Prejudice and Interoute and its Agents accept no liability for claims arising from any inaccuracy, omissions or errors contained in this response.

All responses are only valid for 28 days

Yours faithfully

PLANCAST Plant Enquiry Department

The Old Haybarn
Rosebery Mews, Mentmore
Bedfordshire LU7 0UE

T: 01296 662647
www.plancast.co.uk

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Registered office: 1st Floor, The Old Haybarn, Rosebery Mews, Mentmore LU7 0UE.

Registered in England and Wales with number 4455025 VAT No. 8567 195 80 -----Original Message-----

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]

Sent: 17 November 2016 03:53

To: plantenquiries@catelecomuk.com; plantenquiries@energetics-uk.com; enquiries@environment-agency.gov.uk; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk; opburiedservicesenquiries@networkrail.co.uk; Interoute Enquiries <interoute.enquiries@plancast.co.uk>; nrswa@sky.uk; osp-team@uk.verizon.com; osp-team@uk.verizonbusiness.com; osm.enquiries@atkinsglobal.com

Cc: atkinsstatutory.enquiries@atkinsglobal.com

Subject: Plant Enquiry - 50620 - Site at Reddish Crescent, Lymm - Please respond by 22/11/2016

Shenoy, Ashvin

From: NRSWA <NRSWA@sky.uk>
Sent: 17 November 2016 17:12
To: Statutory Enquiries
Subject: Sky Telecommunications Services Ltd Plant Enquiry - PEN-16-11-2171 : ATKINS - 50620

Attention: Ready to Dig - ATKINS

Dear Sir/Madam,

RE: Site at Reddish Crescent, Lymm

Thank you for your enquiry.

Please be advised that Sky Telecommunications Services Ltd will not be affected by these works.

Best endeavours have been made to ensure accuracy, however if you require further information, please contact us.

If you would like to submit your plant enquiries electronically, please send them to nrswa@sky.uk

Please be advised that our fax number has changed to 0207 032 3252.

Regards

NRSWA Department

Network Infrastructure and Planning
SKY Telecommunications Services Ltd
70 Buckingham Avenue
SLOUGH
SL1 4PN

T +44 (0) 207 032 3234/250

F +44 (0) 207 032 3252

E nrswa@sky.uk

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We have checked SSE's website and in this instance your area is not affected.



We have checked Trafficmaster's website and in this instance your area is not affected.

Shenoy, Ashvin

From: UK OSP-Team <osp-team@uk.verizon.com>
Sent: 17 November 2016 14:45
To: Statutory Enquiries
Cc: UK OSP-Team
Subject: RE: Plant Enquiry - 50620 - Site at Reddish Crescent, Lymm - Please respond by 22/11/2016

Dear Sir/Madam

Verizon is a licensed Statutory Undertaker.

We have reviewed your plans and have determined that Verizon (Formally known as MCI WorldCom, MFS) has no apparatus in the areas concerned.

If you have any further queries please do not hesitate to get in touch.

Yours faithfully

Plant Protection Officer (GB) Email osp-team@uk.verizon.com

-----Original Message-----

From: atkinsstatutory.enquiries@atkinsglobal.com [mailto:atkinsstatutory.enquiries@atkinsglobal.com]

Sent: 17 November 2016 03:53

To: plantenquiries@catelecomuk.com; plantenquiries@energetics-uk.com; enquiries@environment-agency.gov.uk; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk; opburiedservicesenquiries@networkrail.co.uk; interroute.enquiries@plancast.co.uk; nrswa@sky.uk; UK OSP-Team; UK OSP-Team; osm.enquiries@atkinsglobal.com

Cc: atkinsstatutory.enquiries@atkinsglobal.com

Subject: Plant Enquiry - 50620 - Site at Reddish Crescent, Lymm - Please respond by 22/11/2016

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Verizon UK Limited - registered in England & Wales - registered number 2776038 - registered office at Reading International Business Park, Basingstoke Road, Reading, Berkshire, UK RG2 6DA - VAT number 823 8170 33

Shenoy, Ashvin

From: Kumar, Krishnaraj
Sent: 18 November 2016 11:44
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 50620 - Site at Reddish Crescent, Lymm - Please respond by 22/11/2016

Please accept this email as confirmation that Vodafone: Fixed **does not** have apparatus within the vicinity of your proposed works detailed below.

Many thanks.

Plant Enquiries Team
T: 01454 662881
E: osm.enquiries@atkinglobal.com

ATKINS working on behalf of Vodafone: Fixed



This response is made only in respect to electronic communications apparatus forming part of the Vodafone: Fixed electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK, Energis Communications Limited, Thus Group Holdings Plc and Your Communications Limited.

PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage.

IMPORTANT - PLEASE READ:

Diversions may be necessary if the existing line of the highway/railway or its levels are altered, where apparatus is affected. Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to c3requests@vodafone.com. These estimates should be provided by Vodafone normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option).

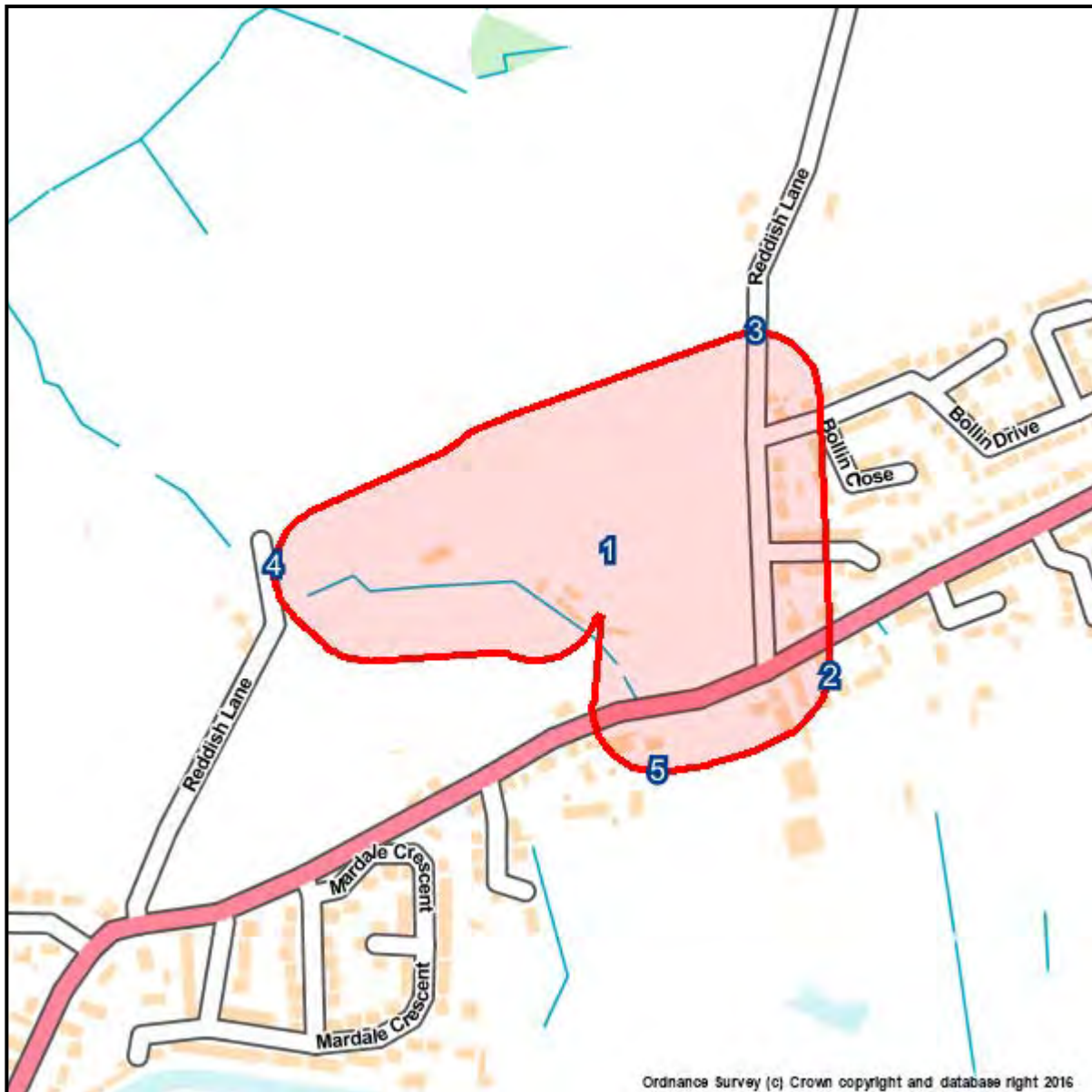


Please consider the environment before printing this e-mail

From: atkinsstatutory.enquiries@atkinglobal.com [mailto:atkinsstatutory.enquiries@atkinglobal.com]
Sent: 17 November 2016 09:23
To: plantenquiries@catelecomuk.com; plantenquiries@energetics-uk.com; enquiries@environment-agency.gov.uk; plantenquiries@instalcom.co.uk; plantenquiries@mcnicholas.co.uk; plantenquiries@mcnicholas.co.uk; opburiedservicesenquiries@networkrail.co.uk; interoute.enquiries@plancast.co.uk; nrswa@sky.uk; osp-team@uk.verizon.com; osp-team@uk.verizonbusiness.com; National Plant Enquiry's <OSM.enquiries@atkinglobal.com>
Cc: Statutory Enquiries <AtkinsStatutory.Enquiries@atkinglobal.com>
Subject: Plant Enquiry - 50620 - Site at Reddish Crescent, Lymm - Please respond by 22/11/2016

Our Reference: 50620
Site Name: Site at Reddish Crescent, Lymm
Works Description: Building Works - Low Rise
Site Grid References: 368730 387830,368964 387740,368632 387816,368956 387951,368880 387709

Checked by AB



Please ensure that the search data covers the **COMPLETE AREA** within the boundary lines on this map. (marked by: **——**)

Landmark will not be held responsible for any incident or accident arising from the use of the information associated with this particular Statutory Search. The details provided are given in good faith, but no liability whatsoever can be accepted in respect thereof.

REFERENCE: 50620

SITE: Site at Reddish Crescent, Lymm

POST CODES:

WA13 9RH, WA13 9RP, WA13 9PU, WA13 9PR

SITE SIZE: 9.27 ha

MAP SCALE: 1:5000

COORDINATES:

1) 368842 387830; 2) 369014 387732; 3) 368956 388001; 4) 368582 387818; 5) 368880 387659;

Site at Reddish Crescent, Lymm

OSGR: 368860,387840

Date Requested: 16-Nov-2016

WA13 9PT

Client Reference:

105029107_1

Affected Utilities We have received plans/information from the following companies. Please see the enclosed response.

Utility	Category	Date Issued	Late Response Issue Date	Notes
ESP Utilities Group	Pipeline,	23 Nov 16		
GTC	Telecom, Gas, Electric, Water, Pipeline,	23 Nov 16		
LinesearchbeforeUdig	Pipeline,	23 Nov 16		ESP Utilities Group - identified as affected. See separate response.
National Grid Gas	Gas,	23 Nov 16		
Openreach - [British Telecommunications]	Telecom,	23 Nov 16		
SP Energy Networks - (Manweb)	Electric,	23 Nov 16		Only affected shown.
United Utilities	Water, Sewerage,	23 Nov 16		

No response received We are still awaiting a full response from the following companies.

Utility	Category	Date Issued	Late Response Issue Date	Notes
C.A. Telecom UK - [Colt Technology Services]	Telecom,			
Environment Agency	Environmental Agency,			
Instalcom - [Level 3, Global Crossing (UK) & PEC and Fibernet UK]	Telecom,			
Interoute Vtesse	Telecom,			
McNicholas - [KPN International]	Telecom,			
McNicholas - [TATA Communications]	Telecom,			
Virgin Media	Telecom,			
Warrington Borough Council	Council,			

Not affected utilities We have received a not affected/no plant present response from the following companies.

Utility	Category	Date Issued	Late Response Issue Date	Notes
CityFibre	Telecom,	23 Nov 16		Website used.
Energetics	Gas, Electric, Water,	23 Nov 16		
KCOM Group	Telecom,	23 Nov 16		
Network Rail	Rail,	23 Nov 16		
Plancast - [Interoute]	Telecom,	23 Nov 16		
SKY Telecommunications Services	Telecom,	23 Nov 16		
SSE	Telecom, Gas, Electric,	23 Nov 16		Website used.
Trafficmaster	Other,	23 Nov 16		Website used.
Verizon	Telecom,	23 Nov 16		
Vodafone	Telecom,	23 Nov 16		

Checked and Validated By Alison Friend

Date 23 November 2016



Definition of Terms

Affected Utility supplier is expected to be affected by any work carried out in the area searched as their records indicate their plant is in or close to the area searched. It is recommended to anybody carrying out works in the area that they should consult with the utility company as soon as possible and in any event prior to carrying out any works.

No response received At the date of sending the report no response has been received from the utility supplier.

Not affected Utility supplier is not expected to be affected by any work carried out in the area searched as their records indicate their plant is not in or close to the area searched.

Appendix 3



Approaching the site driving eastwards along Rushgreen Road.



Approaching the site driving westwards along Rushgreen Road.



Existing residential properties on the Rushgreen Road.



View looking south along Reddish Crescent

Lymm Equestrian Centre

Reddish Lane, Lymm



Jackson-Stops
& Staff



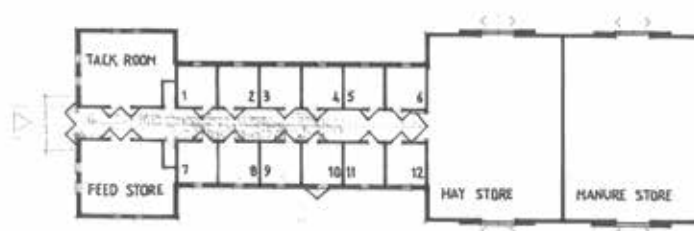
The Managers House

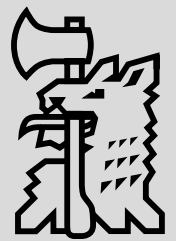


Office



Stables





An exciting opportunity to build an equestrian centre with a 2,212 sq ft (205 sq m) three bedroom house, stabling, office, manège and paddocks - in all about 6 acres

Description

Lymm Equestrian Centre presents a unique opportunity to build an extensive equestrian establishment on the edge of the sought-after town of Lymm. The site was a former sewage works and has stunning rural views and countryside surrounding. There are two long drives, one existing and one to be constructed by the buyer (from Reddish Crescent), that wind their way to this expansive site, that is mainly level with mature specimen trees planted.

Planning permission has been granted to construct a three bedroom manager's house, a large office building and an equestrian barn that can house 12 loose boxes, with ancillary rooms such as feed/tack rooms. Permission has also been granted for a manege (size not specified) and extensive parking. Provision has also been made for three paddocks. The buildings are to be built in Furness brick, with the manager's house being subject to an Occupational Residency Clause, meaning the house is ancillary to the equestrian use and shall only be occupied by an employee of the equestrian business. The stables are to be constructed before the manager's house.

Accommodation in Brief

Planning permission has been granted for the following accommodation: -

Manager's House

- Subject to a Occupational Residency Clause – see description
- Entrance hall and WC
- Kitchen
- Utility room
- Two reception rooms
- Study
- Office/third reception room
- Three bedrooms (one with en suite)
- Family bathroom
- Detached garage

Office

- Entrance hall
- Four office/meeting rooms
- Staff room
- Kitchen
- Two WCs
- General store

Equestrian facilities

- 12 loose boxes
- Feed room
- Tack room
- Hay and manure store
- Manege (size not specified)
- Car parking/horse box parking
- Three paddocks

In all about 6 acres

Location

Lymm Equestrian Centre sits only 1 ½ miles from the centre of Lymm, which offers extensive shopping, eating and general facilities. The site itself abuts the Trans Pennine Way, providing a direct link to miles of stunning countryside. The nearest train station is at Warrington Bank Quay, which provides access into central Manchester. The larger conurbations of Manchester, Liverpool and Warrington are all within an easy commute.

- M6 (J21) 4 miles
- M56 (J7) 4 miles
- Altrincham 5 ½ miles
- Hale 6 miles
- Warrington 7 miles
- Knutsford 8 miles
- Manchester Airport 10 miles
- Wilmslow 12 ½ miles
- Manchester 12 ½ miles
- Liverpool 23 ½ miles
- Chester 25 ½ miles

(distances approximate)

Directions

(Postcode: WA13 9RU)

From the centre of Lymm, proceed in a northerly direction on the A6144, on Eagles Brow. Continue over the first roundabout, taking the first exit at the second roundabout into Reddish Crescent. A Jackson Stops & Staff representative will meet you here and walk you into the site.

Planning History

All to be verified by the purchasers before purchase. All planning documents available online from Warrington Borough Council.

Application Number A02/45505: Renewal of granting of planning permission for the erection of stables, including stable building and manager's house, plus associated infrastructure, dated 25 July 2003.

Further application numbers relating to the site are:-

- Application Number: 92/29760 (10/11/92)
- Application Number: 93/30309 (15/12/93)
- Application Number: 95/33752 (10/10/97)
- Application Number: 2007/12053 (02/04/08)
- Application Number: 2010/16501 (26/07/10)
- Application Number: 2010/17463 (18/01/11)
- Application Number: 2012/21055 (30/01/13)
- Application Number: 2015/26906 (03/12/15)
- Application Number: 2016/27300 (18/02/16)
- Application Number: 2016/27873 (06/05/16)
- Application number: 15/1292/FP: Building Regulations (dated 28 June 2016). Granting of permission to construct a two storey dwelling and detached garage (the manager's house). This permission was implemented in December 2015, therefore, commencement of the work has taken place (see attached).

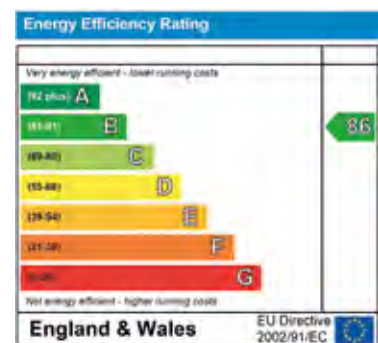
Property Information

Agents Notes: The access road, to be constructed, from Reddish Crescent is subject to a 50% clawback agreement in favour of Warrington Borough Council. It states "A restrictive covenant be charged against the purchaser as a clawback where any change of use in the land has to be agreed prior with Warrington Borough Council. This will be determined by a 50% share of the uplift in the value based on market value at the time of any change of use".

Services: None to the site.

Local Authority: Warrington Borough Council.

Telephone: 01925 443322.



Hale 0161 928 8881 hale@jackson-stops.co.uk

174 Ashley Road, Hale, Cheshire, WA15 9SF.

A member of OnTheMarket.com

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Appendix 4

25 November 2016

Land at Rushgreen
Road, Lymm

Preliminary
Ecological Appraisal

Report Number: 10740_R01_LJD_HM

Author: Lisa Davies BSc (Hons) MA
ACIEEM

Checked: John Moorcroft MSc MCIEEM
CEnv



Tyler Grange

Birmingham • Cotswolds • Exeter • London • Manchester

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Section 2: Methodology.....	2
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Section 4: Considerations in Respect of Future Development.....	9
Section 5: Conclusions.....	13
References	

Appendices

- Appendix 1: Legislation and Planning Policy
- Appendix 2: Ecology Survey Planner

Plan

Habitat Features Plan
10470/P01 LJD/LHM November 2016

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



Summary

- S.1. This report has been prepared by Tyler Grange LLP on behalf of The Strategic Land Group. It sets out the findings of a preliminary ecological appraisal (PEA) of a parcel of land at Rushgreen Road, Lymm at OS Grid Reference SJ6886087830, hereinafter referred to as the 'site' to inform the site's promotion for residential development.
- S.2. The site is approximately 2.6ha comprising an arable (negligible value) an improved field (negligible value) with scattered mature trees (local value), species poor hedgerow (site only value) and tall ruderal (site only value). The site is not covered by any statutory or non-statutory nature conservation designations, however there are several statutory and non-statutory sites within the study area.
- S.3. Provision of public open space and access to public rights of way within any future development should be included to ensure that detrimental impacts to LWSs are minimised.
- S.4. Habitats on site have the potential to support the following species:
- Badger
 - Bats
 - Breeding birds (including barn owl)
- S.5. It is recommended that a buffer is retained between the Trans Pennine Trail, the ditch adjacent to the western boundary and any development proposed. In addition, mature trees and hedgerows should be retained, where possible.
- S.6. Depending on the proposed development design, the following further surveys may be required to inform any future planning application.
- Full desk study;
 - Badger;
 - Bats – activity and tree assessment;
- S.7. Providing that the above issues and or provision of further information in relation to protected species can be addressed, it is considered that development of the site for housing, can accord with relevant wildlife legislation and planning policy.



Section 1: Introduction

- 1.1. This report has been prepared by Tyler Grange LLP on behalf of The Strategic Land Group. It sets out the findings of a preliminary ecological appraisal (PEA) of a parcel of land at Rushgreen Road, Lymm at OS Grid Reference SJ6886087830, hereinafter referred to as the 'site'. This PEA is to inform the site's promotion for residential development.

Context

- 1.2. The site is approximately 2.6ha comprising an arable an improved field with scattered mature trees, species poor hedgerow and tall ruderal. The site is bounded to the north by the Trans Pennine Trail, to the east by Reddish Crescent and residential development, to the south by Rushgreen Road and residential development and to the west by farm dwellings and arable fields beyond.

Purpose

- 1.3. This report:
- Uses available background data and results of a field survey, to describe and evaluate the ecological resources present within the likely 'zone of influence' (Zol)¹ of the proposed development;
 - Describes the actual or potential ecological issues and opportunities that might arise as a result of the site's future development for housing;
 - Where appropriate, makes recommendations for mitigation of adverse effects and ecological enhancement, to ensure conformity with policy and legislation listed in Appendix 1; and
 - Assuming site allocation, identifies further work required to inform a future planning application.
- 1.4. It is not intended that this report should be submitted with a planning application for development of the site, unless supported by the results of further surveys and a detailed assessment of the effects of the proposed development.
- 1.5. This assessment and the terminology used are consistent with the 'Guidelines for Ecological Impact Assessment' (CIEEM, 2016).

¹ Defined as the area/resources that may be affected by the biophysical changes caused by activities associated with a project (CIEEM, 2016)



Section 2: Methodology

Data Search

- 2.1. The aim of the data search is to collate existing ecological information on the site and adjacent areas.
- 2.2. The data search utilising the following sources has been undertaken for a 5km radius around the site for statutorily protected sites and a 2km radius for non-statutorily protected sites:
 - The Multi-Agency Geographic Information for the Countryside website² was accessed for information on the location of statutory designated nature conservation sites within a 5km radius of the site;
 - The Warrington Borough Council website was consulted for details of and non-statutory sites and relevant local planning policies and supplementary planning guidance; and
 - The Cheshire Wildlife Trust website was consulted for details on the Local Biodiversity Action Plan (LBAP) and on priority habitats and species subject to conservation action, to assist with the evaluation of ecological resources and to inform site enhancement strategies.

Extended Phase I Habitat Survey

- 2.3. An 'extended' Phase I habitat survey was undertaken on 21 November 2016 by Lisa Davies, an experienced field ecologist and Associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM). The technique was based upon Phase I survey methodology (JNCC, 2010). This method provides an inventory of the habitat types present and dominant species. Additionally, incidental records of fauna were also made during the survey and the habitats identified were evaluated for their potential to support legally protected and priority species. The weather conditions for the survey were breezy and wet with 100% cloud and temperature of 6°C.

Evaluation

- 2.4. The evaluation of habitats and species was undertaken in accordance with published guidance (CIEEM, 2016). The level of value of specific ecological receptors is assigned using a geographic frame of reference: international value; national; regional; county; local; or within the site boundary only.
- 2.5. Value judgements are based on various characteristics that can be used to identify ecological resources or features likely to be important in terms of biodiversity. These include site designations (such as SSSIs), or for undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological resource. In terms of the latter, quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

² <http://www.magic.gov.uk/MagicMap.aspx>

Quality Control

- 2.6. The contents of this report have been prepared by ecologists at Tyler Grange LLP, all of whom are members of CIEEM and abide by the Institute's Code of Professional Conduct.



Section 3: Ecological Resources and Evaluation

Context

- 3.1. The site is approximately 2.6ha comprising an arable and improved field with scattered mature trees, species poor hedgerow and tall ruderal. The site is bounded to the north by the Trans Pennine Trail, to the east by Reddish Crescent and residential development, to the south by Rushgreen Road and residential development and to the west by farm dwellings and arable fields beyond.

Protected Sites

Statutory Sites

- 3.2. A number of statutory sites designated for nature conservation are present within a 5km radius of the site, see **Table 3.1**.

Site Name	Designation (importance)	Distance and Direction of Site (km - N/S/W/E)	Description/Summary of reason for designation
Woolston Eyes	SSSI	1.6km NW	Woolston Eyes SSSI is a nationally important site for its breeding bird assemblage of lowland open waters and their margins
Rixton Clay Pits	SAC, SSSI, LNR	2.1km N	Designated for its population of great crested newts <i>Triturus cristatus</i> that occur within 20 ponds on site.
Manchester Mosses	SAC	4km NNW	Designated for its degraded raised bog still capable of regeneration.
Risley Moss	SSSI, LNR (nearest component of the Manchester Mosses Manchester Mosses SAC)	4km NNW	Designated for its raised bog habitat, mosaic of woodland and grassland and for the breeding and wintering bird assemblages supported by these habitats.
Dunham Park	SSSI	4.5km SE	Designated for its pasture woodland with mature trees and the rare forest dung beetle <i>Aphodius zenkeri</i> supported by deadwood habitat.

Table 3.1 Statutory sites designated for nature conservation are present within a 5km radius of the site



- 3.3. Special Areas of Conservation (SACs) are of **International importance**, Sites of Special Scientific Interest (SSSIs) are of **National importance** and Local Nature Reserves (LNRs) are of **Local importance**.

Non Statutory (Local) Sites

- 3.4. The Warrington Local Plan interactive map details four local sites designated for nature conservation, known as Local Wildlife Sites (LWSs) within 2km of the site. The closest site is Lymm Dam Complex (850m SW). Beyond this there are LWSs at Heatley Lake (1.2km E), Statham Ox-Bow (1.2km W) and Helsdale Wood & Newhey's Plantation (1.3km SE).
- 3.5. LWSs are selected on the basis that they meet the criteria for local wildlife sites selection for sites of importance at a county level. They are therefore of **county ecological importance**.

Habitats and Flora

- 3.6. The site supports the following habitats:

- Arable;
- Building;
- Grassland (improved);
- Hedgerows (intact and species poor);
- Mature trees and tree lines; and
- Tall ruderal vegetation;

- 3.7. For ease of reference, habitat types have been described alphabetically, below. All the features described are shown on the Habitat Features Plan **10740/P01**.

Arable

- 3.8. The majority of the site comprises a flat arable field which wasn't sown at the time of survey. There were narrow field margins comprising tall ruderal habitat.
- 3.9. This is a common and widespread habitat with low species diversity. It is of **negligible ecological importance**.

Buildings

- 3.10. A farm building is situated in the northwest corner of the site. The property is an open steel frame with corrugated iron roof.
- 3.11. This building is of no intrinsic ecological value and are therefore considered to be of **negligible ecological importance**.

Grassland (improved)

- 3.12. The northwest corner of the site comprises an area of improved grassland surrounding the farm building. The sward is dominated by grass species, predominantly perennial Rye-grass *Lolium perenne*.



- 3.13. The improved grassland comprises common and widespread species and have been subjected to agricultural improvement and management. The grassland is therefore considered to be of **negligible ecological importance**.

Hedgerows (intact and species poor)

- 3.14. The site is bordered on the western boundary by intact species poor hedgerows which surround a farmstead adjacent to the site. The hedgerows are dominated by hawthorn *Crataegus monogyna* with other woody species present including holly *Ilex aquilinum* and Leyland cypress *Cupressus × leylandii*. The hedgerow has been managed and recently flail cut. There is also a short length of hedgerow to the northwest of the site bordering the public footpath that runs through the site.
- 3.15. Hedges crossing through the site provide resources such as foraging habitat, cover and shelter for mammals, invertebrates and birds in an otherwise open landscape. Hedgerows are of importance in maintaining connectivity between habitats and for the dispersal, and migration across the site and into the wider area and adjacent habitats. However, the hedgerows on site are short in length and relatively isolated from other habitat corridors. Therefore the hedgerows are considered to be of **site only ecological importance**.

Mature Trees

- 3.16. There are a number of scattered mature trees across the site within hedgerows and along the northern boundary of the site, adjacent to the Trans Pennine Trail. Mature tree species include pedunculate oak *Quercus robur*, beech *Fagus sylvatica* and ash *Fraxinus excelsior*, see Plan 10740/P01. There are a number of less mature scattered trees along the Trans Pennine Trail, including silver birch *Betula pendula* and hawthorn *Crataegus monogyna*.
- 3.17. Tree lines provide a habitat connection around the perimeter of the site and connections to wider habitats to the north, east and west. They comprise a mixture of species and trees of differing maturity, with the more mature specimens being well established. Due to their connectivity and species diversity, the trees and hedgerows are considered to be of **local importance**.

Tall Ruderal Vegetation

- 3.18. The site is bordered to the north and east by unmanaged tall ruderal vegetation present along field boundaries. Species present are predominantly bramble *Rubus fruticosus* great willowherb *Epilobium hirsutum*, thistle *Cirsium* sp., and common nettle.
- 3.19. These species are common, widespread and are small in area although have some supporting features as they are unmanaged and connected to hedgerows and mature tree lines within the site, therefore providing habitat connectivity. Tall ruderal vegetation is therefore considered to be of **site only ecological importance**.

Habitats Adjacent to the Site

- 3.20. The site is bounded by roads and residential development to the east and south. To the north is the Trans Pennine Trail comprising two tree lines with arable fields with scattered trees beyond. Habitats to the west include an agricultural ditch running along the western boundary of the site with further arable fields. The Trans Pennine Trail provides an important connection to wider habitats in the locality.



Protected and Priority Species

- 3.21. Based on the habitats present on site and in the surrounding area, fauna species or groups that have been considered in this appraisal are summarised in **Table 3.2** below. For ease of reference, descriptions of the fauna have been described alphabetically.

Species / group	Presence or Potential For	Protection / Conservation Status
Badger <i>Meles meles</i>	Hedgerows and the wooded bank to the north of the site along the Trans Pennine Trail could potentially provide suitable locations for badger setts.	PBA
Bats	Holes, cracks and cavities present in some of the mature trees across the site could have the potential to support bat roosts. Hedgerows and mature trees could provide foraging and commuting routes for bats across the site and connection to the surrounding area.	CHSR NERC LBAP WCA
Breeding birds (including barn owl <i>Tyto alba</i>)	Habitats on site such as hedgerows and mature trees are likely to support a range of breeding farmland and woodland bird species and there are potentially ground nesting species when the arable crop is at a low level. The arable and improved grassland on site has limited potential to provide foraging habitat for barn owl. Mature trees present on site could provide potential nest sites for barn owl.	WCA WCA Sch1 - barn owl only LBAP BoCC Amber - barn owl
Great crested newt <i>Triturus cristatus</i> (GCN)	There are no ponds on site. The nearest ponds (4 in total) were identified on OS map approx. 360m to the south of the site. However, the ponds are south of Rushgreen road, a busy A-road and the ponds are surrounded by more suitable terrestrial habitat than provided by the site. There is very little suitable terrestrial habitat within the site. This together with the barrier between the ponds to the south (Rushgreen Road), it is considered highly unlikely that the site supports GCN.	CHSR NERC LBAP WCA
Hedgehog <i>Erinaceus europaeus</i>	Hedgerows and tall ruderal present across the site are likely to provide foraging and sheltering opportunities for hedgehog.	NERC



Invertebrates	Due to the lack of species diversity in the improved grassland and arable field which makes up the majority of the site, it is not likely to be of high biodiversity value to invertebrates. Hedgerows, mature trees and tall ruderal vegetation may provide some opportunities but due to their small size it is unlikely they would support a valuable assemblage.	NERC LBAP
Reptiles	The habitats on site provide limited opportunities for reptiles. The areas of tall ruderal may provide some opportunity for grass snake <i>Natrix natrix</i> , although this is limited due to the management of the site for arable farming and the small size of suitable habitat. It is considered unlikely that the site supports reptiles.	NERC LBAP WCA
Otter <i>Lutra lutra</i> and Water vole <i>Arvicola amphibius</i>	The ditch adjacent to the site on the western boundary. is relatively isolated from wider habitat It also has very low, shallow flow. It is therefore unlikely that water vole would be present due to lack of supporting habitat or vegetation. It is also unlikely that otter use the brook for foraging or commuting due to its relative isolation.	CHSR LBAP NERC

Abbreviations

CHSR - Conservation of Habitats and Species Regulations 2010

PBA - Protection of Badger Act 1992;

WCA - Wildlife and Countryside Act 1981 (as amended);

WCA Sch1 - Wildlife and Countryside Act Schedule I species which are protected against disturbance;

NERC - Species and habitats of principal importance protected under section 41 of the Natural Environment and Rural Communities Act 2006;

BoCC RL - Birds of Conservation Concern red list bird species having suffered major population declines over the last 25 years;

BoCC AL - Birds of Conservation Concern amber list bird species having suffered moderate population decline over the last 25 years (Bright *et al.* 2006)

Table 3.2 - Presence of, or potential for, protected or notable fauna

- 3.22. No other habitats were noted on site that would be likely to support any other protected or priority species. However, it is recommended that a full desk study is undertaken that includes the purchase of species records which may indicate whether a species has indeed been recorded on site or in the local area.



Section 4: Considerations in Respect of Future Development

Likely Zone of Influence of Future Development

- 4.1. Proposals for the site have yet to be designed but are likely to comprise residential development. While this would affect habitats within the site, direct effects arising from habitat loss both during construction and operation would be unlikely to extend beyond the boundary of the site.
- 4.2. In the absence of suitable ecological design and mitigation, development may have the potential to indirectly affect linkages between habitats in the immediate locality (for example through the loss of hedgerows and mature trees).
- 4.3. Once operational the potential for ecological impacts on habitats and species is likely to be limited to the risk of increased disturbance to habitats locally due to informal recreation, such as dog walking.

Potential Consequences of Development and Likely Mitigation Requirements

- 4.4. The potential consequences with respect to development of the site are set out below, with reference to relevant legislation and planning policy, which is summarised in **Appendix 1**.

Statutory Nature Conservation Designations

- 4.5. The only statutory site within 2km of the site is Woolston Eyes SSSI. The proposed development site is included within the impact 'risk zone' for this SSSI and residential development is identified as a potential risk for impact to the SSSI. However, public access to the Eyes is limited to a permit system therefore it is unlikely that impacts would arise from increased recreational pressure.
- 4.6. The proposed development site does not lie within the impact 'risk zone'; for any other SSSI within 5km of the site. Impacts from the proposed development are not anticipated to extend beyond 2km and therefore, no statutory nature conservation designations would be affected by development proposals.

Non-Statutory Nature Conservation Designations

- 4.7. The initial desk study identified several LWSs within 2km, as seen from Warrington Local Plan interactive policy map.
- 4.8. Depending on the size of development proposed, development of the site could potentially result in increased visitor pressure to those nearby LWS sites which have public access (such as the Lymm Dam complex) However, the Trans-Pennine Trail (which is a surfaced all weather long distance trail designed to take high volumes of pedestrian and cycle use) lies adjacent to the site and would naturally absorb a lot of the day to day visitor pressure (by dog walkers, joggers etc). Inclusion of public open space (POS) within development designs would also help to alleviate any potential pressures on the LWSs and would help to ensure compliance with planning policy QE5 which relates to the safeguarding and protection of LWS. It would also be in accordance with local policy QE3 and QE6 both of which encourage the provision of public open space and retention and creation of green infrastructure within development designs.



Habitats and Flora

- 4.9. Mature trees are the only habitat within the site to have been identified as a priority habitat or as having ecological value and will therefore need consideration in any future development proposals.
- 4.10. Local planning authorities are required to consider the potential effects of development on these habitat types and this is reflected in both national and local planning policy (see QE3 and QE5 planning policies). Therefore, it is recommended that development proposals seek to retain these habitat types where possible, or if not then losses should be mitigated through the provision of similar replacement habitats, preferably within the context of an overall 'green infrastructure' for the site.
- 4.11. It is recommended that a buffer is retained between the development proposed and the Trans Pennine Trail to the north of the site. This is because the trail provides a wildlife corridor, linking the site to wider habitats in the locality.
- 4.12. It is also recommended that a buffer is retained between the development proposed and the ditch adjacent to the western site boundary as the ditch is also of ecological value and provides a connection to wider habitats.

Protected, Priority and Notable Species

- 4.13. Habitats within the site have the potential to support several protected and/or notable species which would require mitigation if present and to be affected by future development.

Badger

- 4.14. Hedgerows and tree lines with tall ruderal understory could contain badger setts. These habitats together with the arable field and grassland also offer foraging opportunity for badger. Badgers and their setts are protected under the PBA. Although no signs of badger were recorded during the Phase 1 survey, a more thorough search of the hedgerows and the tree line along the northern site boundary and habitats on accessible adjacent land would be required to determine the importance of the site for badgers and the impacts that removal of habitats such as improved grassland would have.
- 4.15. If a badger sett is found to be active and within 30m of proposed development and would be affected by development, a licence from Natural England may be required to undertake works. This would need to be accompanied by a mitigation strategy outlining methods employed to minimise impacts upon this species.

Bats

- 4.16. The mature trees on site have the potential to support roosting bats. As such if mature trees are to be lost or affected by development, a further preliminary roost assessment of the mature trees should be undertaken followed by detailed surveys if necessary if the presence of a roost is suspected to inform any future planning application. Given the nature of the site, it should be relatively easy to replace any roosting opportunities for bats lost as a result of development. Such mitigation may need to be covered by a European Protected Species licence in order to ensure legal compliance. Development would also provide an opportunity to provide additional roosting features for bats. For example, the inclusion of new roosting features within new properties.
- 4.17. Hedgerows and mature trees, in particular along strong linear features which extend beyond the site boundary such as the Trans- Pennine Trail may also provide suitable foraging habitat and commuting routes for bats. If a buffer to the Trans Pennine Trail cannot be maintained and the hedgerows require removal, further bat activity surveys may be required to provide further information to inform a



planning application and subsequent mitigation to maintain foraging habitat for bats if required.

Breeding Birds including Barn Owl

- 4.18. The site provides suitable habitat for a range of farmland and common woodland bird species such as house sparrow *Passer domesticus* and song thrush *Turdus philomelos* (species which are listed as UK Priority Importance). Barn owl could potentially breed on site in mature trees. Barn owl is a WCA Schedule 1 species and as such is protected from reckless disturbance whilst nesting. They are also included on the LBAP.
- 4.19. Given the small size of the site and the recommendation to retain mature trees, hedgerows and a buffer to the Trans Pennine Trail, a breeding bird and barn owl survey will not be required.
- 4.20. Mitigation in the form of native tree and hedge planting within the development buffer or in public open space, might be a possibility to mitigate habitat loss for breeding birds if it would result from proposed development. Any site clearance works would need to be timed to avoid the bird nesting season (March to August inclusive).

Great Crested Newt (GCN)

- 4.21. There are no ponds on site and very little terrestrial habitat for GCN on site. The nearest ponds are over 360m south of the site and are separated from the site by a busy A-road, considered to be a barrier to GCN dispersal. It is considered unlikely that the site supports GCN and therefore no further surveys are recommended.

Ecological Design Principles and Enhancement Opportunities

Habitats

- 4.22. Hedgerows and mature trees should be retained wherever possible. Hedgerows should also be restored and enhanced by appropriate habitat management, such as laying, to improve their lifetime and functional connectivity.
- 4.23. There is the opportunity to enhance the biodiversity of the Site by adopting design principles informed by local conservation strategies, notably the Local Biodiversity Action Plan (LBAP). Delivery of such biodiversity gain would be in accordance with NPPF and local policies QE3 and QE5. Such opportunities include:
- Creation of green infrastructure within the development, which can be multi-functional, delivering biodiversity, amenity, aesthetic and drainage benefits. This should form continuous corridors for wildlife movement and can include retained and newly created habitats, such as those listed below, which should be managed and monitored;
 - Habitat creation that could include hedgerows, trees and woodland;
 - Use of native species where possible in the landscape designs to provide new opportunities for fauna; and
 - Inclusion of bird and bat boxes within retained and newly created habitats to offer additional nesting and roosting opportunities.



Further Work to inform a Future Planning Application

- 4.24. It is recommended that a full desk study is undertaken. This would include contacting the Local Record Centre for information on nearby non-statutory nature conservation designations and species records. Obtaining existing records is an important part of the assessment process as it provides information on issues that may not be apparent during a single survey, which by its nature provides only a 'snapshot' of the ecology of a given site.
- 4.25. If retention of mature trees, hedgerows and a buffer to the Trans Pennine Trail cannot be accommodated by development designs, in accordance with ODPM Circular 06/05, it will be necessary to undertake surveys to confirm whether legally protected species would be affected by proposed development of the site prior to the submission of a planning application. The surveys for the following species are summarised below, with survey timings provided in Appendix 2:
- Badger; and
 - Bats (tree assessment and roost surveys)
- 4.26. In order to ensure acceptability for planning determination, it is recommended that the need for and scope of the above surveys is agreed in advance with the local planning authority ecologist.



Section 5: Conclusions

- 5.1. No ecological issues that could affect the principle of development of the site have been identified. Those valuable ecological resources that exist, or could exist, at the site could be accommodated by the adoption of relatively simple design principles and prior to submission of a planning application. The potential to improve the biodiversity of the site also exists, and recommendations are made would support the aims of the SPD and LBAP.



References

Chartered Institute of Ecology and Environmental Management (2016). Guidelines for Ecological Impact Assessment in the UK and Ireland, Second Edition. <http://www.cieem.net/ecia-guidelines-terrestrial> Chartered Institute of Ecology and Environmental Management, Winchester.

Joint Nature Conservation Committee (2010). *Handbook for Phase 1 habitat survey - a technique for environmental audit*. JNCC, Peterborough.

Multi-Agency Geographic Information for the Countryside (MAGIC) Interactive maps, Available from: <http://www.natureonthemap.naturalengland.org.uk>



Appendix 1: Legislation and Planning Policy



Appendix 1: Legislation and Planning Policy

A1.1. This section summarises the legislation and national, regional and local planning policies, as well as other reference documents, relevant to the baseline ecology results.

Legislation

A1.2. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:

- The Conservation of Habitats and Species Regulations 2010
- The Wildlife and Countryside Act 1981 (as amended)
- The Countryside and Rights of Way Act 2000
- The Natural Environment and Rural Communities Act 2006
- The Hedgerows Regulations 1997
- The Protection of Badgers Act 1992

A1.3. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2010 (as amended).

A1.4. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.

A1.5. The CRoW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

A1.6. The Protection of Badgers Act 1992 consolidates the previous Badger Acts of 1973 and 1991. The legislation aims to protect the species from persecution, rather than being a response to an unfavourable conservation status. As well as protecting the animal itself, the 1992 Act also makes the intentional or reckless destruction, damage or obstruction of a badger sett an offence. A sett is defined as 'any structure or place which displays signs indicating current use by a badger'. In addition, the intentional elimination of sufficient foraging area to support a known social group of badgers may, in certain circumstances, be construed as an offence by constituting 'cruel ill treatment' of a badger. Badgers are not the subject of conservation action.



Planning Policy

National Planning Policy Framework

- A1.7. The relevant adopted policy at the national level is set out in The National Planning Policy Framework (NPPF; 2012), which replaces Planning Policy Statement 9 (PPS9) Biodiversity and Geological Conservation (2005). The NPPF aims to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. It sets out the key principles of ensuring that development is sustainable and that the potential impacts of planning decisions on biodiversity and geological conservation are fully considered (although the presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined).
- A1.8. Outline principles state that planning should:
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework; and
 - promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production).
- A1.9. Chapter 11, Conserving and Enhancing the Natural Environment, sets out a number of planning protocols, as follows:
- the NPPF provides guidance as to the protection of statutorily designated sites, including international sites, National Nature Reserves (NNR) and Sites of Special Scientific Interest (SSSIs), as well as non-statutory regional and local sites. The NPPF also addresses development and wildlife issues outside these sites and seeks to ensure that planning policies minimise any adverse effects on wildlife;
 - the NPPF places emphasis on local authorities to further the conservation of those habitats of principal importance, or those habitats supporting species of principal importance, which are identified in Section 41 of the NERC Act 2006;
 - the NPPF requires that adverse effects of development on species of principal importance should be avoided through planning conditions or obligations and that planning permission should be refused where harm to these species, or their habitats, may result, unless the need for and benefits of the development clearly outweigh the harm;
 - the NPPF requires that opportunities for improving biodiversity within developments should be maximised. It states that development proposals where the primary objective is to conserve or enhance biodiversity should be permitted and that opportunities to incorporate biodiversity in and around developments should be encouraged; and
 - the NPPF states that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity,



intrinsically dark landscapes and nature conservation.

A1.10. The Government Circular 06/2005³ accompanies the National Planning Policy Framework and sets out the application of the law in relation to planning and nature conservation in England.

Local Planning Policy

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

A1.11. The Warrington Borough Local Plan Core Strategy was consulted to identify relevant policies relating to ecology and nature conservation which may need to be considered in connection with a future planning application to be submitted for the site. They are summarised as follows:

- Policy QE3 relates to the protection and enhancement of green infrastructure; and
- Policy QE5 relates to the protection and enhancement of designated nature conservation sites.

Policy QE3 - Green Infrastructure

The Council will work with partners to develop and adopt an integrated approach to the provision, care and management of the borough's Green Infrastructure. Joint working and the assessment of applications will be focused on:

- protecting existing provision and the functions this performs;
- increasing the functionality of existing and planned provision especially where this helps to mitigate the causes of and addresses the impacts of climate change;
- improving the quality of existing provision, including local networks and corridors, specifically to increase its attractiveness as a sport, leisure and recreation opportunity and its value as a habitat for biodiversity;
- protecting and improving access to and connectivity between existing and planned provision to develop a continuous right of way and greenway network and integrated ecological system;
- securing new provision in order to cater for anticipated increases in demand arising from development particularly in areas where there are existing deficiencies assessed against standards set by the Council.

³ Office of the Deputy Prime Minister (2005). *Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System*. [Online]. Available at: < <http://www.communities.gov.uk/documents/planningandbuilding/pdf/147570.pdf>> Accessed: 10th July 2015.



Policy QE 5 - Biodiversity and Geodiversity

The Council will work with partners to protect and where possible enhance sites of recognised nature and geological value. These efforts will be guided by the principles set out in National Planning Policy and those which underpin the strategic approach to the care and management of the borough's Green Infrastructure in its widest sense.

Sites and areas recognised for their nature and geological value are shown on the Policies Map and include:

- European Sites of International Importance
- Sites of Special Scientific Interest
- Regionally Important Geological Sites
- Local Nature Reserves
- Local Wildlife Sites
- Wildlife Corridors

The specific sites covered by the above designations at the time of publication are detailed in Appendix 3.

Proposals for development which may affect European Sites of International Importance will be subject to the most rigorous examination in accordance with the Habitats Directive. Development or land use change not directly connected with or necessary to the management of the site and which is likely to have significant effects on the site (either individually or in combination with other plans or projects) and which would affect the integrity of the site, will not be permitted unless the Council is satisfied that;

- there is no alternative solution;
- and there are imperative reasons of over-riding public interest for the development or land use change.

Proposals for development in or likely to affect Sites of Special Scientific Interest (SSSI) will be subject to special scrutiny. Where such development may have an adverse effect, directly or indirectly, on the SSSI it will not be permitted unless the reasons for the development clearly outweigh the nature conservation value of the site itself and the national policy to safeguard the national network of such sites.

Proposals for development likely to have an adverse effect on regionally and locally designated sites will not be permitted unless it can be clearly demonstrated that there are reasons for the development which outweigh the need to safeguard the substantive nature conservation value of the site or feature.

Proposals for development which may adversely affect the integrity or continuity of UK Key habitats or other habitats of local importance, or adversely affect EU Protected Species, UK Priority Species or other species of local importance, or which are the subject of Local Biodiversity Action Plans will only be permitted if it can be shown that the reasons for the development clearly outweigh the need to retain the habitats or species affected and that mitigating measures can be provided which would reinstate the habitats or provide equally viable alternative refuge sites for the species affected.



All development proposals affecting protected sites, wildlife corridors, key habitats or priority species (as identified in Local Biodiversity Action Plans) should be accompanied by information proportionate to their nature conservation value including;

- a site survey where necessary to identify features of nature and geological conservation importance; an assessment of the likely impacts of the proposed development proposals for the protection and management of features identified for retention;
- an assessment of whether the reasons for the development clearly outweigh the nature conservation value of the site, area or species; and
- proposals for compensating for features damaged or destroyed during the development process.

Where development is permitted, the Council will consider the use of conditions or planning obligations to ensure the protection and enhancement of the site's nature conservation interest and/or to provide appropriate compensatory measures.

Supplementary Planning Documents

A1.12. Relevant supplementary planning document considerations are set out below:

Environmental Protection SPD (May 2013)

A1.13. This SPD supports Policy QE6 Environment and Amenity Protection and details the councils approach to dealing with environmental protection including light pollution. Development schemes which include street lighting proposals should adhere to the design principles set out in the SPD. Principles relating to landscape and visual include:

- "Limiting the light levels to a designed uniformity;
- limiting the use of lighting schemes to identified uses or users;
- the retention of screening vegetation; and
- the use of planting and bunding to contain lighting effects.

A1.14. The SPD states that "these conditions will be applied as necessary by the LPA to help reduce obtrusive light from new proposals, particularly glare and spillage, from areas of wildlife importance, open countryside and residential amenity."

Design and Construction (October 2010)

A1.15. This document provides advice and guidance to developers about aspects of the design and construction process. The document states that "A well designed landscape scheme should enhance the appearance and setting of any new development and its location. A successful scheme will have considered and correctly interpreted the landscape character of the location so as to produce the most appropriate design solution for the development."

Open Space and Recreation Provision (September 2007)

A1.16. This policy details a number of key objectives for open space within the borough including:



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

Planning Obligations (September 2007)

A1.17. This SPD details the councils approach to the use of planning obligations to facilitate decision making, relevant key objectives include:

- “Ensure appropriate environmental and biodiversity protection and enhancement and mitigation measures where appropriate;
- Ensure no detrimental impacts on amenity (visual, residential, noise, flood risk, landscape);
- Ensure conservation of heritage assets and mitigation where appropriate.”

Biodiversity Action Plans

A1.18. The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.

A1.19. Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.



Local Biodiversity Action Plan (LBAP) - Cheshire Wildlife Trust

A1.20. Habitats detailed within the LBAP which occur on site:

- Hedgerows
- Woodland
- Arable Field Margins
- Gardens & Allotments
- Wood-Pasture and Parkland
- Ponds
- Roadside Verges

A1.21. Species detailed on the LBAP which occur, or have the potential to occur on site:

Birds

- Barn Owl, *Tyto alba*
- Spotted flycatcher, *Muscicapa striata*
- Farmland birds

Herptiles

- Great crested newt, *Triturus cristatus*
- Slow worm, *Anguis fragilis*

Mammals

- Brown hare, *Lepus europaeus*
- Harvest mouse, *Micromys minutus*
- Common Pipistrelle *Pipistrellus*
- Whiskered Myotis *myotis*
- Brandt's bat *Myotis brandti*
- Daubenton's bat *Myotis daubentoni*
- Leisler's bat *Nyctalus leisleri*
- Natterers *Myotis nattereri*
- Serotine *Eptesicus serotinus*

Invertebrates

- Dingy Skipper, *Erynnis tages*
- Downy Emerald *Cordulia aenea*
- Mud snail, *Omphiscola glabra*



- Small Pearl-bordered Fritillary, *Boloria selene*
- White letter hairstreak, *Satyrium w-album*

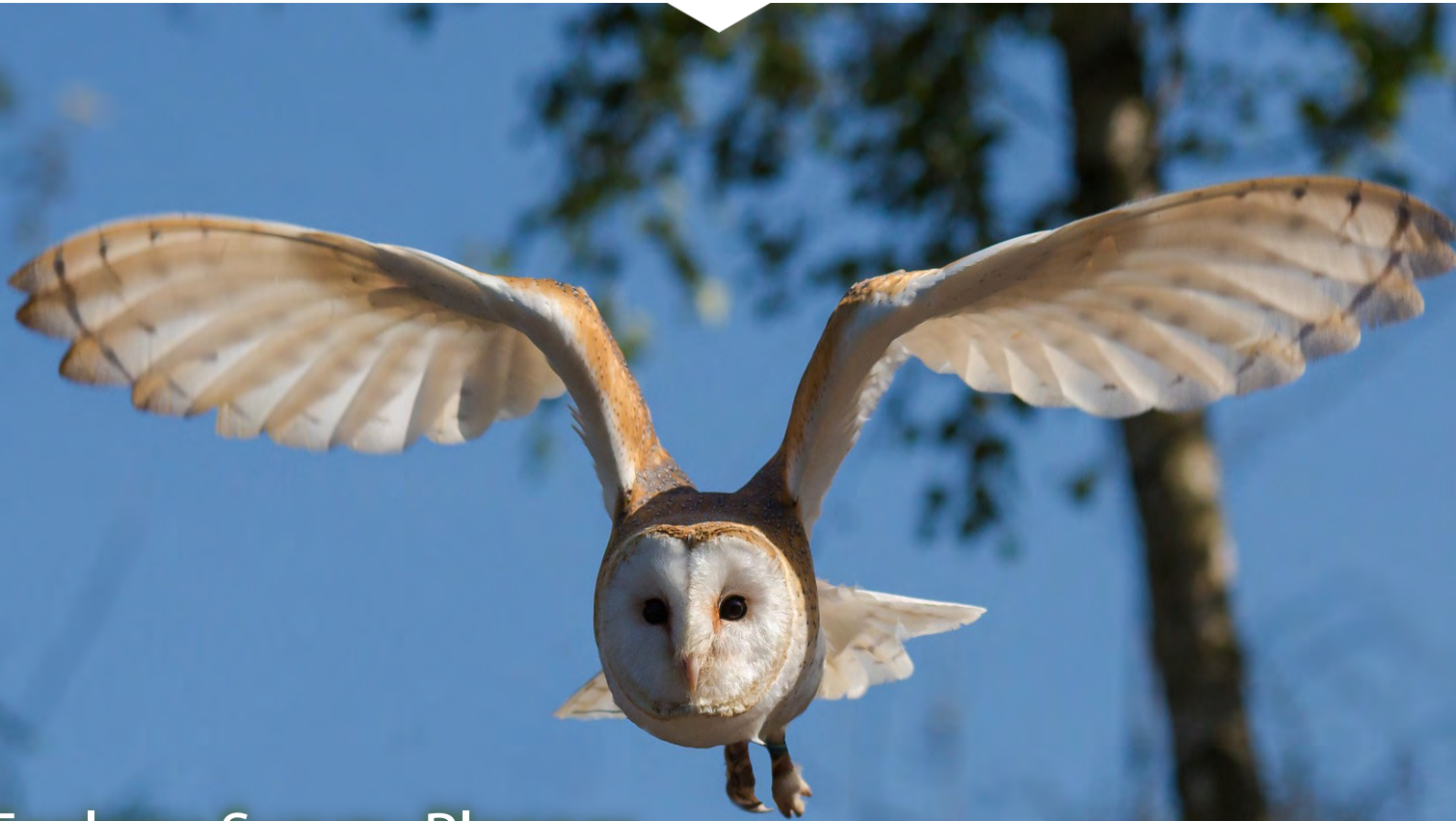
Plants

- Ivy-leaved Water-crowfoot, *Ranunculus hederaceus*



Appendix 2: Ecology Survey Planner





Ecology Survey Planner

Birmingham
t. 0121 222 5575

Cotswolds
t. 01453 765 500

Exeter
t. 01392 447 588

Manchester
t. 01625 525 731

London
t. 0207 620 2710

e. info@tylergrange.co.uk
w. tylergrange.co.uk

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Badgers	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Bats activity	Unreliable	Unreliable	Unreliable	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Optimal (Mating/Swarming)	Optimal	Sub-optimal	Unreliable
Bats ¹ roost identification	Sub-optimal (Hibernation Roost)	Sub-optimal	Sub-optimal	Unreliable	Sub-optimal (Maternity Roosts)	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Birds breeding	Unreliable	Unreliable	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Birds winter	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Crayfish	Unreliable	Unreliable	Unreliable	Unreliable	Unreliable	Unreliable	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Dormouse	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal (Nest Tube Surveys)	Sub-optimal	Sub-optimal (Hazelnut Search)	Sub-optimal	Sub-optimal	Sub-optimal
Great Crested Newts breeding ponds	Unreliable	Unreliable	Unreliable	Sub-optimal (eDNA)	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Habitats / Detailed Flora ²	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Hedgerows	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Otter	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Reptiles	Unreliable	Unreliable	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Unreliable
Terrestrial / Freshwater Invertebrates ³	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Water Voles ⁴	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal (Early Season)	Sub-optimal	Sub-optimal (Late Season)	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal

¹ Internal building searches for evidence of bats can be undertaken at any time; winter is the best time for assessing trees for roosting potential, with further work to confirm potential undertaken in spring / summer.

² The timing of detailed flora surveys is dependent on the specific habitat type to be investigated. Lower plants should be surveyed in winter.

³ Timing is dependent on target species/group.

⁴ Surveys are required in both the early and late seasons.



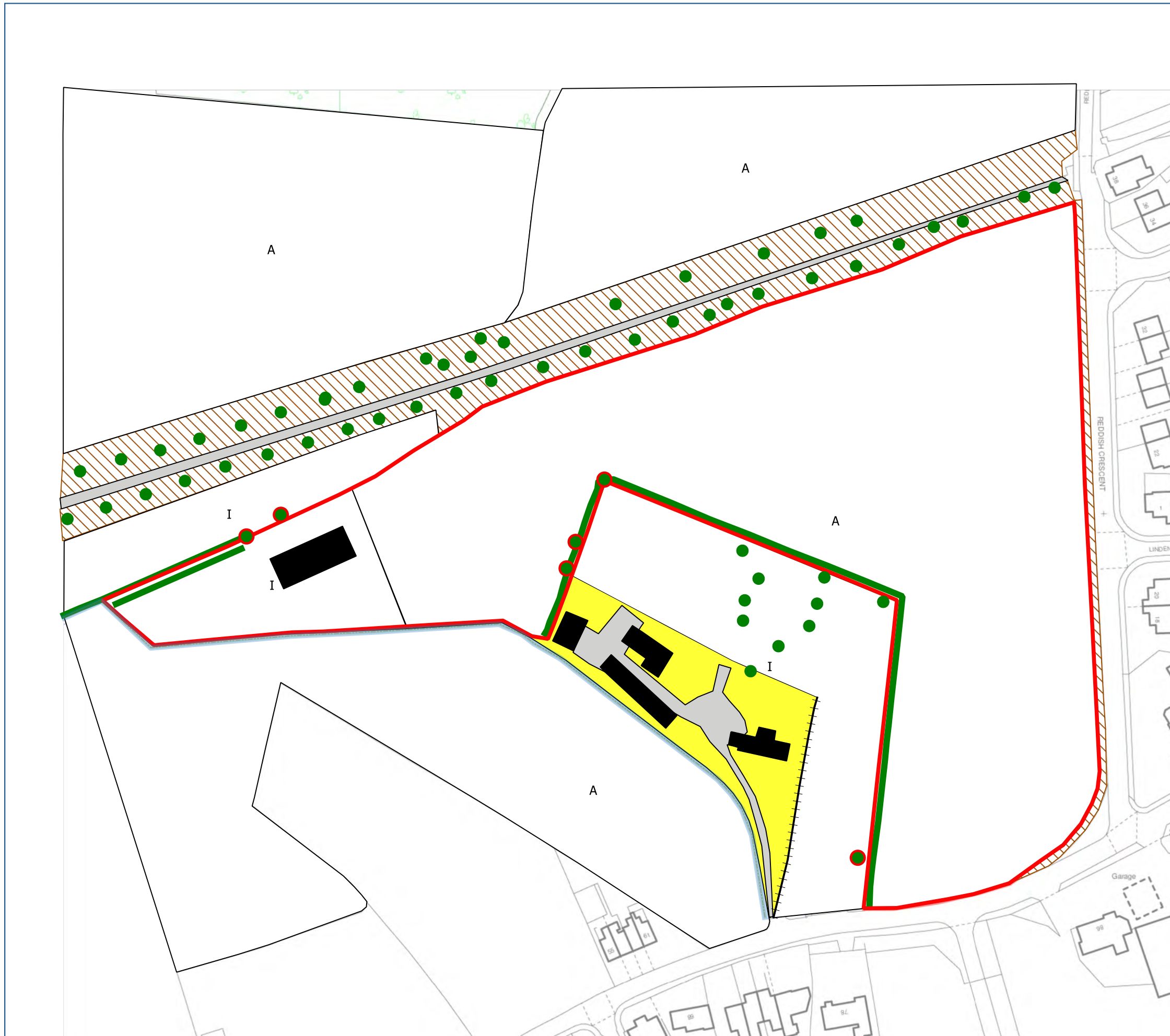
Plan

Habitat Features Plan
10470/P01 LJD/LHM November 2016















Land at Rushgreen Road, Lymm
Preliminary Ecological Appraisal

10740_R01_25 November 2016_LJD_HM



Key

-  ditch
-  Mature Tree
-  Scattered Tree
-  Red line
-  Building
-  Species Poor Hedge (intact)
-  Fence
-  Arable
-  Hardstanding
-  Amenity Grassland
-  Improved Grassland
-  Tall Ruderal



Project Land at Rushgreen Road
 Drawing Title Habitat Features Plan
 Scale 1:1250 @ A3
 Drawing No. 10740/P01
 Date November 2016
 Checked LJD/LHM



Ladyfield House, Station Road, Wilmslow, Cheshire, SK9 1BB
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Appendix 5

Extract From Warrington Borough Council – SHLAA (2016)

SHLAA Reference - 1565

Site Name: Land west of Reddish Crescent, Lymm
 Site Address: Land west of Reddish Crescent, Lymm
 Ward: Lymm
 Existing Use: Agricultural

Gross Site Area (Ha): 2.63	Net Developable Site Area (Ha): 1.9725	SHLAA Year: 2009
----------------------------	--	------------------

Planning Permission History: N/A

Green Belt: Yes
 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:

Concluding Comments:
 Sites within the Green Belt, unless in compliance with the provisions of appropriate development as defined by the NPPF, are considered unsuitable due to policy constraints. In such circumstances, it is premature for the SHLAA to endorse specific sites in the Green Belt as suitable for residential development in advance of any comprehensive review of Warrington's Green Belt to evaluate whether there are appropriate locations for future development.



Active Use:
 Site Developable Now:
 Promotion by Owner:
 Developer Interest:
 Known Demand for Housing:
 Similar Sites Developed Nearby in last 5 years:

Suitable: No
 Available:
 Available in the future:
 Achievable:

Recommended Gross Capacity: Constrained
 Residual Net Capacity: Constrained
 Previous Completions on site: 0

Deliverable 2015-2020: 0	
2015/16:	2016/17:
2017/18:	2018/19:
2019/20:	
Developable 2020-2025: 0	
2020/21:	2021/22:
2022/23:	2023/24:
2024/25:	
Developable 2025-2030: 0	
2025/26:	2026/27:
2027/28:	2028/29:
2029/30:	
2030+:	

Concluding Recommendation: Constrained

Appendix 6

**PROPOSED RESIDENTIAL DEVELOPMENT, REDDISH CRESCENT, LYMM (1676)
TRANSPORT ISSUES NOTE – NOVEMBER 2016**

Location and Accessibility

The site is located around 800 metres north-east of Lymm village centre where the primary shopping and employment opportunities can be found. The site is bordered to the north by the Transpennine Way, to the east by Reddish Crescent, to the south by the A6144 Rush Green Road and to the west by agricultural land.

As we will demonstrate later in this note, the site is located in a highly accessible location with regular and frequent bus services running in close proximity. There is also strong potential to connect to nearby existing footway and cycle networks.

This note will demonstrate that the site is in a sustainable location in Lymm with access to local facilities, and should therefore be allocated for residential development in the emerging Local Plan.

Education

Oughtrington Primary School is located around 1,100 metres, just over a 14 minute walk, from the site off Howard Avenue. Access to the school can be achieved directly utilising the existing footways along Rush Green Road and Howard Avenue.

Footways exist along both sides of Rush Green Road, to the east of the site, as does a formal signal controlled pedestrian crossing point across the carriageway close to the junction with Howard Avenue which links the site to the school.

The nearest secondary school to the site is Lymm High School around 2 kilometres from the site. This involves a 25 minute walk along Rush Green Road, Sandy Lane and Oughtrington Lane.

Healthcare

The nearest medical facilities are located around 1,100 metres from the site at the Brookfield Surgery on Brookfield Road located to the west of the site. This can be reached by using existing footways along Rush Green Road and Dane Bank Road. Several dental surgeries are located close to the site, the closest being Jill Cooper Dental Surgery on Rush Green Road around 400 metres east of the site.

Altrincham and Warrington Hospitals are both within a short bus journey of the site using either the service number 5 or the 38 both of which pass the site on Rush Green Road and newly improved bus stops are located very close to the site on both sides of the road.

Employment

Although major employment opportunities may be limited within the vicinity of the site, with the exception of some small businesses, there are a number of large employment opportunities close by. For example, there are a number of small employment areas such as the Elastomer industrial premises further east of the site on Rush Green Road as well as many small employers within the centre of the village all within a short walk of the site.

Major employment areas exist within a short bus journey of the site within Altrincham and Warrington.

Retail

There are local retail facilities within the vicinity of the site. The closest is a medium sized Sainsbury's food store located opposite the site. In addition, the centre of the village is located is less than a 10 minute walk of the site.

A range of local amenities are located within the centre of Lymm such as the following:

- Sainsbury's convenience store.
- Post Office.
- Bakery.
- Butchers.
- Two pharmacies.
- Lloyd's Bank.
- Library.
- Various restaurants.
- Various hairdressers/barbers.
- Various public houses.
- Various community buildings.

There are further amenities located to the east of the site at the Chaise Meadow residential development in the form of a Co-op convenience store and other smaller retail units. This is located around a 10 minute walk of the site.

Sports and Recreation

The area has a number of locations for sport and recreation. Lymm Leisure Centre is located on the same site as Lymm High School around 2 kilometres from the site and includes a gym and a swimming baths.

Lymm Oughtrington Park Cricket Club is located adjacent to Lymm High School and playing fields are located closer to the site on Sandy Lane and at Grundy Park within around a 15 minute walk of the site.

Sustainability Summary

This section clearly demonstrates that the site is within a short walking distance of a range of day-to-day amenities.

There is the scope for a range of improvements to sustainable transport connectivity. These could be in the form of potential improvements to footway and cycleway facilities in the area that could be promoted as part of the site. These could include potential new footway links across Rush Green Road, enhanced footway provision along the Rush Green Road frontage of the site and connections to the Transpennine Way to the north of the site.

Vehicular Access

Vehicular access to the site can be achieved along both the Reddish Crescent and Rush Green Road frontages. However, it has been assumed at this stage that the vehicular access will be from the Reddish Avenue frontage.

At this stage the site is likely to be able to accommodate around 70 residential dwellings. As such, it is likely that only one formal vehicular access point would be required.

The main vehicular access located on Reddish Avenue can accommodate a formal priority junction arrangement with standard geometric parameters for residential developments with a 5.5 metres wide carriageway, footway on both sides of 2 metres wide and 10 metre radii.

Visibility can be achieved in both directions of at least 2.4 metres by 43 metres which ensures it complies with the guidance in Manual for Streets and Manual for Streets 2. All of this geometry can be accommodated within either the site boundary or within the current limits of adopted highway.

This access location is shown on the masterplan included within the submission and can be adequately accommodated.

In terms of off site impact the proposals are likely to generate in the region of 45 to 50 vehicular trips in the two busiest hours of the day which are likely to be between 0800 and 0900 hours and 1700 to 1800 hours. There are numerous routes for traffic to be dispersed onto the local highway network.

Vehicles travelling towards Sale and Altrincham will do so to/from the east and utilise either Rush Green Road and/or Sandy Lane/Mill Lane to the east of the site. Those vehicles travelling towards Warrington or the M6/M56 are likely to travel through the village centre and will be travelling to/from the site to the west.

There are no particular capacity constraints to the local highway network which would provide an issue for this additional traffic generation although this would need to be demonstrated in detail within a Transport Assessment that would accompany any formal submission on this site.

Transportation

The nearest bus stops to the site are located along Rush Green Road, with the closest bus stops being located towards the western end of the Rush Green Road frontage of the site. The westbound bus stop has a formal bus shelter and bus stop 'hi-kerbs'. The eastbound bus stop has a formal waiting area with timetable information.

Table 1, below, summarises the bus services that operate in the vicinity of the site together with their frequencies per hour.

Service	Route	Daytime	Evening	Sat	Sun
5	Altrincham-Lymm-Warrington	2	2	2	1
38	Altrincham-Lymm-Warrington	1	1	1	0

Table 1 – Summary of Bus Services Operating Past The Site

The table shows that up to 3 buses per hour travel past to the site during weekdays and Saturdays. These provide direct access to a number of destinations between Altrincham and Warrington. Services to Altrincham provide access to further local and regional services as well as Greater Manchester's Metrolink network to improve the accessibility of the site.

The services also provide access into Warrington town centre where two rail stations are located including Bank Quay station on the West Coast main line and provides services to London, Preston and Glasgow.

Services to Warrington town centre start before 7.30am and have a journey of around 50 minutes. The final service back to Lymm from Warrington is after 11pm. To Altrincham services start before 6.30am and take around 25 minutes. The last service back from Altrincham is also after 11pm.

Many villages in between these two major towns are also accessible by bus such as Warburton, Thelwall, Stockton Heath, High Legh and Grappenhall.

These services would provide the opportunity to access numerous destinations in and around the site. As such, the site can be seen as accessible by public transport.

Conclusions

In summary, this note clearly demonstrates that the site in Lymm is very well located for new residential development. The site is in close proximity to a good range of shops, employment opportunities, education provision and other facilities and services. The site is highly accessible by public transport with bus services that pass the site that connect to Warrington and Altrincham.

The site can be satisfactorily accessed and will generate a modest number of additional vehicular trips onto the local highway network.

Appendix 7



NOTES
 Permission is granted to scale from this drawing for the purpose of Local Authority Planning Approval only. In all other circumstances DO NOT scale from this drawing, please contact this office for any additional information required.
 Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of the site and building before commencing any shop drawings or building work. Any discrepancies should be recorded to the Architect.
 Where applicable this drawing is to be read in conjunction with the Consultants' drawings.
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 Ordnance Survey Data © Crown Copyright. All rights reserved. Licence No. 100007359

REV	DESCRIPTION	DATE	AUTHOR	CHK'D
A	Updated following client discussion	29.11.16	BA	-
B	Additional buffer planning added	30.11.16	BA	-

KEY
 Indicative Site Boundary
 Proposed Site Access from Reddish Crescent
 Listed Building



Romsley Office
 Building 300, The Grange, Romsley Road, Michelmersh, SO51 0AE
 t: 01794 367703 f: 01794 367276 www.thrivearchitects.co.uk

PROJECT
 Rush Green Road
 Lymm
 For: Strategic Land Partnership

DRAWING
 Illustrative Masterplan - 01

SCALE	DATE	AUTHOR	CHK'D
1:1000 @ A2	28/11/16	BA/hm	-
JOB NO.	DRAWING NO.	REV	
STRA161126	IMP-01	B	