

# LAND OFF STAGE LANE, LYMM

## DEVELOPMENT STATEMENT

SEPTEMBER 2017

# INTRODUCTION & CONTENTS

The land at Stage Lane was submitted to Warrington Borough Council (WBC) in December 2016 in response to WBC’s call for sites exercise. The submission identified the site at Stage Lane as suitable for release from the green belt and a highly sustainable location for new housing.

This document (produced on behalf of Stamford Property Holdings) demonstrates its suitability through meeting each of the requirements as outlined within Warrington Borough Council Local Plan “Preferred Development Option Regulation 18” for the green belt release of the land at Longbutt Lane to accommodate a new state of the art primary care facility, new pedestrian links, open recreational space and the delivery of new high quality family housing all in support of WBC strategic aims for “Outlying Settlements” green belt release.

The content supports Warrington Borough Council Local Plan, Preferred Development Option 18 consultation July 2017 Publication. With reference to, Preferred Development Option 2, Local Plan Strategic Objectives, High Level Spatial Options Assessment, Overall Approach, Outlying Settlements – Indicative Green Belt Capacity, Preferred Development Option & Next Steps. It sets out a vision for a new, sustainable neighbourhood of choice supporting the long term development needs of Lymm in line with WBC Preferred Development Options and has been informed by a suite of technical studies & reports carried out by the professional team noted. These studies can be found in the appendices.

The document has been produced in collaboration with:

- Paul Butler Associates Planning and Heritage Consultants
- Ollier Smurthwaite Architects
- Curtins Transport Planning
- Civic Engineers
- Urban Green Environmental Consultants
- Watt Consulting Engineers

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LYMM

OUGHTRINGTON

Lymm Dam

Bridgewater Canal

Stage Lane

Mill Lane



# HOUSING NEED POLICY REVIEW

## National Policy

The National Planning Policy Framework (NPPF) sets out the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is the presumption in favour of sustainable development and it sets out how local authorities should seek to boost the supply of housing by identifying a supply

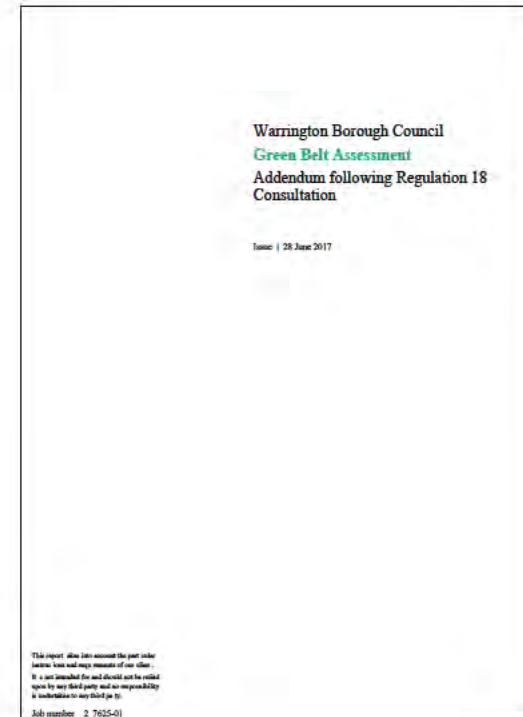
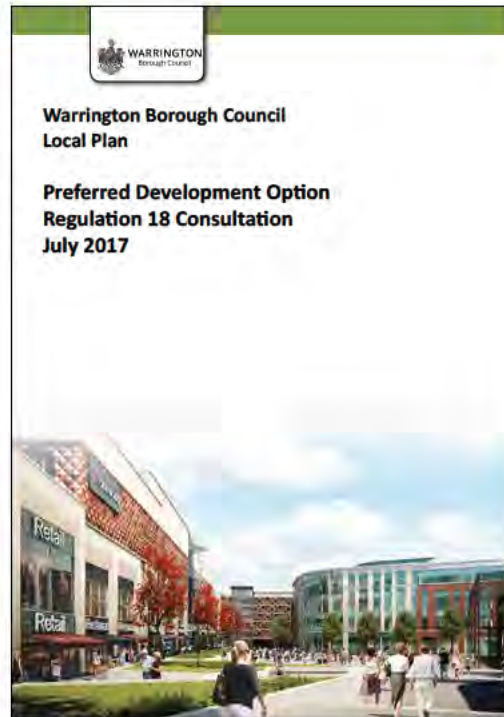
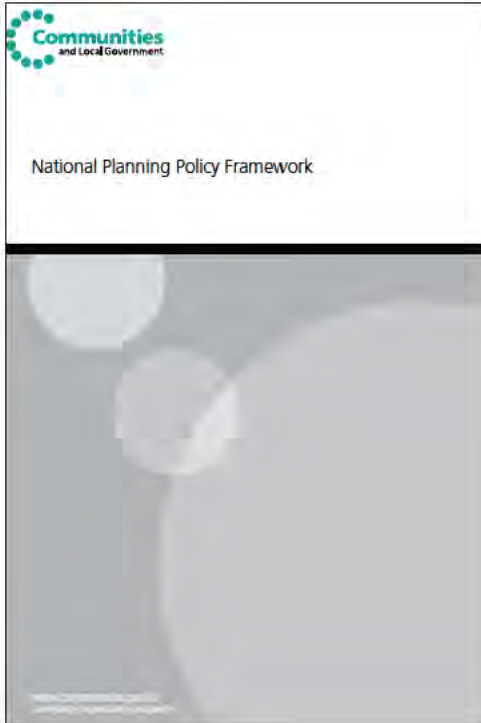
## Warrington Borough Council Local Plan Review – Preferred Development Option Regulation 18 Consultation July 2017

The draft Local Plan review contains strategic policies to guide the development of the Borough up to 2037. It sets out a spatial vision and objectives as well as strategic development targets, including a total requirement to deliver 24,220 dwellings over the plan period. The existing urban area has the capacity to accommodate 15,429 new dwellings. In order to deliver the shortfall of housing it is necessary for Warrington to review its green belt boundaries to accommodate projected future housing growth. The preferred options include an need for 8,791 new homes to be built within the green belt over the plan period.

The preferred development option focusses on three strategic areas of growth: Waterfront (4,032), SW Extension (1,831 dwellings) and Garden City Suburb (7,274 dwellings).

The village of Lymm is as an outlying settlement within the Preferred Development Option. Under the incremental growth scenario a potential capacity of 500 new dwellings














The site at Stage Lane represents a deliverable and viable option for green belt release. This development brochure demonstrates in accordance with paragraph 47 of the NPPF that the site is available now, offers a suitable location for development and is achievable



# SITE & SURROUNDINGS

The site is located on the eastern edge of the settlement of Lymm. The site is rectangular in shape and measures approximately 0.7 hectares in size. An existing gated access with a good degree of visibility is available into the site at present, the site frontage and boundaries consists of semi mature hedgerows. There are no mature trees within the site, to the rear of the site the development site is bounded by the Bridgewater canal and towpath.

The map opposite shows the proximity of local services and facilities to the site.

-  - Primary Education
-  - Secondary Education
-  - Library
-  - GP Services
-  - Pharmacy
-  - Recreation
-  - Community Centre
-  - Day Nursery
-  - Leisure Centre
-  - Local Shop
-  - Place of Worship
-  - Public Footpath
-  - National Cycle Route





# SUITABILITY OF THE SITE FOR DEVELOPMENT

## Site Analysis

A number of technical studies have been undertaken to assess the site and its immediate surroundings in order to demonstrate that the site is capable of being developed and providing a valued contribution to Warrington's housing land supply. Our key findings are as follows and are supported by the technical reports in appendices 1.

## Ecology

The site consists of managed grassland, and is not located within a statutory or non-statutory wildlife designation. Development on this does not present any implications from an ecological perspective. Development would not have any impact on existing important habitats. There is also the potential to include ecological enhancements within the development.

## Ground Conditions

Preliminary investigations have also found no below ground constraints to be evident. The presence of the gas main marker is noted adjacent to the bridge over Mill Lane. Further analysis has shown that this pipeline and its corresponding easement do not interact with the site. The site is also not in an area at risk from previous coal mining activity and no

## Access and Highways

Preliminary investigations have shown that access into the site is achievable via the existing access from Stage Lane and development can be accommodated with no material impact on the local highway network.

## Landscape

The contained nature of the site means that any impacts on the wider landscape will be limited, rather the development will complement the small cluster of built form around the Stage Lane / Mill Lane / Bradshaw Lane junction.





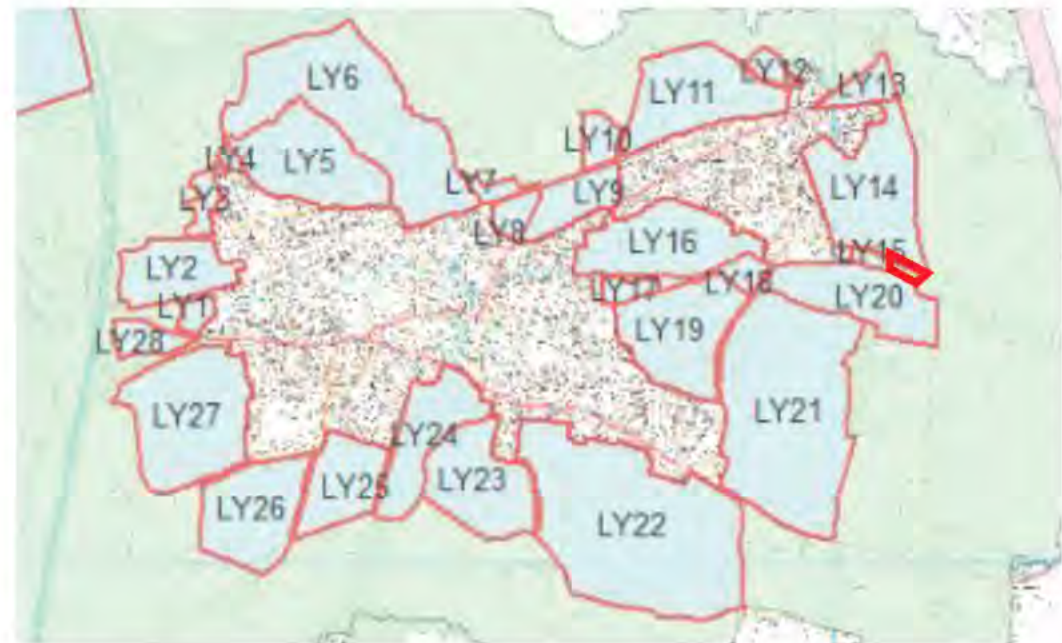
Aerial view of site looking South

# GREENBELT ASSESSMENT

The Warrington Borough Council Local Plan, Preferred Development Options Regulation 18 consultation identifies a requirement to deliver 22,260 new homes and 381 hectares of employment land over the plan period 2017-2037. Within this strategy, the settlement of Lymm is suitable for accommodating 500 new dwellings over the plan period.

Presently the settlement of Lymm is inset from the green belt with the village settlement boundary following the line of the existing built form. The Local Plan Preferred Options is supported by a green belt review (ARUP, 2016) which identifies the site as forming part of parcel LY15. This concludes that the site makes a weak contribution to green belt purposes.

As the site is considered to make a limited contribution to green belt purposes and would therefore be suitable for release from it.



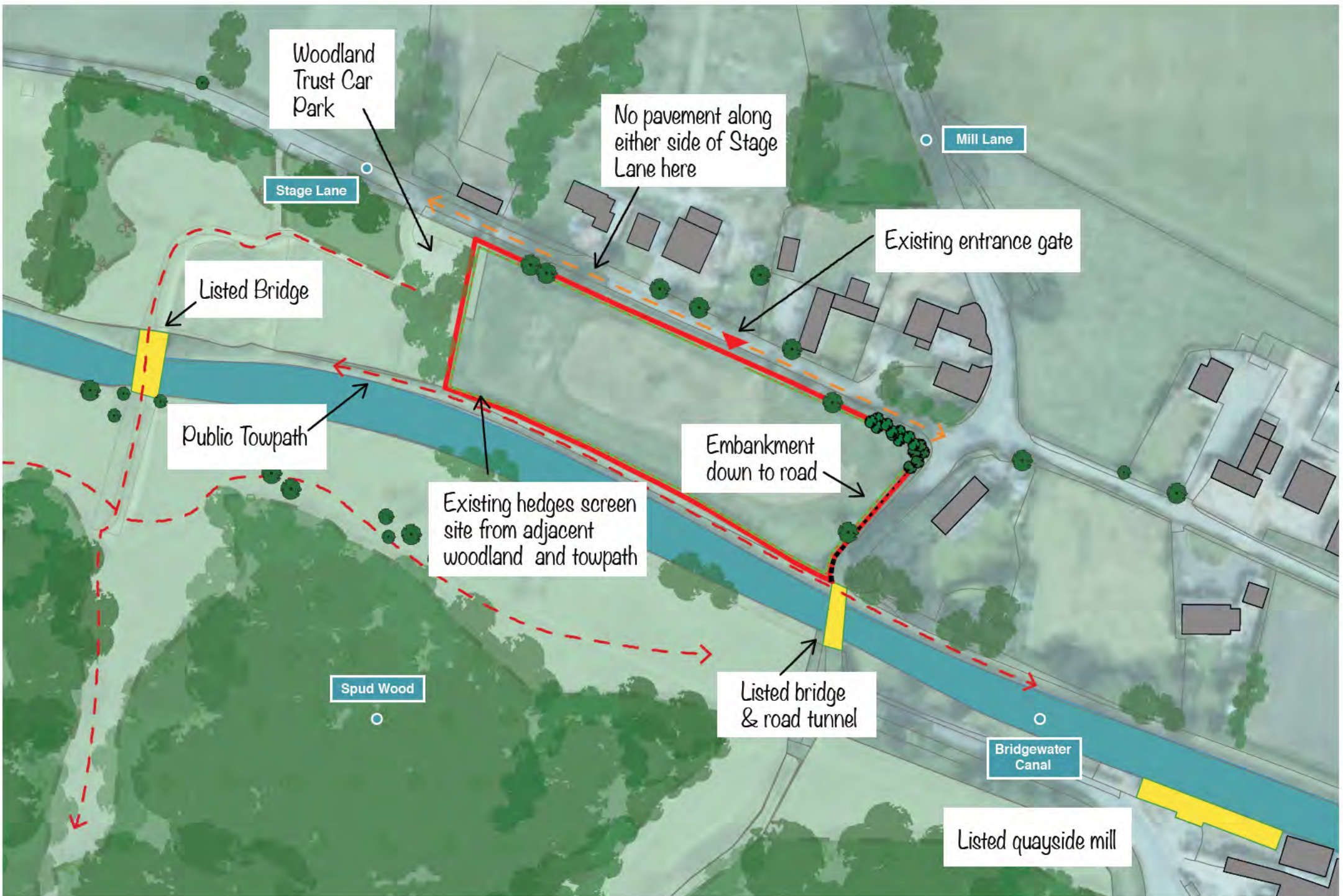
REF	Purpose 1: to check the unrestricted sprawl of large built up areas.	Purpose 2: to prevent neighbouring towns merging into one another.	Purpose 3: to assist in safeguarding the countryside from encroachment	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for assessment	Overall Assessment
LY15	No contribution: The parcels are not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Moderate contribution: The parcels are connected to the settlement along its short western boundary. This consists of garden boundaries and would not be durable enough to prevent encroachment into the parcel. The parcels are well connected to the countryside on three sides by durable boundaries consisting of Stage Lane, Mill Lane and the Bridgewater Canal. These are durable enough to prevent further encroachment of the parcel developed. The existing and use mainly consists of open countryside and there is extensive vegetation as well as a small surface car park. The parcel supports some long views to the south from certain areas and overall supports a strong to moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment.	No Contribution: Lymm is a historic town however the parcels are not within 250m of its Conservation Area. The parcel does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mersey Siding Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a strong to moderate degree of openness, makes a moderate contribution to encouraging urban regeneration and there are largely durable boundaries between the parcel and the wider countryside.	Weak contribution

# OPPORTUNITIES & CONSTRAINTS

## Opportunities Supporting Warrington Borough Council Local Plan – Preferred Development Option – Regulation 18 Consultation July 2017

- To introduce and expand the existing public footpath.
- Development options which allow for the retention of mature trees on the site boundary.
- The site is located outside of the floodzone and therefore would not be at risk of flooding.
- The site is located close to existing schools and services within Lymm thereby providing a sustainable location for new housing. New pupils from the scheme will be able to walk to the surrounding schools, along the towing path which cannot be said for the majority of other sites in the green belt around Lymm.
- No existing services are within or cross the site boundary, furthermore service connections are feasible.
- Access into the site is achievable from Stage Lane with adequate visibility provided in both directions.





# OPPORTUNITIES & CONSTRAINTS

## Warrington Borough Council Local Plan – Preferred Development Option – Regulation 18 Consultation July 2017

The Proposal demonstrates the delivery of each of the desired options as set out within Warrington Borough Council Local Plan - Preferred Development Option Regulation 18 Consultation July 2017 are met. Further satisfying and supporting the site as a viable site to be released from greenbelt. To the right are extracts from the WBC Preferred Development Option - Regulation 18 July 2017.

4.38 The new objectives are set out in the table below:

W1 To enable the transition of Warrington from a New Town to a New City through the ongoing regeneration of Inner Warrington, the delivery of strategic and local infrastructure, the strengthening of existing neighbourhoods and the creation of new sustainable neighbourhoods whilst: <ul style="list-style-type: none"><li>• delivering a minimum of 22,260 new homes (equating to 1,113 per year) between 2017 and 2037, and</li><li>• supporting Warrington's ongoing economic success by providing 381 Hectares of employment land between 2017 and 2037.</li></ul>
W2 To facilitate the sensitive release of Green Belt land to meet Warrington's long term housing and employment needs, whilst ensuring the revised Green Belt boundaries maintain the permanence of Warrington's Green Belt in the long term.
W3 To strengthen and expand the role of Warrington Town Centre as a regional employment, retail, leisure, cultural and transport hub, whilst transforming the quality of the public realm and making the Town Centre a place where people want to live.
W4 To provide new infrastructure to support Warrington's growth, reduce congestion and promote sustainable transport options, whilst reducing the need to travel and encouraging active lifestyles.
W5 To secure high quality design which reinforces the character and local distinctiveness of Warrington's urban area, its countryside, its unique pattern of green spaces and its constituent settlements whilst protecting, enhancing and embracing the borough's built and natural assets.
W6 To minimise the impact of development on the environment through the prudent use of resources and ensuring development is energy efficient, safe and resilient to climate change and makes a positive contribution to improving Warrington's air quality.

Table 5 – Local Plan Strategic Objectives

4.52 The Council's detailed assessment and the SA/SEA Report can be found on the Council's website. A summary of the overall conclusions from the Council's assessment of the three options is provided in the table below.

Option 1	This option has the potential to contribute positively to the objectives of the plan and would enable Warrington to meet its development needs whilst also contributing to the delivery of Warrington New City. Depending on the specific locations for development, it could provide a sustainable, viable and deliverable option for meeting Warrington's development needs and provides the opportunity to maintain the permanence of the Green Belt at a strategic level through managed green belt release.
Option 2	This option has the potential to contribute positively to the plan objectives and would enable Warrington to meet its development needs whilst directly contributing to the delivery of Warrington New City. Depending on the specific locations for development, it could provide a sustainable, viable and deliverable option for meeting Warrington's development needs and provides the opportunity to maintain the permanence of the Green Belt at a strategic level through managed green belt release.  In addition, incremental growth in the outlying settlements could contribute to longer term sustainability of local services and local business, promote local housing choice and deliver a number of smaller sites in the early part of the plan period.
Option 3	Although a settlement extension in itself could provide a sustainable form of development in principle, the option as a whole does not perform as well against the objectives of the Plan as the other 2 options.  It could have detrimental impacts on Green Belt, the character of settlements and may result in secondary school capacity issues. It would also result in less development being focussed on the main urban area and therefore could reduce the ability of the Council to deliver strategic infrastructure and therefore dilute the Council's New City aspirations.

Table 7 – Summary of High Level Spatial Options Assessment

4.53 Following this exercise, the Council confirmed Option 2 - focussing Green Belt release adjacent to the main urban area of Warrington, with incremental growth in the outlying settlements - as the preferred option.

4.54 Option 2 enables the majority of growth to be delivered adjacent to the main urban area, contributing positively to the Plan Objectives. It performs stronger than Objective 1 in that it also enables incremental housing growth in the outlying settlements to support local services and widen local housing choice without compromising their character. This will also assist in overall Plan delivery by promoting a larger number of smaller sites which are likely to be deliverable early in the Plan period.

4.55 Option 3 does not perform as strongly as the distribution of growth will begin to impact on the character of one or more of the outlying settlements and a greater proportion of growth is being moved away from the main urban area where it can most positively contribute to the Warrington New City concept.

5.46 The preferred option defines an approximate number of homes the Council considers can be accommodated by each of the outlying settlements under the 'Incremental growth' scenario.

Settlement	Indicative Green Belt Capacity
Lymm	500
Culcheth	300
Burtonwood	150
Winwick	90
Croft	60
Glazebury	50
Hollins Green	40
<b>TOTAL</b>	<b>1,190</b>

Table 22: Outlying Settlements - Indicative Green Belt Capacity

5.47 In order to deliver this level of development it will be necessary to expand existing primary schools in Lymm, Culcheth and Burtonwood. It will also be necessary to provide additional primary care capacity in Lymm and in Burtonwood.

# PROPOSED INDICATIVE DEVELOPMENT

Following the publication of the Preferred Development Option Regulation 18 Consultation July 2017 and site analysis work a concept masterplan has been developed incorporating all key point outlined within the Preferred Development Option.

The proposals will deliver the following:

- Enhanced Pedestrian links from Stage Lane to Mill Lane.
- Land to allow the creation of a much needed footpath, enhancing pedestrian safety.
- Up to 16 new homes.
- A mix of dwelling types to include detached, semi-detached and terraced houses.
- A range of dwelling sizes from 3 to 4+ bedrooms.
- Provision of affordable housing to include a mix of different sizes in response to local needs.
- A high quality development that will have regard to local character.
- Investment into new and existing community infrastructure, and improved local pedestrian links.

**Benefits of the development:**

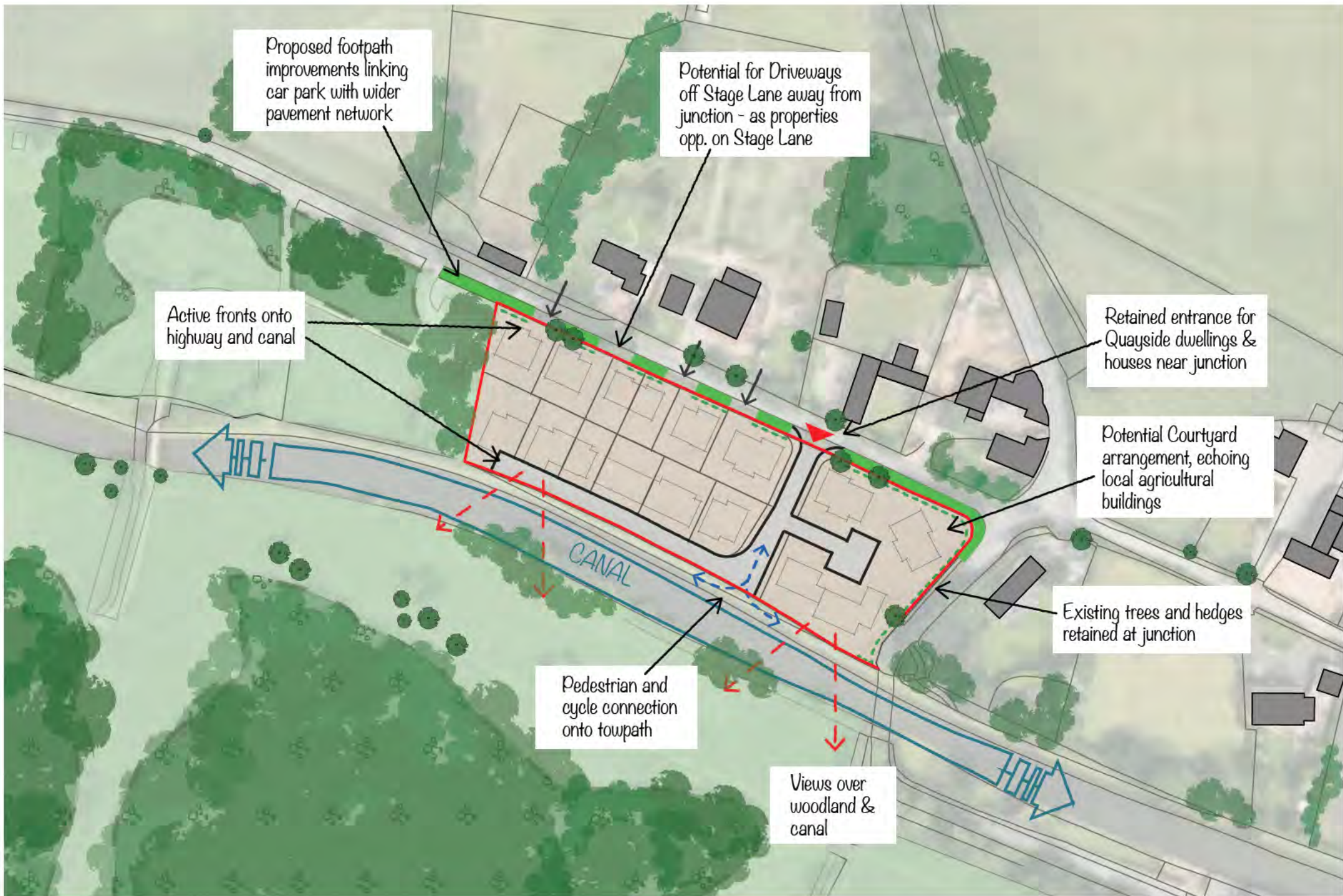
- Contributing to the Council's five year supply of deliverable housing sites and delivery of new homes to meet the housing needs of the borough.
- Creation of a sustainable residential community that is in close proximity to existing local retail and social and community facilities.
- New habitat creation to encourage ecological diversity.
- New construction jobs to be created during the construction of the development.
- New Homes Bonus payable to the Council from Central Government and additional Council Tax receipts once homes are occupied.

There are several options available for how the site may be arranged, which could be developed in due course and through discussion with WBC. The initial indicative plan (see opposite page) shows back to back development plots providing active frontages onto the canal and Stage Lane. The alternative arrangement below shows a central street with the backs of dwellings screened from Stage Lane and towpath.



Proposed Option 2





# DELIVERY

The National Planning Policy Framework requires that to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years and in particular that development of the site is viable (NPPF para 47, footnote 11).

As evidenced in this submission, the site is available now offering a suitable location for new development. The site is considered to be a viable and realistic proposition that will make a positive contribution to housing delivery over the plan period. There are also no known constraints that would affect delivery of housing commencing on site within 5 years.

Stamford Property Holdings hold a strong track record of working with developers and housebuilders alike to deliver high quality schemes ranging from a single dwelling through to projects comprising over 200 dwellings. Stamford Property Holdings will endeavour to have the master plan delivered in full within Warrington Borough Councils desired time

Ownership is with one party and there are no legal constraints which could restrict delivery.



# CONCLUSION

This development brochure outlines vision for a new, sustainable neighbourhood of choice at land off Stage Lane to support the long term development needs of Oughtrington. The brochure supports the representation submitted in response to the Warrington Borough Council Regulation 18 Preferred Options consultation.

The brochure has been informed by a range of technical studies which demonstrate the suitability of the site for development and release from the green belt. The indicative proposals for the site illustrate the potential for the creation of a new sustainable neighbourhood which responds to the local character of the area through a high quality and sensitive design response.

Based on the above assessment, this representation supports the release of land at Stage Lane from the green belt as part of the Local Plan. The assessment demonstrates that the site is capable of supporting a development of approximately 16 new family dwellings. There are no significant constraints to development identified and the site is available for development within the first five years of the plan period.





**Stamford Property Holdings** in association with

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# **LAND OFF STAGE LANE, LYMM TECHNICAL APPENDICES**

**SEPTEMBER 2017**

# APPENDICES CONTENTS

The following documents are to be read in conjunction with the main submission report;

EXISTING SITE PLAN (OLLIER SMUTHWAITE ARCHITECTS) .....	4
TRANSPORT ASSESSMENT NOTE (CURTINS CONSULTING ENGINEERS).....	5-7







**SITE PLAN**



REVISION	DATE	DESCRIPTION

CLIENT: STAMFORD PROPERTY HOLDINGS	
PROJECT: LYMM SITES	
ADDRESS: LAND OFF STAGE LANE, LYMM	
DRAWING TITLE: EXISTING SITE PLAN	
SCALE: 1:2500 @ A3	DATE: SEPTEMBER 2017
DRAWING NO.: A499_SITE PLAN	

**OLLIER SMURTHWAITE ARCHITECTS**  
 106 Albert Mill, 10 Hulme Hall Road, Manchester, M15 4LY  
 0161 883 0936  
 0161 883 0939  
 E: mail@olliersmurthwaite.com

Our Reference: 066027/LK/Stg\_Ln

4<sup>th</sup> September 2017

Re: WBC Local Plan Site Promotions, Lymm. Site at Stage Lane R18/011

## 1.0 Introduction

This Note provides a brief assessment of the highway and transport-related implications of the potential allocation of a site off Stage Lane, Lymm, Warrington, for residential purposes through Warrington Borough Council's (WBC's) emerging Local Plan process.

The site is identified as no. R18/011 in WBC's 'Call for Sites' process.

The site occupies an area of approximately 1.7 acres / 0.7 hectares. On the assumption that around 75% of the site is developable, and that the developable area could feature around 30 dwellings per hectare, it is assumed that the site could comprise around 16 dwellings.

Curtins visited the site on Friday 4<sup>th</sup> August 2017 to make observations of the surrounding area. We have also carried out a desktop-related review of the highway network around the site and the likely impact of a scheme of 16 dwellings.

Our investigations indicate that:

- Based on trip rates from the industry-standard TRICS Database, a scheme of 16 dwellings would be likely to give rise to around 7-9 two-way vehicle movements in each peak hour, and around 60-65 two-way vehicle movements over the course of an entire day;
- This level of traffic is considered to be negligible and would have an imperceptible effect on the local highway network;
- It is noted that the nearby Stage Lane / Burford Lane / Bradshaw Lane junction is signalised to allow safe and efficient passage through the nearby single-track tunnel below the Bridgewater Canal. However, the signals do not experience material congestion, even during peak hours, and so this feature does not therefore present any congestion-related concerns in the context of the site's potential allocation.
- On the contrary, the signals allow the safe negotiation of the network immediately adjacent to the site and this would apply equally to any traffic generated by a development of the site;
- There are no technical / land control constraints with achieving a satisfactory access into the site. The site benefits from a direct frontage of approximately 156m onto Stage Lane and will allow an access to be designed and constructed to relevant standards;
- Personal Injury Accident (PIA) data for the highway network around the site has been obtained from the online Crashmap resource for the most recently available three-year period. There have been very few recorded accidents near to the site in this period and therefore road safety does not present a material concern in the context of the site's potential allocation for residential uses;
- The site is rectangular in shape and would easily allow a suitable on-site road design to be achieved;
- The centre of the site is located within convenient walking distance (approx. 350m) of a bus stop on Stage Lane which is served by the no. 191 service (Lymm Circular);

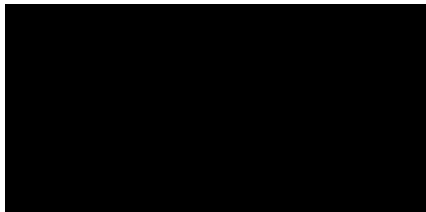
## Curtins Technical Review

- Stage Lane is designated as a 'grade 1' cycling route by WBC, which is the highest gradation available. There are numerous similar cycle routes situated locally, including the National Cycle Route 62. NCR62 passes in an east-west alignment to the north of Lymm, some 950m cycling distance from the centre of the site. This route provides an excellent off-road facility between south Manchester to the east and south Warrington to the west; and,
- The site is located only around 2km walk distance from the centre of Lymm, which is reachable via an attractive off-road tow-path alongside the Bridgewater Canal.

## 2.0 Conclusions

Based on the above, it is therefore concluded that there are no material highway or transport-related reasons why the site should not be allocated for residential purposes, and the allocation is therefore commended to WBC for inclusion as such in the adopted Local Plan.

Yours faithfully,



For and on behalf of **Curtins**

# Our Locations

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