



Shepherd Gilmour
Consulting Engineers

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APPENDIX F



Your Gas Network

Shepherd Gilmour Infrastructure
4th Floor Colchester House
40 Peter Street
Manchester
Manchester
Greater Manchester
M2 5GP

Date: 09/08/2017

Our Ref: NW_TW_Z1_3SWX_353253

Your Ref: NW Croft North

RE: Proposed Works, Land North West of Croft, Warrington

Thank you for your enquiry which was received on 09/08/2017.
Please note this response and any attached map(s) are valid for 28 days.

An assessment has been carried out with respect to Cadent Gas Ltd, National Grid Electricity Transmission plc's and National Grid Gas plc's apparatus. Please note it does not cover the items listed in the section "Your Responsibilities and Obligations", including gas service pipes and related apparatus.
For details of Network areas please see the Cadent website (<http://cadentgas.com/Digging-safely/Dial-before-you-dig>) or the enclosed documentation.

As your works are at a "proposed" stage, any maps and guidance provided are for information purposes only. This is not approval to commence work. You must submit a "Scheduled Works" enquiry at the earliest opportunity and failure to do this may lead to disruption to your plans and works. Plant Protection will endeavour to provide an initial assessment within 14 days of receipt of a Scheduled Works enquiry and dependent on the outcome of this, further consultation may be required.

In any event, for safety and legal reasons, works must not be carried out until a Scheduled Works enquiry has been completed and final response received.

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E-mail: plantprotection@cadentgas.com
Telephone: +44 (0)800 688588

National Gas Emergency Number:
0800 111 999*

National Grid Electricity Emergency Number:
0800 40 40 90*

* Available 24 hours, 7 days/week.
Calls may be recorded and monitored.

www.cadentgas.com

Your Responsibilities and Obligations

The "Assessment" Section below outlines the detailed requirements that must be followed when planning or undertaking your scheduled activities at this location.

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near Cadent and/or National Grid's apparatus, e.g. as contained within the Construction (Design and Management) Regulations.

This assessment solely relates to Cadent Gas Ltd, National Grid Electricity Transmission plc (NGET) and National Grid Gas plc (NGG) and apparatus. This assessment does **NOT** include:

- Cadent and/or National Grid's legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent and/or National Grid's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and if in doubt contact Plant Protection.
- Gas service pipes and related apparatus
- Recently installed apparatus
- Apparatus owned by other organisations, e.g. other gas distribution operators, local electricity companies, other utilities, etc.

It is **YOUR** responsibility to take into account whether the items listed above may be present and if they could be affected by your proposed activities. Further "Essential Guidance" in respect of these items can be found on the National Grid Website (<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>).

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If you require further assistance please contact the Plant Protection team via e-mail ([click here](#)) or via the contact details at the top of this response.

Yours faithfully

Plant Protection Team

ASSESSMENT

Affected Apparatus

The apparatus that has been identified as being in the vicinity of your proposed works is:

Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

Requirements

BEFORE carrying out any work you must:

Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.

Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.

Ensure that all persons, including direct labour and contractors, working for you on or near Cadent and/or National Grid's apparatus follow the requirements of the HSE Guidance Notes HSG47 - 'Avoiding Danger from Underground Services' and GS6 – 'Avoidance of danger from overhead electric power lines'. This guidance can be downloaded free of charge at <http://www.hse.gov.uk>

In line with the above guidance, verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any activities are undertaken.

GUIDANCE

Excavating Safely - Avoiding injury when working near gas pipes:

http://www.nationalgrid.com/NR/rdonlyres/2D2EEA97-B213-459C-9A26-18361C6E0B0D/25249/Digsafe_leaflet3e2finalamends061207.pdf

Standard Guidance

Essential Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=8589934982>

General Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

Excavating Safely in the vicinity of gas pipes guidance (Credit card):

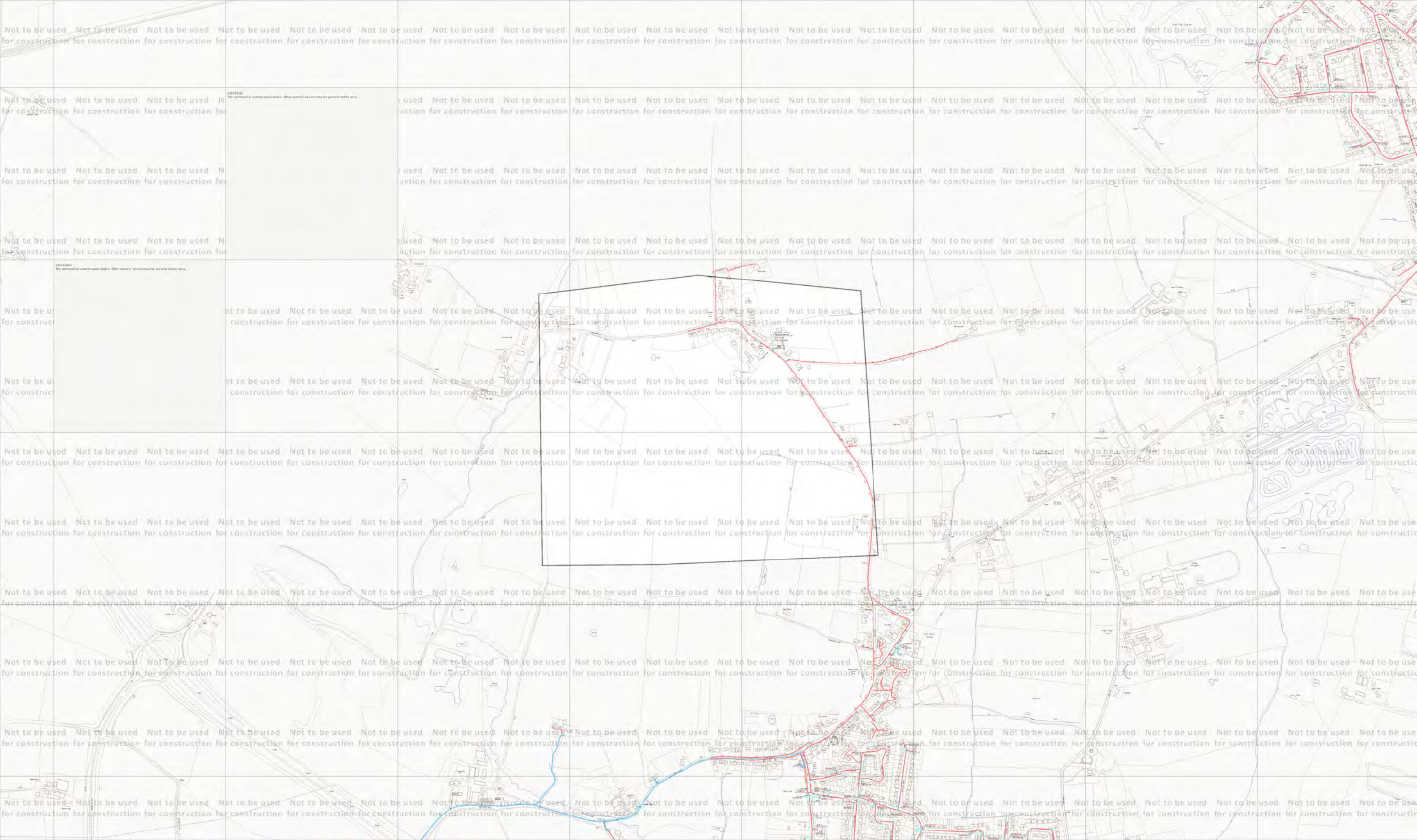
<http://www.nationalgrid.com/NR/rdonlyres/A3D37677-6641-476C-9DDA-E89949052829/44257/ExcavatingSafelyCreditCard.pdf>

Excavating Safely in the vicinity of electricity cables guidance (Credit card):

<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

Copies of all the Guidance Documents can also be downloaded from the National Grid Website:

<http://www.nationalgrid.com/uk/Gas/Safety/work/downloads/>



ID: NW_TW_Z1_3SWX_353253 View extent: 4120m, 2440m		Map not to be used for construction		Map 1 of 1 (GAS)	
USER: ██████████		LP MAINS		This plan shows those pipes owned by National Grid Gas plc in its role as a Licensed Gas Transporter (GT).	
DATE: 09/08/2017		MP MAINS		Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information	
DATA DATE: 08/08/2017		IP MAINS		with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is	
REF: NW Croft North		LHP MAINS		given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections,	
MAP REF: SJ6294		NHP MAINS		etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by	
CENTRE: 362904, 394535				National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging	
Approximate scale 1:10000 on A3 Colour Landscape				practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains,	
Some examples of Plant Items:		Valve		pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure	
Depth of Cover		Syphon		that this information is provided to all persons (either direct labour or contractors) working for you on or near gas	
Diameter Change		Material Change		apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date	
Out of Standard Service				of issue.	

MAPS Plot Server Version 1.9.0

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 Requested by: Shepherd Gilmour Infrastructure
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ENQUIRY SUMMARY

Received Date

09/08/2017

Your Reference

NW Croft North

Location

Centre Point: 362904, 394534

X Extent: 990

Y Extent: 845

Postcode: WA3 7EF

Location Description: Land North West of Croft, Warrington

Map Options

Paper Size: A3

Orientation: LANDSCAPE

Requested Scale: 10000

Actual Scale: 1:10000 (GAS)

Real World Extents: 4120m x 2440m (GAS)

Recipients

[REDACTED]

Enquirer Details

Organisation Name: Shepherd Gilmour Infrastructure

Contact Name: [REDACTED] [REDACTED]

Email [REDACTED]

Telephone: [REDACTED]

Address: 4th Floor Colchester House, 40 Peter Street, Manchester, Manchester, Greater Manchester, M2 5GP

Description of Works

Currently only in the initial planning stages for potential residential development- north of site

Enquiry Type

Proposed Works

Activity Type

Development Project

Work Types

Work Type: Plans Only

Shepherd Gilmour Infrastructure
4th Floor Colchester House
40 Peter Street
Manchester
Manchester
Greater Manchester
M2 5GP

Date: 09/08/2017

Our Ref: NW_TW_Z1_3SWX_353254

Your Ref: NW Croft South

RE: Proposed Works, Land North West of Croft, Warrington

Thank you for your enquiry which was received on 09/08/2017.
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Yours faithfully

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ASSESSMENT

Affected Apparatus

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Low or Medium pressure (below 2 bar) gas pipes and associated equipment. (As a result it is highly likely that there are gas services and associated apparatus in the vicinity)

Above ground gas sites and equipment

Requirements

BEFORE carrying out any work you must:

Note the presence of an Above Ground Installation (AGI) in proximity to your site. You must ensure that you have been contacted by Cadent and/or National Grid prior to undertaking any works within 10m of this site.

Carefully read these requirements including the attached guidance documents and maps showing the location of apparatus.

Contact the landowner and ensure any proposed works in private land do not infringe Cadent and/or National Grid's legal rights (i.e. easements or wayleaves). If the works are in the road or footpath the relevant local authority should be contacted.

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General Guidance document:

<http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=35103>

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<http://www.nationalgrid.com/NR/rdonlyres/35DDEC6D-D754-4BA5-AF3C-D607D05A25C2/44858/ExcavatingSafelyCreditCardelectricitycables.pdf>

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ID: NW_TW_Z1_3SWX_353254		View extent: 4120m, 2440m		Map not to be used for construction		Map 1 of 1 (GAS)			
USER: [REDACTED]	LP MAINS	<p>This plan shows those pipes owned by National Grid Gas plc in its 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.</p>				MAPS Plot Server Version 1.9.0			
DATE: 09/08/2017	MP MAINS					MAPS Plot Server Version 1.9.0			
DATA DATE: 08/08/2017	IP MAINS								
REF: NW Croft South	LHP MAINS								
MAP REF: SJ6293	NHP MAINS								
CENTRE: 362849, 393735			<p>Requested by: Shepherd Gilmour Infrastructure</p> <p>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. Ordnance Survey Licence number 100024886</p>						

ENQUIRY SUMMARY

Received Date

09/08/2017

Your Reference

NW Croft South

Location

Centre Point: 362848, 393734

X Extent: 980

Y Extent: 815

Postcode: WA3 7EF

Location Description: Land North West of Croft, Warrington

Map Options

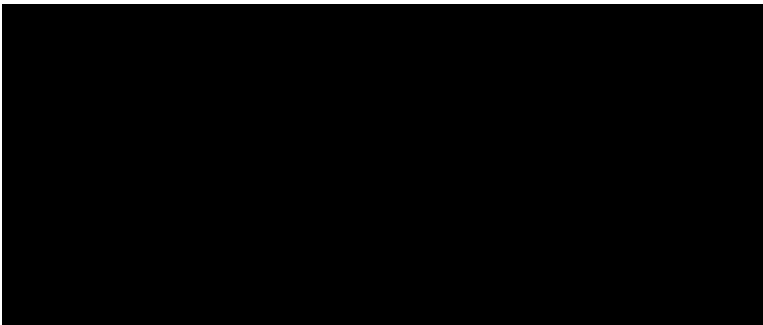
Paper Size: A3

Orientation: LANDSCAPE

Requested Scale: 10000

Actual Scale: 1:10000 (GAS)

Real World Extents: 4120m x 2440m (GAS)



Address: 4th Floor Colchester House, 40 Peter Street, Manchester, Manchester, Greater Manchester, M2 5GP

Description of Works

Currently only in the initial planning stages for potential residential development- south of site

Enquiry Type

Proposed Works

Activity Type

Development Project

Work Types

Work Type: Plans Only

Overview



Date Requested: 08/08/2017

Requested by: Shepherd Gilmour

Job Reference: 10977683

Company: Shepherd Gilmour Infrastructure L

Your Scheme/Reference: Land North-West c

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

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ESP UTILITIES GROUP

ESP Utilities Group Ltd

Bluebird House

Mole Business Park

Leatherhead

Surrey

KT22 7BA

Phone: 01372 587500

Email: info@espug.com

Dig Sites:

Area  Line 

Approx scale on A4 paper: 1:1000
(excluding Overview map)



Date Requested: 08/08/2017




Requested by: Shepherd Gilmour

Job Reference: 10977683

Company: Shepherd Gilmour Infrastructure L^t

Your Scheme/Reference: Land North-West c

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.

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 Bluebird House
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 KT22 7BA
 Phone: 01372 587500
 Email: info@espug.com

Dig Sites:

Area  Line 

Approx scale on A4 paper: 1:1000
 (excluding Overview map)



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APPENDIX G

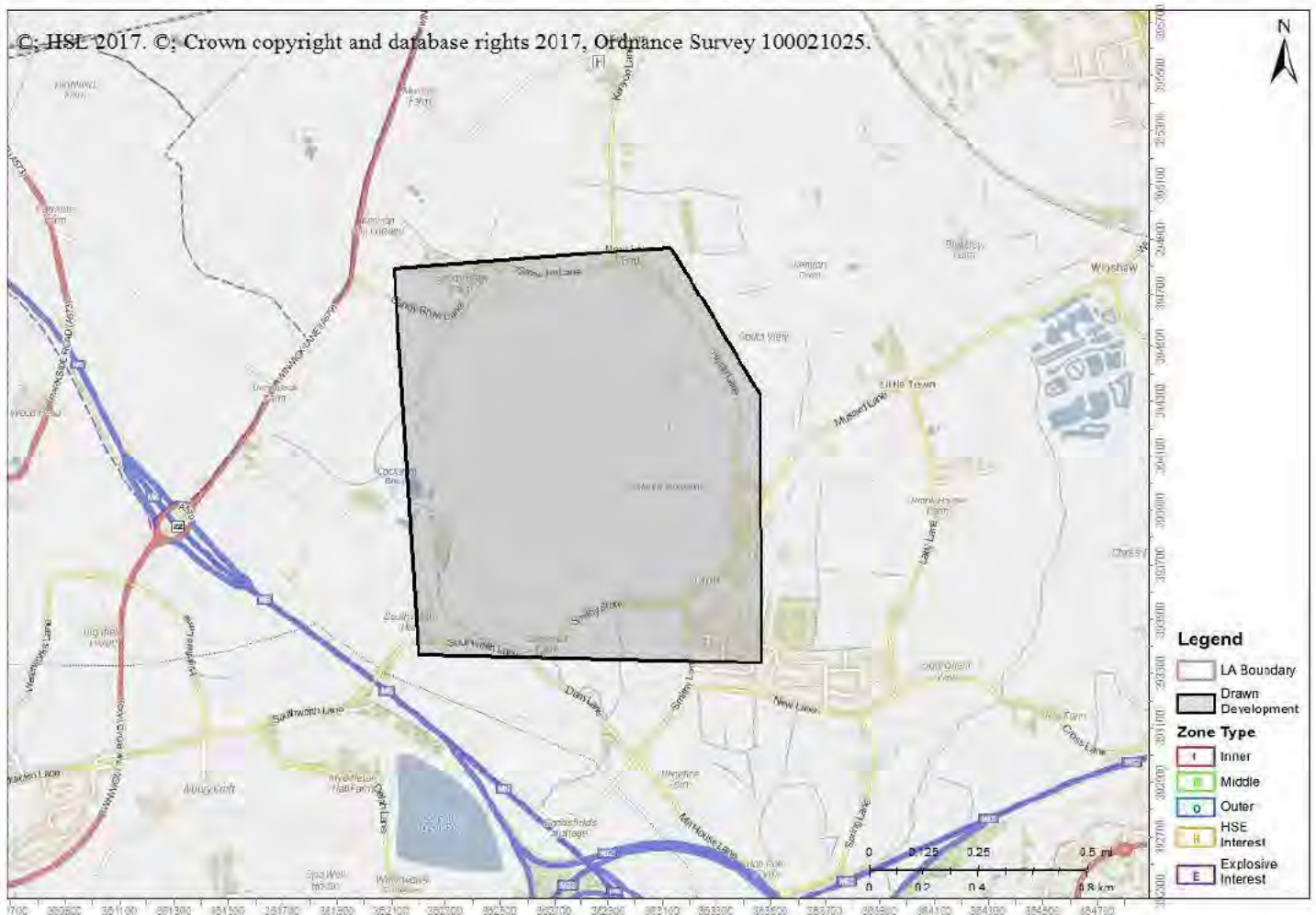
M15 4LZ

Advice : HSL-170814103139-432 Does Not Cross Any Consultation Zones

Your Ref: Land North West of Croft

Development Name:

Comments:



The proposed development site which you have identified does not currently lie within the consultation distance (CD) of a major hazard site or major accident hazard pipeline; therefore at present HSE does not need to be consulted on any developments on this site. However, should there be a delay submitting a planning application for the proposed development on this site, you may wish to approach HSE again to ensure that there have been no changes to CDs in this area in the intervening period.

This advice report has been generated using information supplied by [REDACTED] at Shepherd Gilmour Infrastructure on 14 August 2017.



**Warrington Borough Council Local Plan
Preferred Development Option Regulation 18
Consultation**

**LAND NORTH WEST OF CROFT
TRANSPORT APPRAISAL**

**Client: Peel Investments (North) Ltd
27 September 2017**



2-Transport



**Warrington Borough Council Local Plan
Preferred Development Option Regulation 18
Consultation**

**LAND NORTH WEST OF CROFT
TRANSPORT APPRAISAL**

**Client: Peel Investments (North) Ltd
27 September 2017**

i-Transport LLP
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M3 3WR
Tel: 0161 830 2172
Fax: 0161 830 2173
www.i-transport.co.uk

i-Transport Ref: SEE/dc/ITM13245-001A R

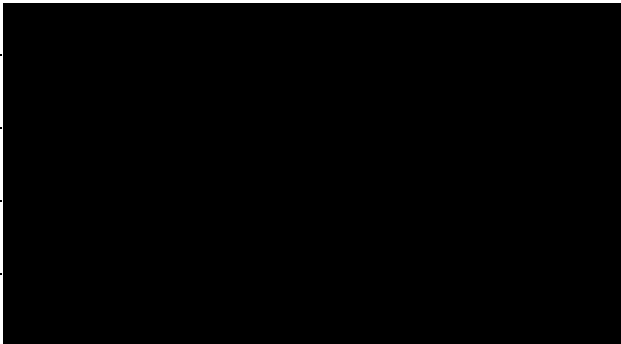
Date: 27 September 2017

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QUALITY MANAGEMENT

Report No.	Comments	Date
ITM13245-001R	Draft	12/09/17
ITM13245-001AR	Final	27/09/17



File ref: Z:\Projects\13245\ITM Land North West of Croft\Admin\R
Appraisal.docx

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APPENDICES

APPENDIX A	GOOGLE TRAFFIC MAPS
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SECTION 1 INTRODUCTION

1.1 Warrington Local Plan Review

1.1.1 Warrington Borough Council (WBC) is currently undertaking a review of its Local Plan which will guide development in the Borough to 2037. The Council has now prepared its Preferred Development Option (PDO) and is consulting on this.

1.1.2 WBC's consultation document of July 2017 sets out how the PDO was developed using a four stage process and then summarises the PDO. This identifies four main areas of growth: the city centre; the Waterfront; a Garden City Suburb in the south east quadrant of the town; and a south west urban extension. Further development is planned throughout the urban area and within Warrington's outlying settlements.

1.1.3 The PDO is summarised on Figure 9 of the consultation document, identifying the number of new dwellings and quanta of employment floorspace within the various development areas.

1.2 Peel's Land Interests

1.2.1 Peel is a major North West based investor and development company with a successful track-record in delivering growth and major projects including the Trafford Centre and Media City UK. Peel owns c.1.2million sqm of property and 15,000 hectares of land and water. Peel has significant interests in Warrington Borough including at the Waterfront, south west urban extension and in the outlying settlements.

1.2.2 Peel has specific interests at land North West of Croft which is capable of delivering a new village community, integrated with the existing settlement. It can accommodate between 1,638 – 1,911 new homes as well as a range of complementary facilities which will also benefit the existing village.

1.2.3 The main representations prepared by Turley explain how the site can make a very significant contribution to meeting the housing needs of Warrington over the plan period.

1.3 Report Structure

1.3.1 This transport appraisal considers the key transport and highways related aspects of the sustainable development proposals at Croft.

1.3.2 The background to the consideration of sites by WBC and the overall policy position, focussing on transport, is set out in Section 2.0. Section 3.0 explains the development proposals including the opportunity that development at Croft presents to deliver a sustainable community. The key ‘tests’ of the National Planning Policy Framework (NPPF) paragraph 32 are then considered: Section 4.0 shows that the site will be accessible and sustainable; Section 5.0 demonstrates how access will be provided to the site; Section 6.0 outlines the broad scale of traffic impacts.

1.4 **Conclusions**

1.4.1 A summary of the overall conclusions is presented at Section 7.0. The key conclusions of this appraisal are:

- i) The site will meet the transport related objectives of the Council’s Core Strategy as well as its policies related to general transport principles (MP1), active travel (MP3) and public transport (MP4). Furthermore, it will meet objective W4 of the Local Plan and strongly meet four of the five specific accessibility criteria defined by the Council.
- ii) Therefore the development of the site will fully accord with the NPPF objective related to sustainable travel, with opportunities for such modes taken up.
- iii) Access to the site is proposed in several locations and feasibility level designs have been produced and the capacity of these considered. All will operate satisfactorily. Site access is controlled by Peel and is deliverable and achievable. It is therefore also considered that satisfactory access can be provided in accordance with the NPPF.
- iv) The residual cumulative traffic impacts of development on the site will not be severe and therefore, in accordance with NPPF, development should not be prevented on transport grounds.

1.4.2 Overall, it is therefore concluded that the site at North West Croft is suitable for allocation in the Council’s Local Plan and will form a sustainable development that can provide much needed housing.

SECTION 2 BACKGROUND

2.1 Transport Policy Context

2.1.1 This section considers both national and local policy related to transport and, in particular, how this frames the consideration of development proposals. Policy aspects of WBC's consideration of the PDO and allocation of sites are set out in Section 2.2 below and, where relevant, in Sections 4.0, 5.0 and 6.0 related to accessibility, access and traffic impacts.

National Planning Policy Framework (NPPF)

2.1.2 Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development noting that at plan-making stage, local planning authorities should positively seek opportunities to meet the development needs of an area.

2.1.3 The specific transport policies of the Framework are contained within its Part 4, the section of the document related to Delivering Sustainable development.

2.1.4 Paragraph 32 sets out the key 'tests' for the consideration of the transport aspects of development, stating that:

'All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- **the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;**
- **safe and suitable access to the site can be achieved for all people; and**
- **improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.'**

2.1.5 Issues related to the sustainability of the site, access and traffic impacts are set out in Sections 4.0, 5.0 and 6.0 respectively.

2.1.6 Paragraph 30 notes:-

“Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport”

2.1.7 In addition, Paragraph 34 states that:

‘Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised.’

2.1.8 These submissions will demonstrate that the proposals will facilitate and maximise the use of sustainable travel modes.

2.1.9 Paragraph 35 considers the location and design of developments, and notes that:

‘Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to

- **accommodate the efficient delivery of goods and supplies;**
- **give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;**
- **create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones;**
- **incorporate facilities for charging plug-in and other ultra-low emission vehicles; and**
- **consider the needs of people with disabilities by all modes of transport.’**

2.1.10 Paragraph 37 goes on to note:

‘Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities’

2.1.11 Paragraph 38 considers larger scale residential developments noting:

“...planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties”

2.1.12 The proposals at Croft will include both primary and secondary schools and other retail, commercial and medical uses allowing local travel to be made within the site by non-car modes and also minimising journey lengths. This is considered in Section 4.0.

2.1.13 Planning Practice Guidance (PPG) sets out further guidance on how the policies in the Framework should be applied and this has been considered in the preparation of this transport appraisal.

Warrington Local Plan

2.1.14 The Core Strategy of the Warrington Local Plan was adopted by the Council in July 2014. Following a legal challenge, parts of the plan related to the housing target and new homes at Omega were overturned. All other policies within the Plan remain unaltered.

2.1.15 Policy CS1 'Overall Spatial Strategy – Delivering Sustainable Development' notes that development proposals that are sustainable will be welcomed. It goes on to note that, to be sustainable, development must accord with national and local planning policy frameworks, taking into account other material considerations, and notes that it must have regard to a range of issues/factors including:-

- “ • **the need to develop sites, services and facilities in appropriate locations accessible by public transport, walking and cycling;**
- **the need to make best use of existing transport, utility, social and environmental infrastructure within settlements, and ensure additional provision where needed to support development.”**

2.1.16 Policy CS2 sets out principles related to the quantity and distribution of development and Policy CS4 Transport notes:

“Using the principles set out in Policy CS2, development will be located to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally.”

2.1.17 Thematic policies related to transport are set out in Section 11 of the Core Strategy 'Making the Place Work' with both objectives and policies defined. The objectives include:

“Objectives

Ensure all new residential development is built in sustainable locations with walking, cycling and public transport access to employment, health, education, leisure facilities and fresh food (Objective T1).

Ensure that any commuting into or out of the borough is as sustainable as possible, making best use of public transport including Strategic Park and Ride facilities and ensuring that transport hubs within the borough are linked to employment areas (Objective T4).

Encourage walking and cycling for both utility and recreation on existing routes by making roads and other routes safer, convenient, and more enjoyable for walking and cycling and increase the functionality of Green Infrastructure to facilitate walking and cycling where appropriate (Objective T6).

Ensure new large scale development and existing development at key locations such as Warrington Hospital and schools are as sustainable as possible and explore demand management measures as part of travel planning to reduce dependence on the private car and improving accessibility to alternative modes of travel, particularly from deprived areas (Objective T7).

Ensure that opportunities are taken to extend and enhance the existing public rights of way network (Objective T10).”

with the General Transport Principles set out in Policy MP1:-

“To secure sustainable development the Council and its partners will support proposals where they:

- **reduce the need for private car use through its location, travel planning and marketing (smarter choices) and other measures to change travel behaviour.**
- **Consider demand management measures including the effective reallocation of road space in favour of public transport, pedestrians and cyclists.**
- **Adhere to locally determined car and cycle parking standards.**
- **Mitigate the impact of development or improve the performance of Warrington’s Transport network, including the Strategic Road Network, by delivering the site specific infrastructure which will support the proposed level of development.”**

2.1.18 Policy MP3 relates to Active Travel and notes:-

“Active Travel

The Council will expect that a high priority will be given to the needs and safety of pedestrians and cyclists in new development.

New development should not compromise and should contribute to enhancing and developing integrated networks of continuous, attractive and safe routes for walking and cycling including improvements to roads, Rights of Way and the Greenway Network (as shown on the Policies Map). This should include appropriate segregation of users and appropriate priority should be given to users at junctions. Where appropriate the Council will consider the use of conditions or planning obligations to secure such improvements.

Enhancements and improvements should look to increase accessibility and make the most of potential environmental, social and health benefits.

Particular priority will be given to routes linking residential areas (especially those in recognised areas of deprivation) with employment areas, transport interchanges, schools, Warrington hospital and other local services and facilities.”

2.1.19 Policy MP4 considers Public Transport:-

“Public Transport

The Council will aim to secure improvements to public transport infrastructure and services (including bus, rail and taxi/private hire) in partnership with operators and delivery partners.

In accordance with the overall Spatial Strategy, development should be located in areas with easy access to public transport. Development should aim to make public transport a viable and attractive alternative by;

- **Integrating with existing public transport infrastructure and services as far as possible, and**
- **Providing additional public transport infrastructure and services that are reasonably related in scale to the proposed development where existing facilities are not available or are in need of improvement, provided this does not impact on the deliverability of the scheme.**

Where appropriate the Council will consider the use of conditions or planning obligations to secure these improvements.”

2.1.20 These policies are considered throughout this appraisal and are referenced, where appropriate, in Sections 4.0 – 6.0.

2.1.21 The PDO consultation document includes strategic objectives for the Local Plan including:-

“W4 To provide new infrastructure to support Warrington’s growth, reduce congestion and promote sustainable transport options, whilst reducing the need to travel and encourage active lifestyles.”

Warrington Local Transport Plan

2.1.22 This document sets out the Local Transport Plan (LTP) strategy for the period 2011 – 2030. The objectives of the plan include:-

“To build and manage a transport network that:

- ✓ **Is integrated and customer focused and reduces the need to travel by car.**
- ✓ **Enables the regeneration of the Borough and supports economic growth.**
- ✓ **Maintains the highway, minimises congestion for all modes of travel and enables Warrington’s ‘smart growth’.**
- ✓ **Improves everyone’s access to health, employment, education, culture, leisure and the natural environment.**
- ✓ **Improves everyone’s access to the town centre by all modes of travel.**
- ✓ **Enhances accessibility for those in disadvantaged communities or groups.**
- ✓ **Improves neighbourhoods and residential areas.**
- ✓ **Improves safety and security for all modes of travel.**
- ✓ **Reduces the impact of traffic on air quality in Warrington and helps to reduce carbon emissions and tackle climate change.**
- ✓ **Makes Warrington safer, sustainable and healthier.**
- ✓ **Integrates with transport networks outside Warrington to enhance the sustainability of cross boundary travel.”**

2.1.23 The plan includes seven themes related to different aspects of transport and these are considered in this report: Active Travel, Public Transport and Smarter Choices (Section 4.0 – Sustainability and Accessibility); Safety and Security (Section 5.0 – Access); and Managing Motorised Travel (Section 6.0 – Traffic Impacts).

2.2 Growth in Outlying Settlements

2.2.1 Peel’s proposals to the North West of Croft comprise the development of c.1,638 – 1,911 residential dwellings with complementary and supporting uses. The PDO proposes incremental growth in the outlying settlements with only 60 new homes identified at Croft. It is understood this is based on a 10% expansion of the existing settlement.

2.2.2 The four-stage process adopted by the Council to derive the PDO does not appear to take account of any numerical analysis of the transport system that would result in a cap on growth (of 10%) in Croft or the other outlying settlements.

2.2.3 Stage 1 identifies development needs and land requirements and Stage 2 sets the objectives for the Local Plan. Stage 3 assesses high level spatial options with option 3 being extension in one or more settlements with the remainder of the growth adjacent to the main urban area. The Council's 'Area Profiles and Options Assessment' Technical Note (July 2017) states:-

“For the outlying settlements, the Council applied the following assumptions in defining the growth scenarios:

(i) ‘Incremental growth’ – based on a level of development that could be accommodated by existing infrastructure, subject to minor expansion of that infrastructure, up to 10% of settlement size.”

2.2.4 The process adopted, Figure 2 of the PDO document, states that the evidence base for stage 3 included a 'Transport Review'. Further detail is given at 4.46 and 4.47 of PDO document, noting:-

“In order to help inform the options appraisal process, the Council prepared Area Profiles for... each of the outlying settlements” (4.46)

and

“these profiles provide a detailed assessment of the capacity of... the transport network.” (4.47)

2.2.5 Examination of the area profile for Croft includes consideration of the assessment criteria for objective W4, noting:

“Local Highways Network. Small amount of peak hour congestion in centre of village. No planned local highways improvements in village.”

Other criteria related to the strategic highways network, public transport and active travel do not raise specific constraints. Regarding active travel, WBC do note that there are very low levels of walking and cycling in this area. It is understood this is based on analysis of Census journey to work data. Section 4.0 below explains how active travel and public transport modes will be promoted, for all journey purposes, demonstrating that the site is capable of achieving sustainable travel patterns.

- 2.2.6 It is understood that the transport review did not include any quantitative analysis. No analysis of the capacity of the existing transport system, the impacts of traffic generated by development and the potential to introduce improvements to facilitate growth has been undertaken. Indeed, the PDO notes (5.49) that the development numbers in each settlement will depend on detailed assessment including transport impacts. It is understood this will be undertaken with the Council's new traffic model which is not yet available.
- 2.2.7 There is therefore no justification, based on sound evidence of transport capacity, to limit development in Croft (or the other outlying settlements) to an arbitrary 10% increase.
- 2.2.8 This report, which complements the main submissions prepared by Turley, identifies the potential of the site North West of Croft to contribute to growth in the borough in a sustainable manner.

SECTION 3 DEVELOPMENT PROPOSALS

3.1 Site Location

- 3.1.1 The site is located adjacent to and immediately to the north-west of the existing built development at Croft along Heath Lane, Lord Street and Smithy Brow. The location of the site is shown on Figure 3.1.
- 3.1.2 Given its position, the site is very well related to the settlement of Croft with its eastern and southern boundaries adjoining the village. The site's western boundary is part-formed by Stone Pit Lane and field boundaries and its northern boundary by Stone Pit Lane.
- 3.1.3 The site is c.125 hectares in size and currently comprises a mix of agricultural land and small pockets of woodland. The site is designated as Green Belt within the Warrington Unitary Development Plan.

3.2 Masterplan

- 3.2.1 A concept masterplan of the site has been developed by Randall Thorp and is included in the main representations prepared by Turley. The masterplan shows residential development of up to 1,911 dwellings as well as a centrally located primary school, secondary school, retail and commercial areas, medical facility, a new large village green for Croft and several other areas of open space including 'greens' within the residential areas, Cockshot Park at the north-west corner of the site and a green buffer at the north/north-east.
- 3.2.2 Access to the site is considered in detail in Section 5.0 below: access can be provided in several locations including off Heath Lane, Lord Street and Smithy Brow and with the potential for a new connection to the west, thus reducing the traffic impacts of the proposals.

- 3.2.3 Public right of way (public footpath) FP4 runs on a north-south route through the site and FP24 runs eastwards from FP4 to join Heath Lane just north of Mustard Lane. At its eastern end it is categorised as Wildings Old Lane. The PRoW are indicated on the concept masterplan. Existing green links and corridors will be extended through the proposed residential site and these will connect the green space infrastructure. The green links could also accommodate pedestrian and cycle routes, with an emphasis on providing safe routes to the primary and secondary schools. Sustainable urban drainage features will create further amenity for the open space as well as creating a new habitat to promote diversity of wildlife species.
- 3.2.4 The design and layout of transport corridors within the site and connections off it will focus on creating places. Street and place design will start with pedestrians and cyclists having priority with managed car access.
- 3.2.5 Street design will follow the principles of Manual for Streets, 'Living Streets' and modern design guidance such as the Handbook for Cycle Friendly Design and will result in streets that are destinations worth visiting. Shared surfaces will be encouraged. Speed limits will be low with an appropriate hierarchy developed, making it the norm to travel slowly within the village. The site will be designed for the mobility impaired with full account taken of 'Inclusive Mobility' requirements.
- 3.2.6 As noted the masterplan shows the potential to deliver primary and secondary schools which will reduce off-site trip making by providing for education needs locally. There is a very good prospect of the vast majority of school trips being made locally as information from the National Travel Survey (NTS) demonstrates that trips to local schools are predominantly made on foot:

Table 3.1: NTS Modal Split of Trips to School

Main Mode	Aged 5 – 10 Years		Aged 11 – 16 Years	
	Under 1 mile (1.6km)	All lengths	Under 1 mile (1.6km)	All lengths
Walk	78%	44%	87%	37%
Bicycle	2%	1%	3%	2%
Car/Van	20%	48%	8%	26%
Bus	-	6%	2%	29%
Other	-	1%	-	5%
Total	100%	100%	100%	100%

3.2.7 Thus 80% and 90% of trips to primary and secondary schools respectively are made on foot or by bike when the distance travelled is under 1 mile (1.6km). All of the residential dwellings will easily be within one mile of the proposed schools, the vast majority at distances much less than this. School aged children will therefore be able to walk to a local school with very few car trips likely to be made.

3.2.8 Thus the design philosophy of the masterplan will encourage sustainable travel with local trip making, contributing to the site forming sustainable development in the context of the NPPF.

3.3 Locational Benefits of the Site

3.3.1 The size of the site, the mix of uses such as the schools and retail/community/medical uses on the site which will assist in minimising off site travel, combined with the sites location, adjacent to the existing built area and in close proximity to public transport routes, means that the site presents an excellent opportunity to promote sustainable transport and reduce vehicular traffic generations. The facilities provided on the site, as well as the potential for improved public transport routes, will also bring significant benefits to the existing community at Croft, offering new destinations to travel to locally by active travel modes as well as further afield by public transport.

3.3.2 The location of the site in the northern part of the Borough also has benefits in terms of its close proximity to the location of future jobs in, and close to, Warrington Borough. Much of the proposed employment related development in the Borough is located in and north of the town centre. In contrast, much of the residential development proposed (where workers are housed) is to the south east of the town. Development at Croft therefore presents an opportunity to locate workers (in new households) close to major centres of employment, thus minimising journey lengths.

3.3.3 Figure 3.2 indicates the proximity of the site to major areas of employment. Those on the northern side of the town include:-

- Birchwood – Only c.2.5km south-east of the site with c.17,000 jobs (source: 2011 Census, Journeys to Work to MSOAs).
- Omega – c.7.5km south west of the site with c.24,000 jobs (source: www.omegaopportunity.com).

- Parkside – in St Helens c.2km west of the site with c.8,000 jobs (source: www.thisisparkside.co.uk / www.sthelens.gov.uk).

3.3.4 Thus locating a ‘pool’ of workers close to major employment areas will provide opportunities for reduced travel distances. Over time, it could be expected that jobs at Birchwood, for example, will be filled by workers in close proximity, such as at Croft, with reduced ‘in-commuting’ from outside the Borough. At present, the journey to work data for MSOAs in the Birchwood area indicates that only 32% of workers originate in Warrington Borough with the largest in flows from Wigan (10%), St Helens (6%), Cheshire West and Chester (5%), Hatton (4%) and Trafford (4%).

3.3.5 Furthermore, the size of the site is such that bespoke bus routes and services focussed on employment areas could be created, with benefits also for the existing community at Croft. These would be over shorter travel distances and could reduce the existing high car driver modal shares in the area.

SECTION 4 SUSTAINABILITY AND ACCESSIBILITY OF THE SITE**4.1 Overview**

4.1.1 The development proposal at Croft offers the opportunity to create an enlarged village community with significantly enhanced facilities available locally and with improved transport connections to nearby areas. This will encourage the use of active travel and public transport, consistent with the objectives and policies in WBC's Core Strategy, and also improve the overall sustainability of Croft as a location.

4.1.2 The transport strategy for the site will focus on promoting sustainable travel modes and reducing car use, particularly that for single occupancy travel. Within this context, the travel and transport strategy for the site is to:

- i) Take advantage of the site's existing locational characteristics close to Croft village;
- ii) Seek to minimise the number of vehicular trips generated by the proposal through the provision of mixed uses and high quality design, thus maximising trip internalisation;
- iii) Maximise opportunities for walking and cycling trips, particularly over shorter distances;
- iv) Encourage external trips to/from the site to be made on foot, by bike, by public transport or through shared transport (e.g. a Car Club);
- v) Encourage commuting trips to Warrington and other destinations including Birchwood to be made by bus; and
- vi) Mitigate the impacts of residual car borne trips by the introduction of highways mitigation improvements where absolutely necessary.

4.1.3 As well as achieving modal shift, the travel strategy for the site will assist in creating a coherent new community and will reduce the vehicular traffic flows generated by the site.

4.1.4 Strategies for encouraging walking/cycling, public transport and the Travel Plan are included in Sections 4.2 – 4.4 with the locational characteristics of the site and existing sustainable travel networks also set out. The accessibility of the site is then considered in Section 4.5.

4.1.5 The site will provide a range of benefits as outlined in the submissions made by Turley. Specific transport benefits of the proposals will include:-

- Everyday facilities located in and close to the development and the rest of Croft village in walkable neighbourhoods, thus putting place first, enhancing inclusion, promoting sustainable lifestyle choices and behavioural change.
- New viable bus services and high quality bus infrastructure that will connect the site with key destinations and will also provide enhanced connectivity for existing residents in Croft.
- Specific and targeted travel plan measures again designed to promote sustainable travel modes.
- Provision of on-plot and on-street electric vehicle charging points and an electric vehicle car club to encourage some vehicular journeys to be made by low emission vehicles.
- Existing access provision off several places on the local road network which can accommodate the traffic generated by the proposals and which will spread traffic around the local networks (considered in Sections 5.0 and 6.0).

4.2 Local Connectivity of the Site

4.2.1 As noted above, the sites lies immediately adjacent to the existing built development within Croft village thus affording the opportunity to make direct and high quality connections as noted above when considering the site masterplan. All the adjacent streets within the village have footways and the site can connect to these. The roads in Croft are generally lightly trafficked and suitable for cycling.

- 4.2.2 Two PRow cross the site and these can be enhanced as set out at 3.2 above, also enabling the opportunity (alongside the proposed footway network within the new community) for existing residents of Croft village to easily and safely access the primary and secondary schools, retail/commercial/medical facilities and green areas and proposed country park on the site.
- 4.2.3 Improvements to the pedestrian/cyclist environment will be investigated in detail and, where appropriate, implemented in line with development coming forward. At this stage it is envisaged these could include: improvements to the PRow that run across the site and their connections to the external street network, such improvements could include widening, better surfacing / drainage, signing and lighting; and where possible, improvements to pedestrian provision in Croft village such as the introduction of dropped kerbs at crossing points and widening of footways or the introduction of new crossings. The above will be complemented by measures included in the Travel Plan for the site (see Section 4.4 below).
- 4.2.4 The Council's Settlement Profile notes that Croft has very low levels of walking and cycling in the area, likely as a result of the lack of attractive routes and the distance to nearby facilities and services.
- 4.2.5 This pattern can be reversed by the proposals at Croft. Nearby facilities and services, catering for everyday needs such as primary and secondary education, convenience shopping and a GP surgery will be available on the site and will therefore be readily accessible by active travel modes. The on-site street and layout design will facilitate this. These facilities will be available to both residents on the site and within the existing village. There are also many other facilities (education, health, retail, leisure etc) available within nearby Culcheth as well as those in Croft.
- 4.2.6 The accessibility of the site is considered at 4.5 below but the location of the site, and provision of many every-day facilities, affords a real opportunity to focus movement locally on active modes of travel and thereby reduce car use.

4.3 Maximising Use of Public Transport

Existing Provision

- 4.3.1 There are existing bus routes and services in the vicinity of the site as summarised on Figure 4.1 and in the table below.

Table 4.1 Existing Bus Services

Service No.	Route / Destinations Served	Frequency					
		Mon – Fri		Saturday		Sunday	
		Day	Eve	Day	Eve	Day	Eve
19	Leigh – Croft – Croft – Winwick – Warrington	60 ¹	60 ²	60	-	60	-
192	Rixton – Croft – Croft – Birchwood	1 service					
193	Birchwood – Croft – Croft – Glazebury	4 services					

¹ Additional peak service; ² Early Evening

- 4.3.2 Thus these are hourly bus services between Croft and Winwick, Culcheth and Warrington (and also Leigh) and limited services to Birchwood via the 192 and 193 bus services. The 19 bus route has an additional service in the peak hours.
- 4.3.3 As well as the above scheduled bus services, the 280/281/282 school bus services run between Croft and Culcheth High School, departing at 08:15 and arriving at the school at 08:27 and leaving the school at 15:10 and arriving back in Croft at 15:22.
- 4.3.4 The closest railway stations to the site are at Birchwood and Padgate albeit these are outside of walking distance.

Potential Improvements

- 4.3.5 The size of the site is such that it will support improved bus services, creating a significant revenue stream and providing enhanced connectivity for the site and existing residents in Croft. If necessary, the development can provide a subsidy to cover any short-fall between additional bus operating costs and the revenues generated along the new/improved routes, the latter from both the dwellings on the site and increased 'background' patronage and revenues.
- 4.3.6 There are several options available which can be developed as the proposals are progressed, housing delivery rates are established, travel patterns are monitored and the position is established more fully regarding external attractions e.g. new development at Omega and Parkside. Several options are available:-
- i) Improve the frequency of the existing number 19 bus service – improving services to Warrington, Culcheth and Winwick.
 - ii) Develop a bespoke new shuttle bus service from the site at Croft where there is a range of facilities.

- iii) Develop a new bus route to Warrington town centre via Birchwood and one of the railway stations.
- iv) Develop a new service to Warrington town centre via Parkside and Winwick Quay.
- v) New bus service between the site/Croft and Omega via Parkside, Winwick Quay and Gemini retail park.
- vi) Combinations of the above e.g. a 'loop' service serving Croft – Birchwood – town centre – Winwick Quay – Parkside – Croft.

4.3.7 In practice bus provision will be phased and be responsive to both development completions and actual bus usage, the latter monitored by the bus operator(s) and the Travel Plan Co-ordinator (see 4.4 below). A package of funded bus improvements can be agreed with WBC and Network Warrington.

4.3.8 Given the current uncertainty of the allocation of the site and timescales over which development will be phased, then the delivery of specific proposals cannot be identified in detail at this stage. However, it is considered that it will be possible to deliver viable improved bus services (given the size of the site) bringing benefits to the site and the existing community at Croft.

4.3.9 It is therefore proposed that, subject to the confirmation of an allocation in the Local Plan, further liaison is undertaken with the Council and Network Warrington with the aim of establishing a framework for the provision of bus services and a mechanism to fund such services.

4.3.10 The 'framework' (effectively a service specification) will include details of destinations to be served, operating times (first and last buses by day of the week), service frequencies/headways (again by day of the week and time of the day), size and quality (e.g. age) of the buses to be used along the routes.

- 4.3.11 The 'mechanism' will include details of the costs of such services, how fare revenues will be collected and allocated to the site, how background revenues will be identified and allocated to the services and how any revenues in excess of costs will be apportioned. The mechanism will need to determine (through liaison with the Council and Network Warrington) whether bus services are provided solely by the developer(s) or whether funds are paid by the developer to an appropriate collecting authority who will provide and deliver the bus services. The latter will allow better co-ordination and potentially economies of scale.
- 4.3.12 Further measures to promote bus (and rail) use can be delivered as part of the Travel Plan, see 4.4 below.
- 4.3.13 In conclusion, the size of the new community at Croft is such that it will create a 'critical mass' of patronage to support new or enhanced existing bus services thus ensuring the site is accessible by bus and is sustainable, in line with the NPPF and Local Policy aspirations. Improved bus services will also bring enhanced connectivity for existing residents at Croft.

4.4 Promoting Sustainable Travel Choices

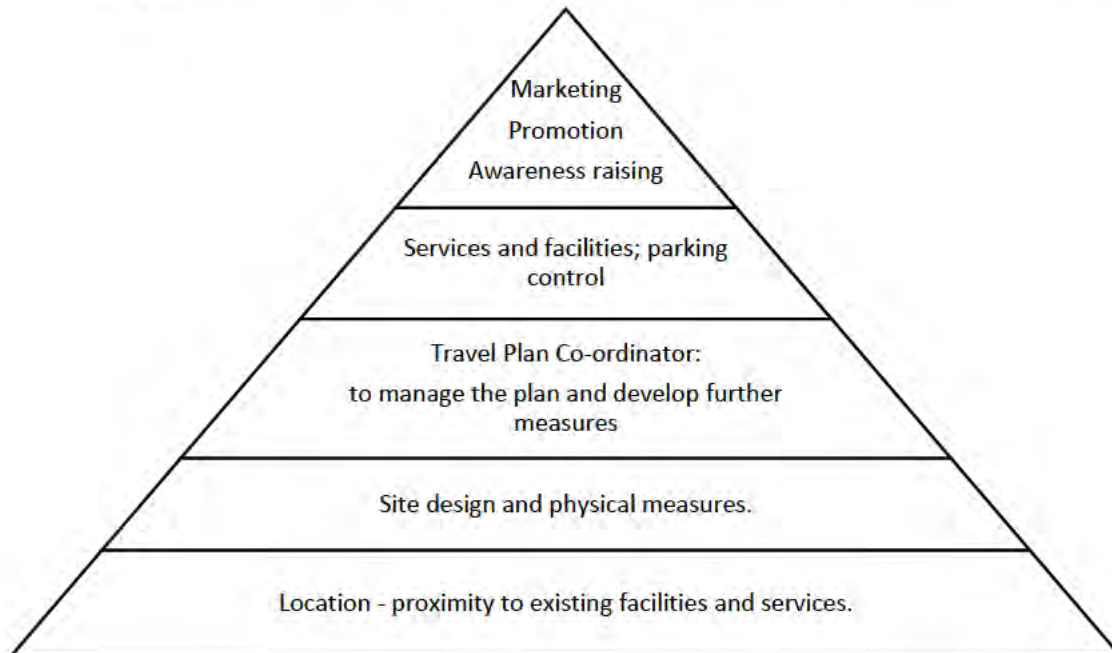
Overview

- 4.4.1 As well as the physical measures to promote walking, cycling and public transport set out above in Sections 4.2 and 4.3, the development of the community will include the production of a comprehensive travel plan to support the proposals. This will primarily identify the delivery of 'soft' measures to encourage the use of sustainable modes, to complement the physical measures, mix of uses and high quality design approach.

Travel Plan Philosophy

Travel Plan Pyramid

- 4.4.2 The DfT document 'Making residential travel plans work: guidelines for new development' notes that the travel plan can be viewed as a pyramid of measures and actions:



- 4.4.3 At the base of the pyramid is the location of the site and its proximity to facilities and services. This should take account of those that will be provided alongside the residential development which will include primary and secondary schools and retail, commercial and medical uses as well as areas of play and a country park. The location of the site itself will therefore encourage active travel.
- 4.4.4 The DfT note that the next stage should include the fundamental characteristics that need to be incorporated into the design of the site to support the use of sustainable modes. The design approach will focus on creating a sense of place, integrating the site with the existing community and promoting sustainable travel making, particularly active travel within the site.
- 4.4.5 The next tier is the Travel Plan Co-ordinator who will develop and manage the travel plan process, be responsible for the delivery of the plan and liaison with the Council, organise monitoring and reviews of the plan and ensure that travel plan targets are achieved.

4.4.6 The next level is the services and facilities that will be delivered at the site such as the bus services described above but also a range of other measures outlined below.

4.4.7 The final top tier is the promotion and marketing of the travel plan and services, raising awareness of the plan through various information initiatives and delivered by the travel plan co-ordinator.

Travel Plan Objectives and Targets

4.4.8 The detailed objectives and targets for the travel plan will be discussed and agreed with the Council and other key stakeholders, at the appropriate time. Broad objectives have been considered at this stage:

- i) Bring together the mix of uses, design of the site and travel plan measures such that the need to travel is reduced.
- ii) Provide measures and initiatives that are inclusive, promote cohesion and provide alternatives for all residents and other users on the site.
- iii) Promote 'hard' and 'soft' measures such that sustainable modes are the first mode(s) of choice, rather than the car.
- iv) Minimise the traffic generated by the development proposals.
- v) Assist in developing a sense of place within the site and wider community.
- vi) Promote healthy lifestyle choices through the use of non-car modes with emphasis on active travel.

4.4.9 Specific SMART targets will be developed for the plan focusing on two key aspects:

- First, meeting agreed modal share targets and a maximum proportion of car driver trips; and
- Secondly, ensuring that the actual traffic flows generated by the site are consistent with those adopted in future transport assessments, such that there is no severe impact (beyond that which is mitigated) from additional car trips.

4.4.10 Formal monitoring arrangements will be agreed to assess the achievement of objectives and targets on an on-going basis.

Travel Plan Measures

4.4.11 Detailed assessment and evaluation will be undertaken to establish the most appropriate measures for the new community should the site be allocated. The size of the site is such that a comprehensive package of initiatives will be needed to achieve objectives and targets. There will be general measures to be applied across the site and all modes, specific measures to promote walking and cycling and public transport, measures to reduce residual vehicular trips and information/awareness raising that can be rolled out across the whole site. The measures are summarised below.

Generic Measures

4.4.12 These will include:

- Travel Plan Co-ordinator: the TPC will be responsible for the overall delivery of the plan including liaison with WBC. They will monitor the plan against objectives and targets and identify measures to promote sustainable travel.
- Personalised travel planning: the TPC will liaise with individual householders to plan specific journeys and show how these can be undertaken by sustainable modes.
- Welcome Packs: these will be provided to every new household and employee on the site and will set out the benefits of travel plan measures, details of sustainable travel modes (e.g. bus maps), the initiatives available on the site and contact details for any further information.
- Broadband: all homes will be equipped with broadband, enabling working from home etc.

Measures to Promote Walking and Cycling

4.4.13 Physical measures, including new footway/cycleways to connect the site with Croft village centre, are considered above. Additional measures will include:-

- Bicycle user group: the TPC will investigate the potential for a BUG to be established at the site to encourage residents to meet and exchange tips on cycle routes and maintenance. The TPC will forge links with cycle shops to arrange discounts on purchases and repairs, if possible.
- Travel voucher: a voucher will be offered to each new household which can be used to purchase equipment or part purchase a bicycle.
- Cycle storage and stands: secure weather protected cycle storage and/or stands will be provided throughout the site.
- Safe routes to school and walking bus: the main pedestrian routes to the primary and secondary schools on the site will be designed and audited using 'Safe Routes to School' principles with funding for the advertising of walking bus schemes and the provision of fluorescent vests for children and walking bus 'drivers'.
- Cycling proficiency schemes at the primary school: funded for a period to be agreed with the Council.
- Cycle training: this will be offered to residents who are less confident regarding the use of a bike. The BUG can co-ordinate this.
- Bike buddy: volunteers will be sought to 'buddy-up' with less confident cyclists and the TPC will promote this and seek recruits.

Measures to Promote Public Transport

4.4.14 New bus services and supporting infrastructure will be delivered using the framework as set out above. Further measures will promote the use of buses including:

- Travel vouchers/travel cards/bus tickets: a monthly bus pass will be supplied to each household on first occupation. The TPC will seek to obtain discounts from bus operators for these tickets or tickets for extended periods.
- Bus buddying: this is used in other towns where trained volunteers provide one-to-one support to older people, learning disabled people, people with physical and sensory impairments etc. to aid their understanding of using public transport and to help them gain confidence.

Reducing Car Use

4.4.15 Residents will continue to seek to make some journeys by car and the following will be delivered on the site to reduce the impacts of travel:

- The proposed development may be of a sufficient magnitude to warrant and sustain a viable Car Club. Car clubs provide their members with convenient access to newer, cleaner (low emission) vehicles without the expense of ownership. Car clubs also enable communities to share assets and can improve accessibility and support sustainable travel initiatives.
- Car sharing schemes: car sharing will be promoted from occupation of the dwellings by the TPC. A bespoke car sharing scheme could be developed or existing car sharing initiatives could be used.

Information and Awareness

4.4.16 Raising awareness of the measures and initiatives that will be available at the site is important and therefore information will be provided as follows:-

- Site specific travel guide: a foldable map, setting out the details of bus services and walk and cycle routes, will be developed. It will be included in sales literature and updated regularly for distribution by the TPC.
- Website: a Travel Plan website will be developed for the site giving residents access to up-to-date travel information.
- Notice boards: these will be located within sales offices and at strategic points around the development, displaying up-to-date information on sustainable modes and setting out the benefits of these and other travel plan measures.
- Campaigns: the TPC will hold events and campaigns related to national and local initiatives such as 'Bike to Work' day and local organised cycle rides.

4.4.17 The TPC and travel plan measures will be funded by the developer and/or their successors in title.

4.4.18 The Travel Plan measures will thus encourage both active travel and the use of public transport, consistent with the NPPF and the transport related objectives and policies MP1 (general transport principles), MP3 (active travel) and MP4 (public transport) of the Core Strategy.

4.5 Accessibility of the Site

Overview

- 4.5.1 Strategic objective W4 of the Local Plan includes the promotion of sustainable travel with the Sustainability Appraisal objectives including those related to reducing the need to travel and enhancing accessibility for essential services and facilities.
- 4.5.2 Local facilities and services within the vicinity of the site are shown on Figure 4.2 and the distance from the closest of the site accesses (with pedestrian/cycle connections) to the key destinations in the local area are set out in the table below.

Table 4.2 Distance to Key Facilities and Services

Use	Name	Distance
Primary School	New School on site	On-site
	Croft Primary School	0.3km
	St Lewis Catholic Primary School	1.0km
	Newchurch Community Primary School	3.1km
Secondary School	New School on-site	On-site
	Culcheth High School	4.0km
Health	GP Surgery on site	On-site
	Culcheth Health Centre	2.5km
	Culcheth Medical Centre	2.8km
	Well Pharmacy	2.9km
	The Village Dental Practice	3.8km
Retail and Leisure	Retail, commercial and community facilities on the site	On-site
	Country park on the site	On-site
	Public Houses in Croft	0.2km
	Elliots General Store	0.2km
	Sainsbury's	2.9km
	Culcheth Post Office	2.8km
	Culcheth Library	3.1km
	Shops in Culcheth	2.9km

Accessibility to Education

- 4.5.3 Both primary and secondary schools will be provided on the site, within a short walk or cycle ride from the residential dwellings. There are two other primary schools within Croft, both very close to the site. Croft Primary School is located off Mustard Lane, only c.300m from the proposed access at Lord Street and even closer to the potential pedestrian access at Wildings Old Lane. St Lewis Catholic Primary School is located further along Mustard Lane c.1.0km from the Lord Street access. There is a footway along the western side of Mustard Lane that connects the site to the school. The site is c.4.0km from Culcheth High School, access via Mustard Lane and then through Culcheth village. Existing school bus services are available from Croft which can be supported by additional services if necessary.
- 4.5.4 Thus primary and secondary schools will be located on the site, other primary schools are within a very short walking distance of the site and Culcheth High School can be reached via a direct school bus service. The accessibility to education facilities is therefore considered to be excellent.

Accessibility to Health Facilities

- 4.5.5 A GP practice will be located within the site, available to new residents and those within the existing village. Further afield, the nearest medical centres are within Culcheth, where there are two at Thompson Avenue and Jackson Avenue. There is a pharmacy at Lodge Drive and the Village Dental Practice is located off Warrington Road, both in Culcheth. Existing bus service 19 connects Croft with Culcheth and the size of the site means there are opportunities to improve this.
- 4.5.6 The accessibility to local health facilities is therefore very good with these catering for 'day-to-day' needs of residents on the site.

Accessibility to Retail and Leisure Facilities

4.5.7 The site will include retail and commercial uses and these will be within an easy walk or cycle ride from all the dwellings on site and from existing dwellings within the village. There are other facilities in Croft including a general store and two public houses. The centre of Culcheth to the north-east includes several retail and leisure facilities including Sainsbury's food store, Post Office and library. Thus a range of facilities will be available locally, encouraging active travel. The accessibility of the site to these facilities is also concluded to be excellent.

Summary

4.5.8 The Council's Sustainability Appraisal Accessibility Objective includes criteria as follows:

- ACC1: How accessible is the site to the nearest primary school on foot – school located on the site and others nearby. Therefore significant positive effects likely.
- ACC2: How accessible is the site to the nearest Secondary School – new secondary school to be provided on the site. Therefore significant positive effects likely.
- ACC3: How well served is the site by a bus service – existing bus services run along the site frontage. These will be improved such that they are regular (using WBC's definition). Therefore significant positive effects likely.
- ACC4: How accessible is the site to the nearest train station – the nearest stations at Birchwood and Padgate are some distance away. Therefore significant negative effects likely using WBC's definition.
- ACC5: What is the overall distance to a GP service or health centre – GP practice to be located on the site within walking distance of the dwellings on the site and in Croft. Therefore significant positive effects likely.

- 4.5.9 In conclusion, a range of facilities and services will be available locally within walking and/or cycling distance. On the site these include primary and secondary schools, a GP practice, and retail, commercial and community facilities as well as play areas and country park. There are other primary schools in Croft and two public houses.
- 4.5.10 Buses already serve Croft and travel along the site's Lord Street frontage. The bus strategy will provide enhanced connections to various destinations including Warrington and Birchwood and offer the potential to connect the site to a range of job opportunities as well as Birchwood or Padgate railway stations.
- 4.5.11 It is therefore concluded that the new community will be sustainable and accessible via a range of travel modes and will therefore be in accordance with the NPPF and WBC's local policies and objectives for the Local Plan.

SECTION 5 SITE ACCESS ARRANGEMENTS**5.1 Overview**

- 5.1.1 The concept masterplan shows development across the site with accesses provided off Heath Lane, Lord Street and Smithy Brow/Southworth Lane.
- 5.1.2 Peel will also investigate, with WBC, the potential for a connection between the site and Sandy Brow Lane, which leads to Winwick Lane and Junction 22 of M6. Such a link will provide a route between the site and the motorway network.
- 5.1.3 Thus several accesses can be provided to and from the site. It is concluded that this approach is consistent with design guidance, including Manual for Streets (MfS) and the Council's Residential and Industrial Estates Road Design Guide.

5.2 Access ProposalsHeath Lane

- 5.2.1 The site has significant frontage lengths on to Heath Lane and therefore there are several options for the provision of an access. The masterplan shows an access adjacent to an entrance green and landscape buffer, leading to the northern green and then towards the centre of the site.
- 5.2.2 A potential priority junction access arrangements is shown on Figure 5.1 (drawing number ITM13245-GA-003). This includes a ghost-island right-turn lane but the need for this will be discussed with the Council given the relatively low traffic flows on Heath Lane.
- 5.2.3 Visibility splays are shown commensurate with the prevailing 30mph speed limit albeit longer distances can be achieved. A 6.75m wide site access road is shown which can accommodate buses which are likely to be routed through the site. Footways are shown, tying in to existing.

Lord Street

- 5.2.4 The masterplan shows an access off Lord Street running next to a new village green which will include retail/commercial/medical uses around its perimeter, creating a new facility for the existing village as well as the development.

- 5.2.5 A simple 'T' junction access can be provided off Lord Street, between Kingsmead Court and Abbey Close as shown on Figure 5.2 (drawing number ITM13245-GA-004). Visibility is again shown consistent with the 30mph speed limit.
- 5.2.6 The access road is shown as being 6.75m wide, suitable to accommodate buses when these penetrate the site. The footways provided connect with the existing provision on Lord Street.

Smithy Brow / Southworth Lane

- 5.2.7 An access off Southworth Lane is shown on the concept masterplan, again adjacent to an entrance green, 'Smithy's Green'. An access road is then shown to skirt around the western edge of the site before turning towards the centre.
- 5.2.8 A potential site access junction from Southworth Lane is shown on Figure 5.3 (drawing reference ITM13245-GA-007) which includes a ghost-island right-turn lane. Again, the need for such an arrangement will be discussed with WBC given the existing low traffic flows. A 5.5m wide access road is shown but this would be widened if this route takes buses.
- 5.2.9 The access junction is located c.120m to the west of the change in speed limit from 30mph to 40mph. If an access is located as suggested then it would be appropriate to relocate the speed limit to the west and potentially introduce a gateway feature to the village. Visibility splays at the junction are shown for both 30mph and 40mph and can be accommodated within the site and/or highway.
- 5.2.10 Subject to detailed masterplanning, there are opportunities to locate an access closer to the centre of Croft village or provide additional accesses. Figure 5.4 (drawing reference ITM13245-GA-005) shows priority junction accesses off Smithy Brow (two options) whilst Figure 5.5 (drawing reference ITM13245-GA-006) shows an access off Southworth Lane at Cockshot Farm.

Summary

- 5.2.11 All of the access designs will be subject to refinement and road safety audit at the appropriate time. At this stage it is concluded that access to the site is deliverable and therefore achievable.

5.3 Capacity of the Accesses

- 5.3.1 No traffic data is currently available within and close to Croft village but site observations indicate that peak hour traffic flows are relatively light.
- 5.3.2 Development traffic flows will be spread across several site accesses and it is anticipated that the site access junctions as shown above will accommodate the traffic generations to/from the site. Sufficient highway frontage is available such that the access junctions could be re-designed to provide additional capacity if this is needed.
- 5.3.3 It is therefore concluded that the site accesses will operate within capacity, confirming that satisfactory access to the land north west of Croft can be provided in accordance with the NPPF.

SECTION 6 TRAFFIC IMPACTS

6.1 Overview

6.1.1 It is understood the Council has not undertaken any detailed assessment of the potential traffic impacts resulting from development in outlying settlements, including the proposed development at North West Croft. It is understood such work will follow once the Council's new transport model is available. Peel is keen to engage with WBC to assess the site and demonstrate how the traffic flows generated by the development can be accommodated on the surrounding highway network.

6.1.2 In the absence of the transport model, this section considers indicative traffic flows likely to be generated by the proposals followed by consideration of the impacts of this traffic in broad terms.

6.2 Development Traffic Flows

6.2.1 Traffic flows have been calculated for a development of 1,911 residential dwellings.

Trip Generation

6.2.2 Trip generation rates for the proposed development have been derived from the TRICS database using the 'Houses Privately Owned' category for sites with at least 100 dwellings. At this stage, no allowance has been made for lower trip rates associated with affordable housing on the site and therefore the estimates of traffic generation are very robust.

6.2.3 The trip generation rates and the resultant generated traffic flows are shown in the table below for the morning and evening peak hours.

Table 6.1 North East Croft – Trip Generation

Peak Hour	Direction	Trip Rate (per unit)	No. Trips
AM Peak	Arrival	0.127	243
	Departure	0.377	720
	Total	0.504	963
PM Peak	Arrival	0.309	590
	Departure	0.164	313
	Total	0.473	903

6.2.4 Thus the development could generate up to c.900-960 vehicular trips in each of the peak hours.

6.2.5 TEMPRO has been used to identify the potential journey purposes travelled by residents. In the peak periods this identifies for the Croft area:-

Table 6.2 North West Croft – Journey Purposes of Car Travel

Trip Purpose	Proportion of Trips	
	AM Peak Period	PM Peak Period
Work	57%	44%
Employer's business	7%	6%
Education	12%	5%
Shopping	13%	18%
Personal business	5%	7%
Recreation/Social	3%	8%
Visiting friends/relatives	1%	9%
Holiday/day trips	2%	3%

6.2.6 Considering the above, there is potential for some of the peak hour trips to be made locally and by active travel modes rather than the car e.g. to the schools on site; to the retail/commercial/medical facilities on the site and within Croft village. In the AM and PM peak periods, 36% and 50% of trips respectively are made for reasons other than journeys to work or on employer's business.

Trip Distribution and Assignment

6.2.7 The potential routes of car trips within and out of Croft have been derived using 2011 Census journey to work patterns from the local area. This will over-estimate trips on the surrounding highway network as, as noted above, there is potential for many journeys to be made locally whereas work related trips tend to be made over longer distances.

6.2.8 The Census data shows the following general distribution of trips:

Table 6.3 North West Croft – Overall Trip Distribution

Destination/District	Proportion of Trips
Warrington Borough	42%
Salford	6%
Trafford	6%
Manchester	6%
Wigan	11%
Halton	3%
Cheshire West & Chester	2%
Cheshire East	2%
Other	22%
Total	100%

6.2.9 Of the trips to ‘other’ destinations, larger proportions are made to the rest of Greater Manchester (5%) and Merseyside (10%), with c. half of the latter to St Helens. The above does not take account of new job opportunities in the area (e.g. at Parkside, Omega).

6.2.10 Trips have been assigned to destinations using the fastest routes based on Google mapping with account taken of the different access points available. The resultant destination points on the road network surrounding the site are as follows:

Table 6.4 North West Croft – Trip Assignment

Location	Proportion
M62 East via Birchwood Way	24.5%
Mustard Lane to Culcheth	11.1%
Winwick Lane (north)	15.3%
M6 North via J22	2.8%
Myddleton Lane	2.7%
M62 West via M6J22	16.0%
M6 South via J22	10.8%
Birchwood Park Avenue	9.9%
Mill House Lane	6.9%
Total	100.0%

6.2.11 Indicative development traffic flows are given on Figure 6.1, noting these are considered to be an over-estimate for the reasons set out above.

6.3 Traffic Impacts

6.3.1 The local highway network in the vicinity of the site is shown on Figure 6.2. Lord Street runs through the centre of the village, becoming Mustard Lane as it routes towards Culcheth and Smithy Brow then Southworth Lane as it routes towards Winwick. Smithy Lane joins Lord Street at a 'T' junction in the centre of the village with this then providing a connection to New Lane which provides access to Birchwood via Cross Lane and A574. Heath Lane joins Lord Street/Mustard Lane at a 'T' junction and continues northwards, then turning west to become Stone Pit Lane then Stoney Brow Lane before connecting with A579 Winwick Lane. To the north this provides a route towards Leigh and, to the south, to M6J22 where the motorway network is accessed.

6.3.2 In terms of traffic conditions in Croft, WBC's Settlement Profile notes with respect to the local road network:

"Small amount of peak hour congestion in centre of village. No planned local highways improvements in village."

The profile also notes that Croft is in close proximity to M6(J22) and M62(J9 and J11).

6.3.3 It is understood the above is not based on detailed analysis of the road network. An indication of peak hour traffic conditions has therefore been obtained from Google traffic maps with these given in Appendix A for the AM and PM peak hours. Google uses four gradations to define traffic speeds from fast to slow: green, orange, red and dark red. These are relative to the speed limits with 'fast' indicating little delay/free flow traffic conditions.

6.3.4 The traffic maps indicate that most roads in and around Croft have 'fast'/free-flow traffic speeds. Only the roads in the centre of Croft village are graded orange. Winwick Lane towards M6 is shown as orange in the AM Peak hour and Cross Lane on the approach to Warrington Road is shown as red. In the PM peak hour, the northbound A579 towards A580 is graded red.

6.3.5 The indicative traffic flows shown on Figure 6.1 indicate that traffic to/from the site is likely to be dispersed across several routes, but with the highest flows on Cross Lane between Croft and Birchwood and on Winwick Lane towards M6J22. Some of the traffic on Cross Lane is destined towards Birchwood itself whilst some joins M62 at J4 using Birchwood Way.

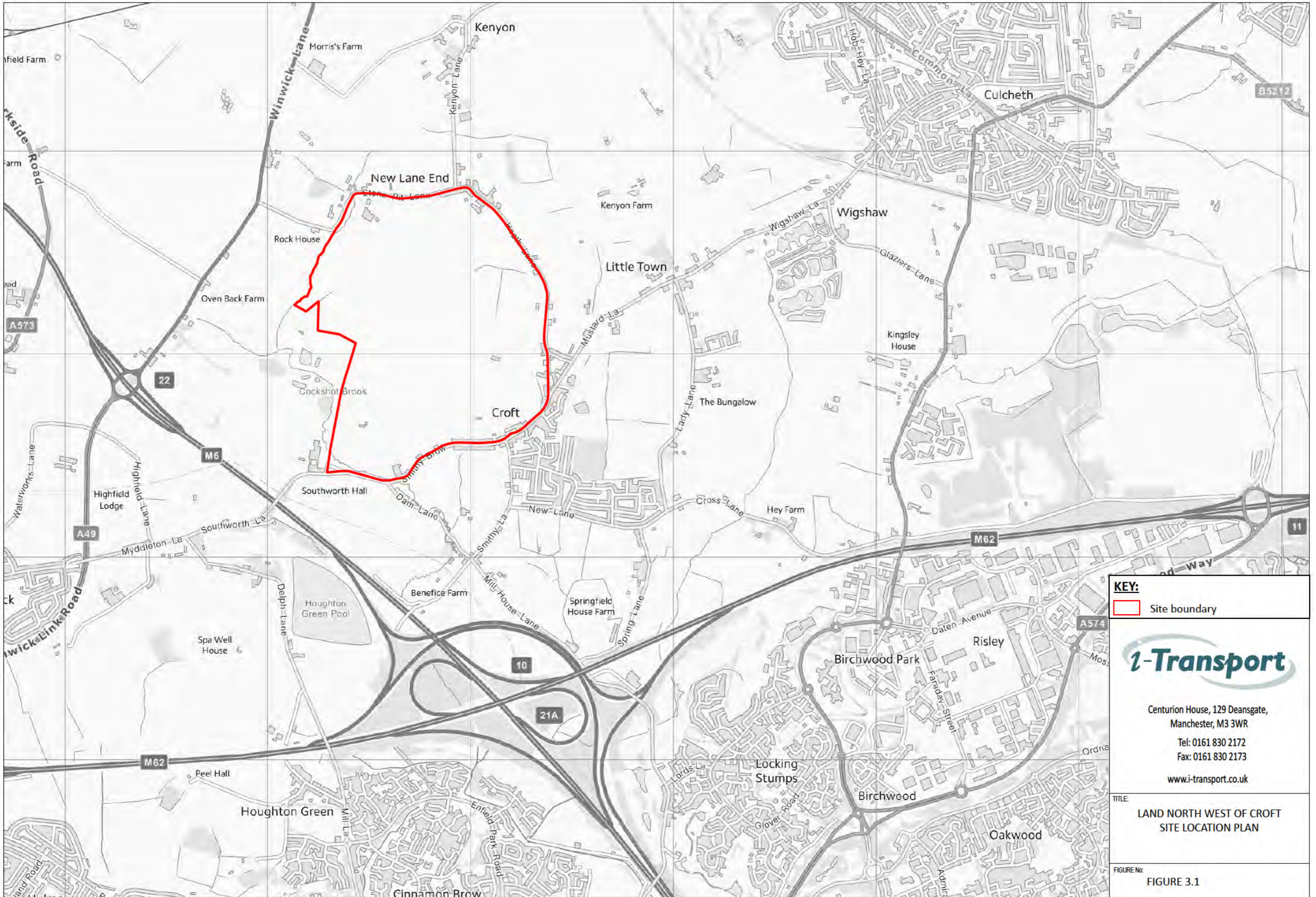
- 6.3.6 The impacts of the traffic increases as a result of the development will be assessed in detail when the Council's transport model is available with mitigation measures/highways improvements identified as necessary. These could include providing additional capacity at junctions, traffic management measures in Croft and initiatives to reduce traffic flows such as through the provision of sustainable travel modes.
- 6.3.7 Development in any location in the Borough will increase traffic flows on the local road network surrounding it. The site at Croft affords significant and many opportunities for local active travel making which will reduce traffic flows. Indications of traffic speeds in and around Croft show that traffic conditions could not be categorised as severe and the Council's own conclusion is that there is only a small amount of peak hour congestion.
- 6.3.8 On this basis it is concluded that, in accordance with the NPPF, development should not be prevented on transport grounds as the residual cumulative impacts of development will not be severe.

SECTION 7 CONCLUSIONS

- 7.1 This report has considered the transport and highways implications of Peel's land interests north west of Croft. These are capable of accommodating a new community, integrated with the existing village, of between 1,638 – 1,911 dwellings.
- 7.2 The Council's proposed allocation at Croft is only for an additional 60 dwellings which it is understood is based on a 10% expansion of the existing settlement. No quantitative analysis has been undertaken to analyse the capacity of the transport system and the impacts of higher levels of development. There is therefore no justification, based on sound evidence, to limit development in Croft on transport grounds.
- 7.3 The new community at Croft will include a range of facilities and services which will be provided to ensure the site is sustainable as well as bringing benefits to Croft village. These include: a primary school; secondary school; retail/commercial/medical facilities and country park on the site. These will all be within an easy walk or cycle ride of the residential dwellings and will therefore encourage active travel.
- 7.4 A transport strategy for the site will be developed which will promote sustainable travel modes and provide benefits for both the development and existing residents in Croft, complementing the new facilities available. The strategy will include improvements to existing PRoW and the delivery of new pedestrian/cycle connections with the size of the site creating a 'critical mass' that will support enhanced bus services. These will be complemented by a Travel Plan.
- 7.5 The site will therefore meet the transport related objectives of the Council's Core Strategy as well as its policies related to general transport principles (MP1), active travel (MP3) and public transport (MP4). Furthermore, it will meet objective W4 of the Local Plan and strongly meet four of the five specific accessibility criteria defined by the Council.
- 7.6 It is therefore considered that the development of the site will fully accord with the NPPF objective related to sustainable travel, with opportunities for such modes taken up.

- 7.7 Access to the site is proposed in several locations and feasibility level designs have been produced. It is considered that all will operate satisfactorily. Site access is controlled by Peel and is deliverable and achievable. It is therefore also concluded that satisfactory access can be provided in accordance with the NPPF.
- 7.8 The impacts of the traffic increases as a result of the development will be assessed in detail when the Council's transport model is available with mitigation measures/highways improvements identified as necessary. These could include providing additional capacity at junctions, traffic management measures in Croft and initiatives to reduce traffic flows such as through the provision of sustainable travel modes.
- 7.9 Development in any location in the Borough will increase traffic flows on the local road network surrounding it. The site at Croft affords significant and many opportunities for local active travel making which will reduce traffic flows. Indications of traffic speeds in and around Croft show that traffic conditions could not be categorised as severe and the Council's own conclusion is that there is only a small amount of peak hour congestion.
- 7.10 On this basis it is concluded that, in accordance with the NPPF, development should not be prevented on transport grounds as the residual cumulative impacts of development will not be severe.
- 7.11 Overall, it is therefore concluded that the site at North West Croft is suitable for allocation in the Council's Local Plan and will form a sustainable development that can provide much needed housing.

FIGURES



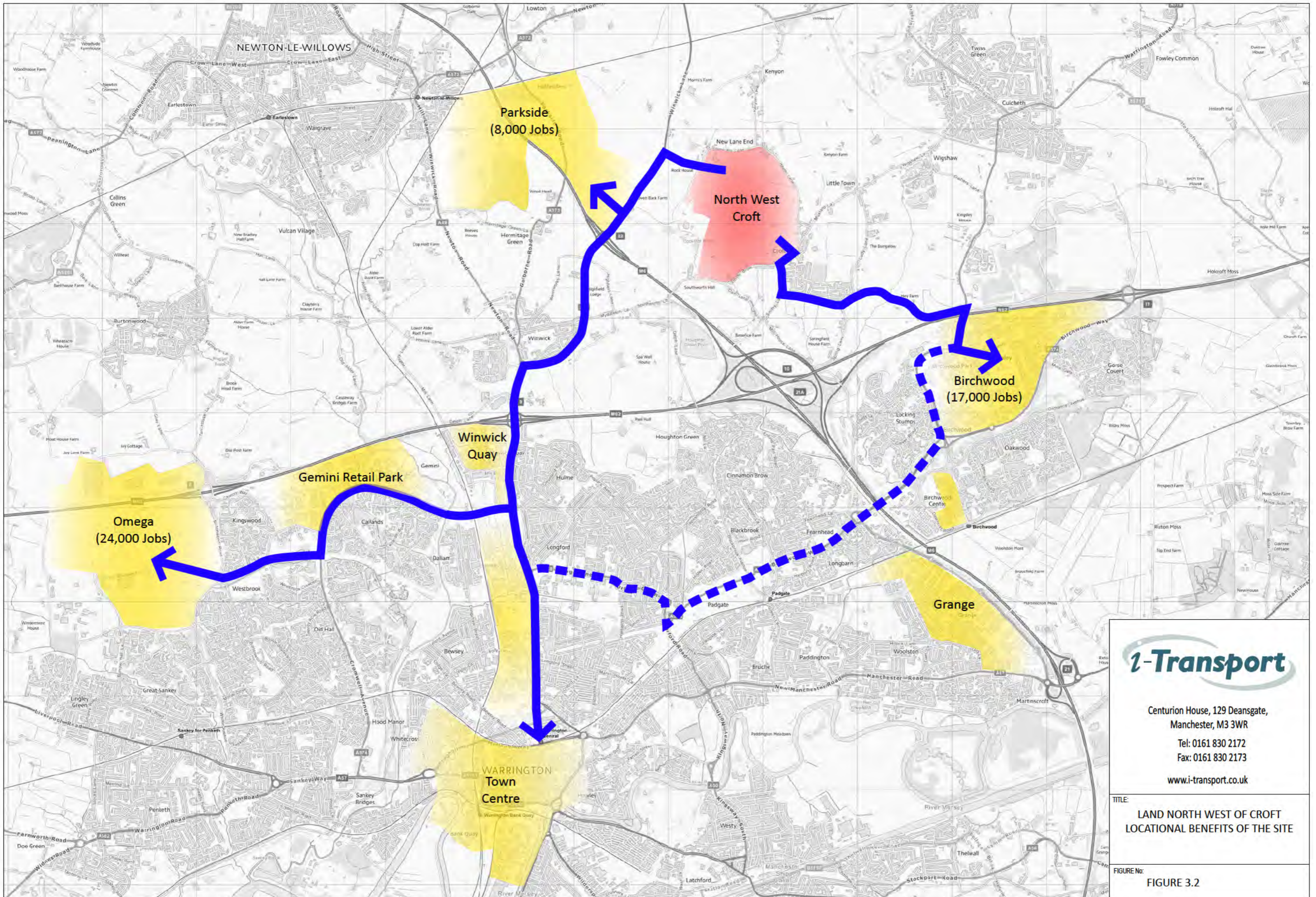
KEY:
 Site boundary



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TITLE:
**LAND NORTH WEST OF CROFT
 SITE LOCATION PLAN**

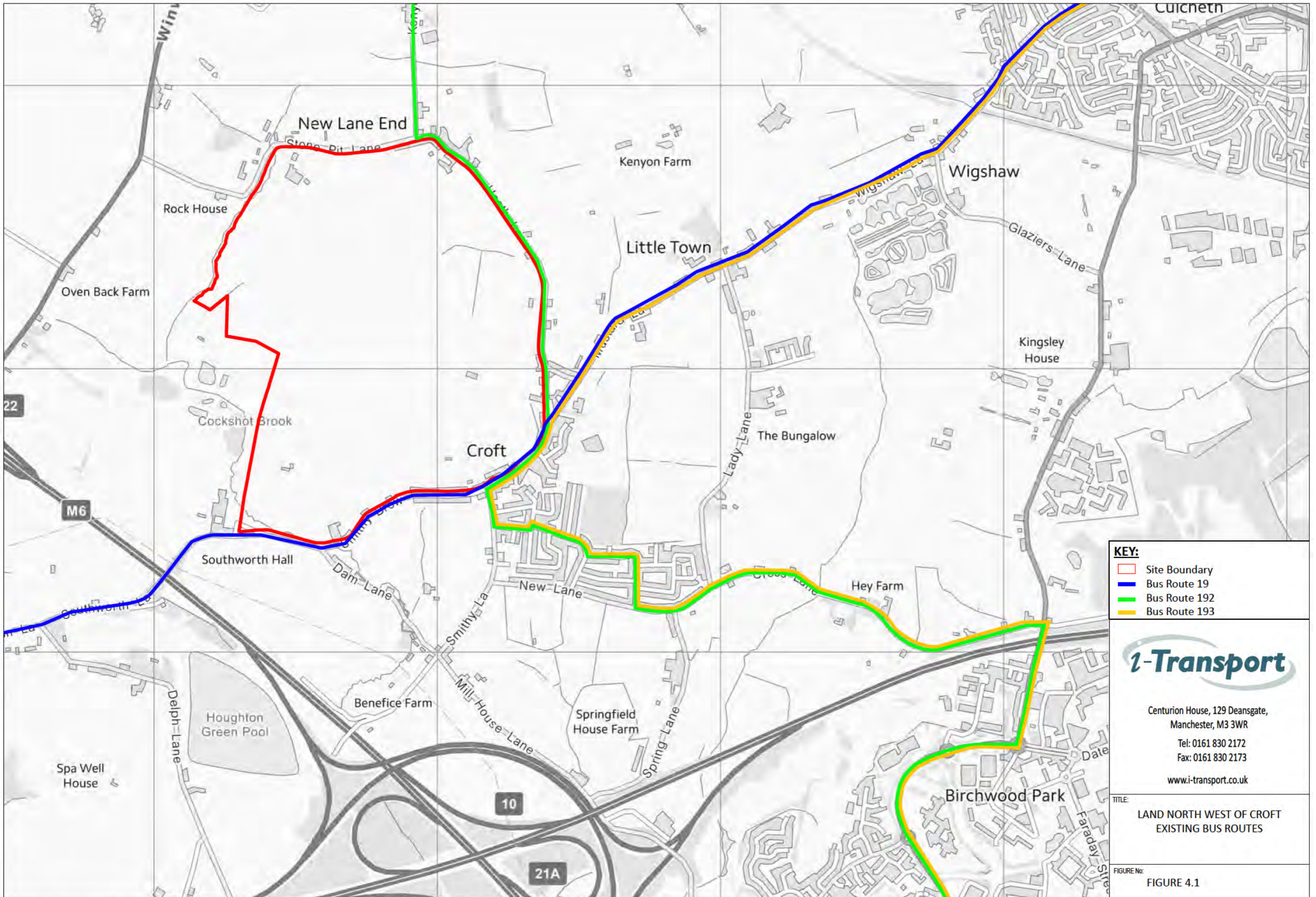
FIGURE No:
FIGURE 3.1



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TITLE:
**LAND NORTH WEST OF CROFT
 LOCALATIONAL BENEFITS OF THE SITE**

FIGURE No:
FIGURE 3.2



KEY:

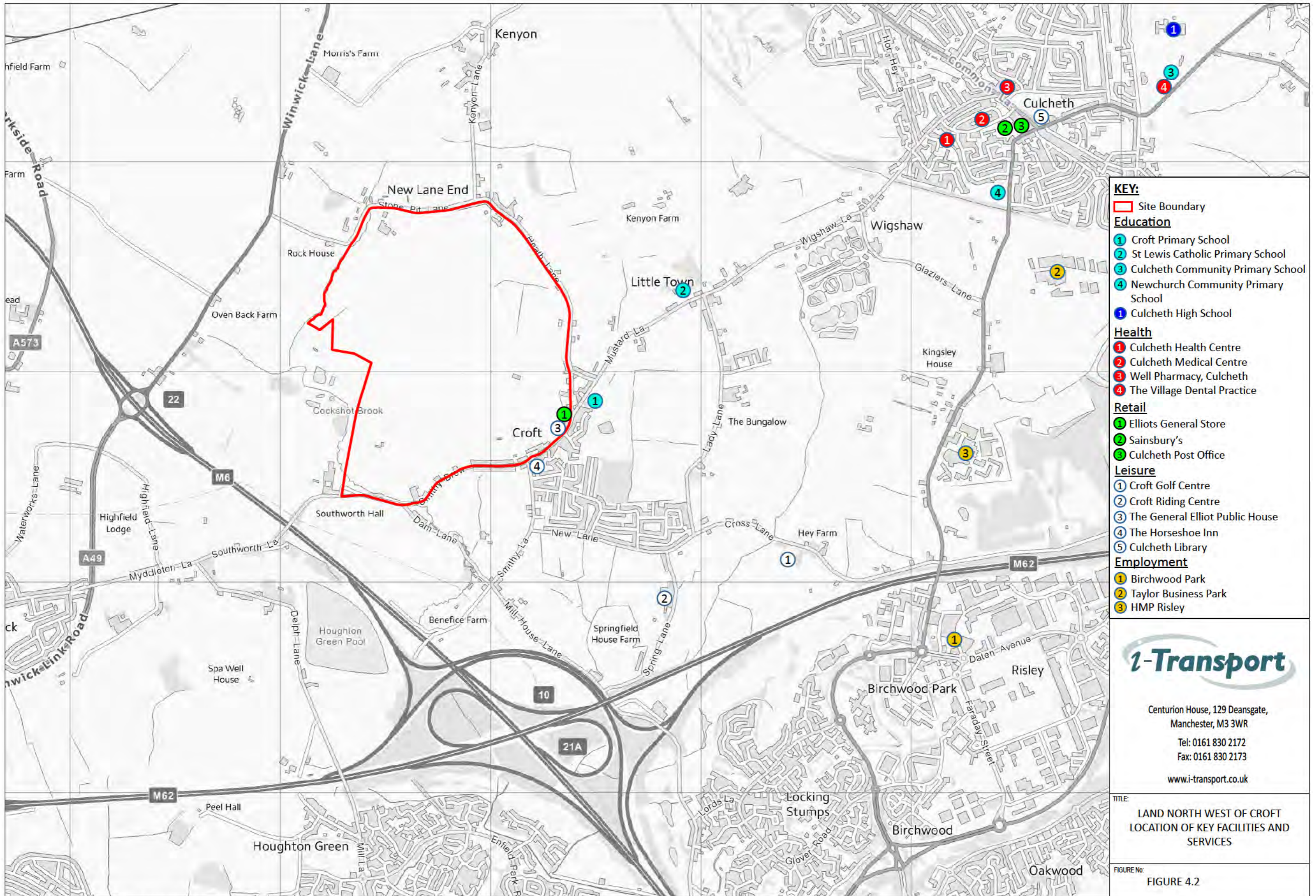
	Site Boundary
	Bus Route 19
	Bus Route 192
	Bus Route 193



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TITLE:
**LAND NORTH WEST OF CROFT
EXISTING BUS ROUTES**

FIGURE No:
FIGURE 4.1



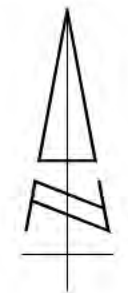
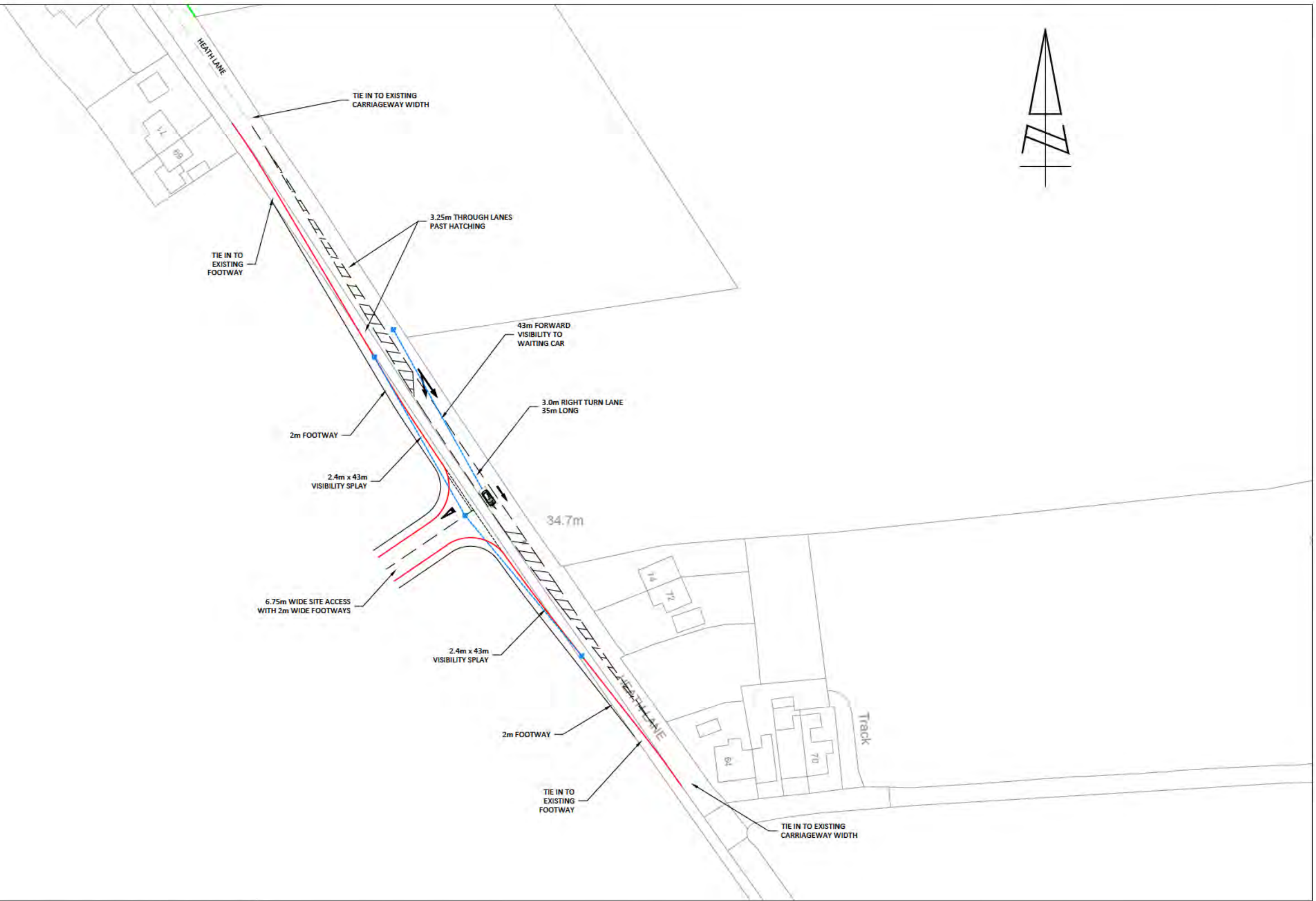
- KEY:**
- Site Boundary
 - Education**
 - ① Croft Primary School
 - ② St Lewis Catholic Primary School
 - ③ Culcheth Community Primary School
 - ④ Newchurch Community Primary School
 - ⑤ Culcheth High School
 - Health**
 - ① Culcheth Health Centre
 - ② Culcheth Medical Centre
 - ③ Well Pharmacy, Culcheth
 - ④ The Village Dental Practice
 - Retail**
 - ① Elliots General Store
 - ② Sainsbury's
 - ③ Culcheth Post Office
 - Leisure**
 - ① Croft Golf Centre
 - ② Croft Riding Centre
 - ③ The General Elliot Public House
 - ④ The Horseshoe Inn
 - ⑤ Culcheth Library
 - Employment**
 - ① Birchwood Park
 - ② Taylor Business Park
 - ③ HMP Risley



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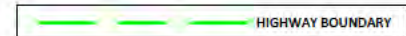
TITLE:
**LAND NORTH WEST OF CROFT
LOCATION OF KEY FACILITIES AND
SERVICES**

FIGURE No:
FIGURE 4.2



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REV	DATE	BY	DESCRIPTION	CHK	APD
STATUS: DRAFT					

TITLE: POTENTIAL SITE ACCESS FROM HEATH LANE	
PROJECT: LAND NORTH WEST OF CROFT	CLIENT: PEEL INVESTMENTS (NORTH) LIMITED

SCALE @ A3: 1:1000	CHECKED: SEE	APPROVED: SEE
FILE REF: ITM13245-GA-003	DRAWN: PH	DATE: 24.08.2017
DRAWING No: FIGURE 5.1 (ITM13245 - GA - 003)		REV: -
PROJECT No: ITM13245		

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--- HIGHWAY BOUNDARY

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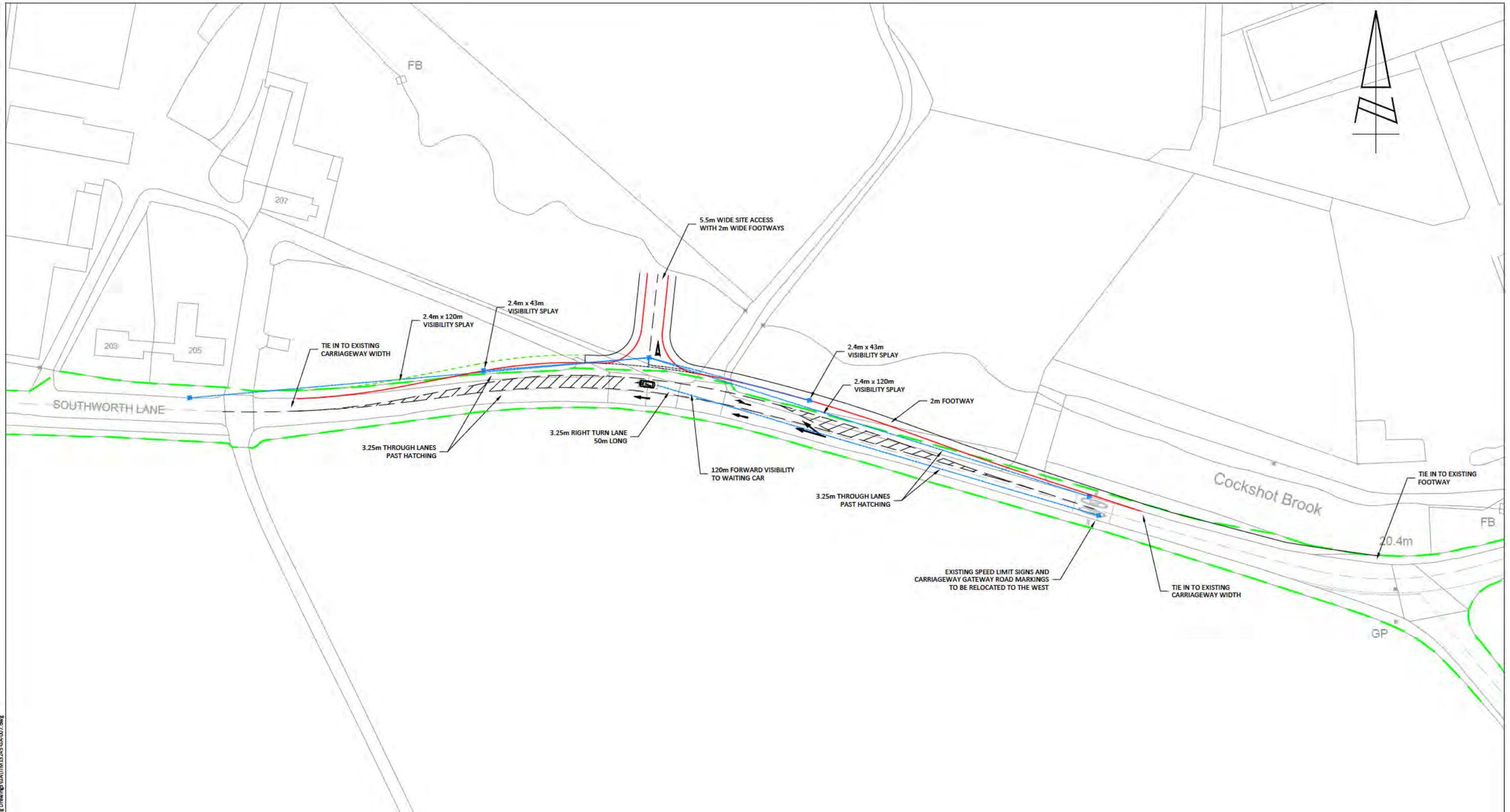
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REV	DATE	BY	DESCRIPTION	CHK	APD
STATUS: DRAFT					

TITLE:	POTENTIAL SITE ACCESS FROM LORD STREET	
PROJECT:	LAND NORTH WEST OF CROFT	CLIENT: PEEL INVESTMENTS (NORTH) LIMITED

SCALE @ A3:	1:500	CHECKED:	SEE	APPROVED:	SEE
FILE REF:	ITM13245-GA-004	DRAWN:	PH	DATE:	24.08.2017
DRAWING No:	FIGURE 5.2 (ITM13245 - GA - 004)				
PROJECT No:	ITM13245	REV:	-		

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REV	DATE	BY	DESCRIPTION	CHK	APD

STATUS: **DRAFT**

TITLE: **POTENTIAL SITE ACCESS FROM SOUTHWORTH LANE - SOUTHWORTH HALL FARM**

PROJECT: **LAND NORTH WEST OF CROFT**

CLIENT: **PEEL INVESTMENTS (NORTH) LIMITED**

SCALE @ A3: 1:1000	CHECKED: SEE	APPROVED: SEE
FILE REF: ITM13245-GA-007	DRAWN: PH	DATE: 25.08.2017

DRAWING No: **FIGURE 5.3 (ITM13245 - GA - 007)**

PROJECT No: **ITM13245**

REV: **-**



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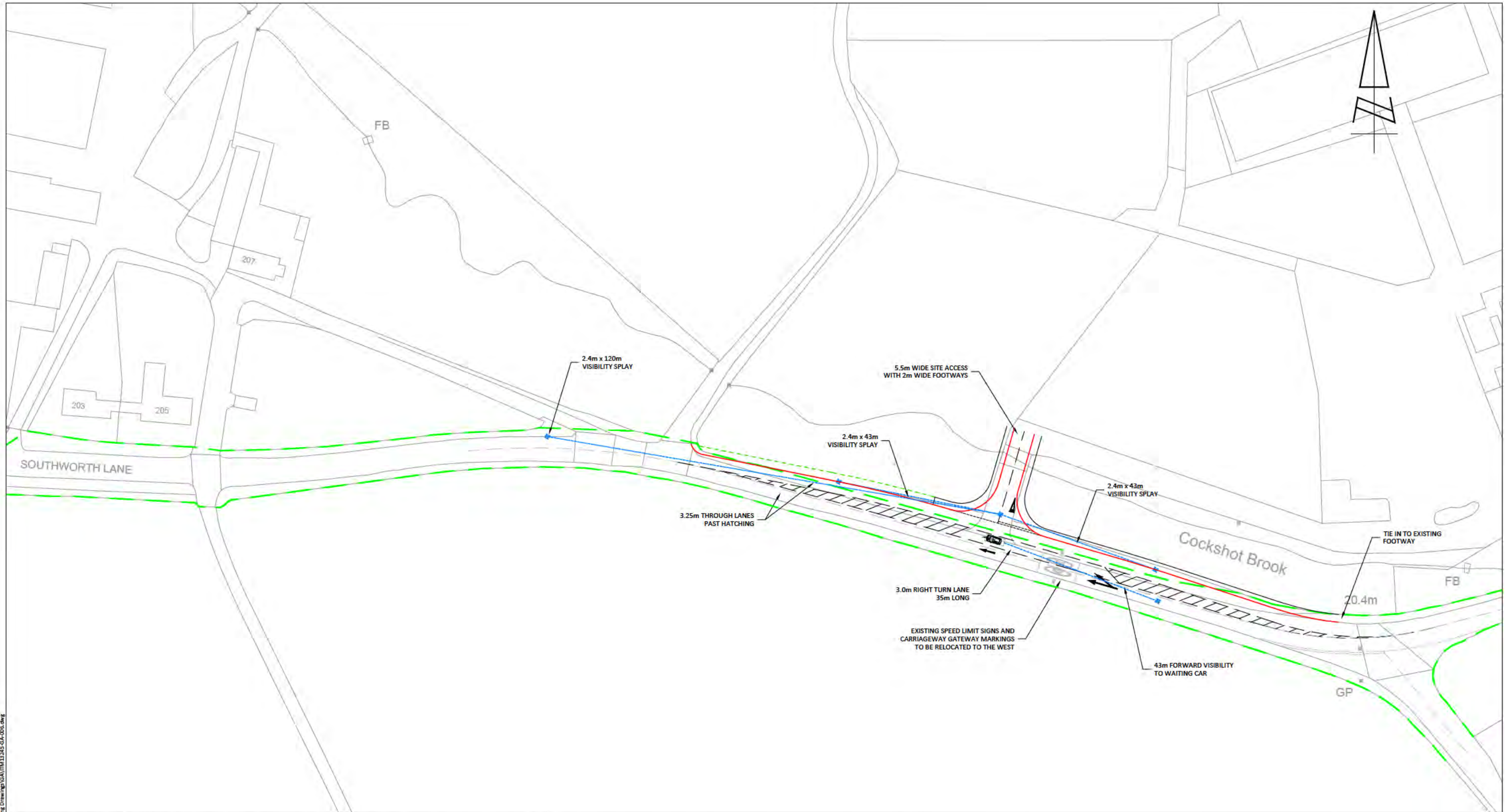
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REV	DATE	BY	DESCRIPTION	CHK	APD
STATUS: DRAFT					

TITLE: POTENTIAL SITE ACCESSES FROM SMITHY BROW	
PROJECT: LAND NORTH WEST OF CROFT	CLIENT: PEEL INVESTMENTS (NORTH) LIMITED

SCALE @ A3: 1:1000	CHECKED: SEE	APPROVED: SEE
FILE REF: ITM13245-GA-005	DRAWN: PH	DATE: 25.08.2017
DRAWING No: FIGURE 5.4 (ITM13245 - GA - 005)		
PROJECT No: ITM13245		REV: -

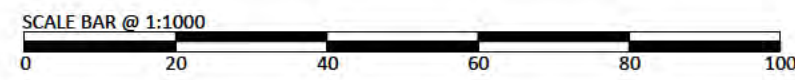
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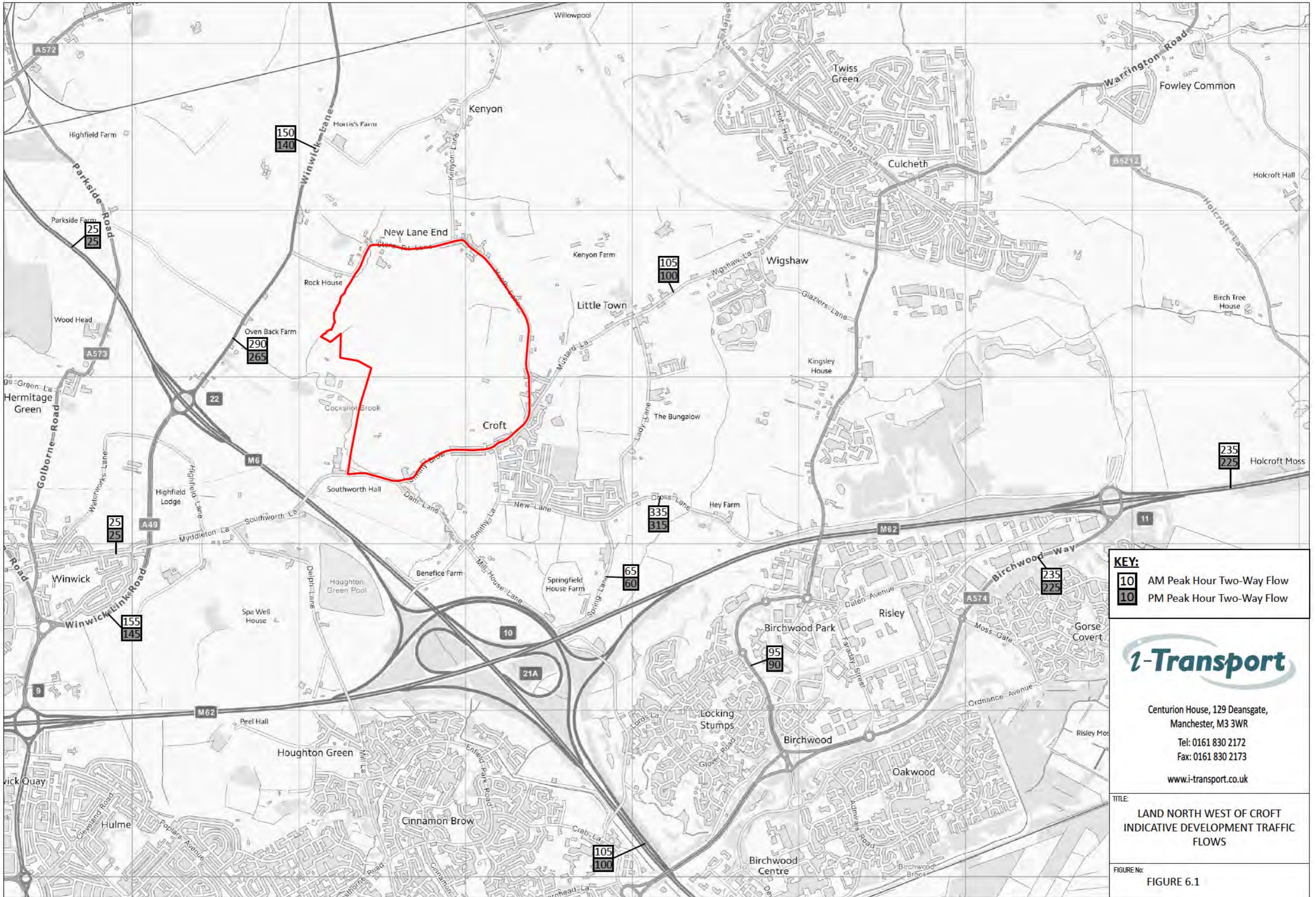


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STATUS: DRAFT					

TITLE: POTENTIAL SITE ACCESS FROM SOUTHWORTH LANE - COCKSHOT FARM	
PROJECT: LAND NORTH WEST OF CROFT	CLIENT: PEEL INVESTMENTS (NORTH) LIMITED

SCALE @ A3: 1:1000	CHECKED: SEE	APPROVED: SEE
FILE REF: ITM13245-GA-006	DRAWN: PH	DATE: 25.08.2017
DRAWING No: FIGURE 5.5 (ITM13245 - GA - 006)		
PROJECT No: ITM13245		REV: -



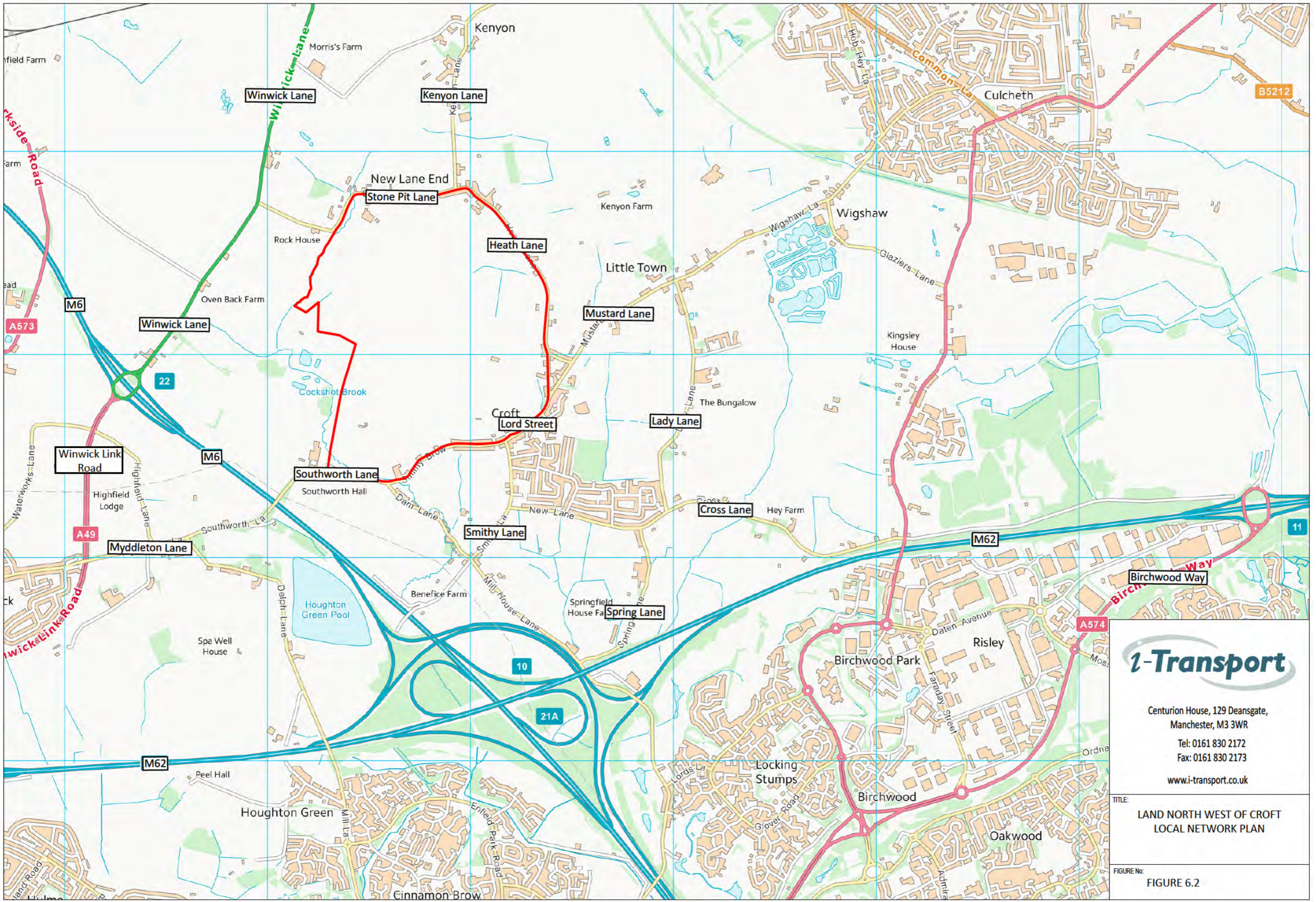
KEY:
 10 AM Peak Hour Two-Way Flow
 10 PM Peak Hour Two-Way Flow



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TITLE:
**LAND NORTH WEST OF CROFT
 INDICATIVE DEVELOPMENT TRAFFIC
 FLOWS**

FIGURE No:
FIGURE 6.1



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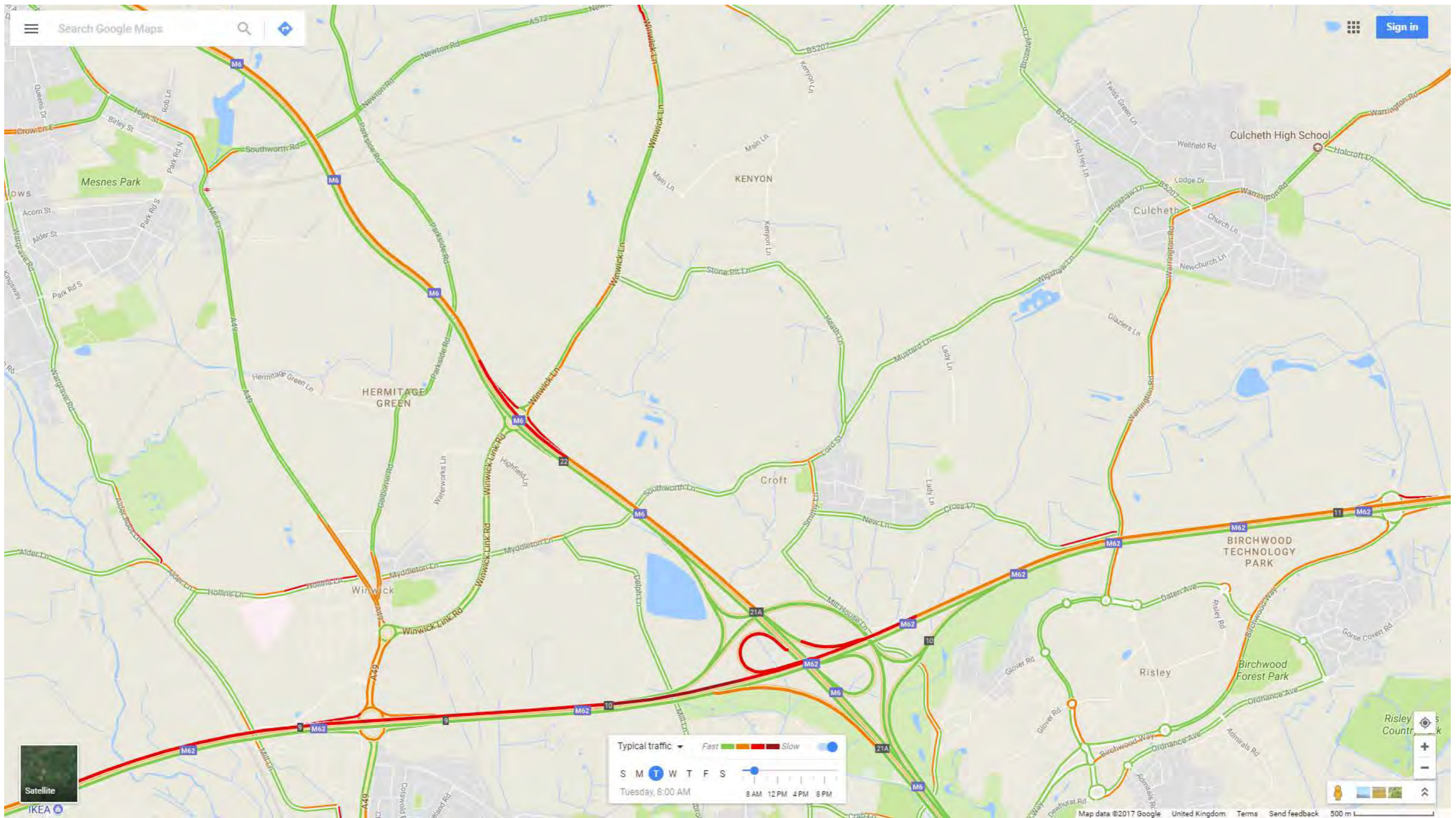
TITLE:
**LAND NORTH WEST OF CROFT
 LOCAL NETWORK PLAN**

FIGURE No:
FIGURE 6.2

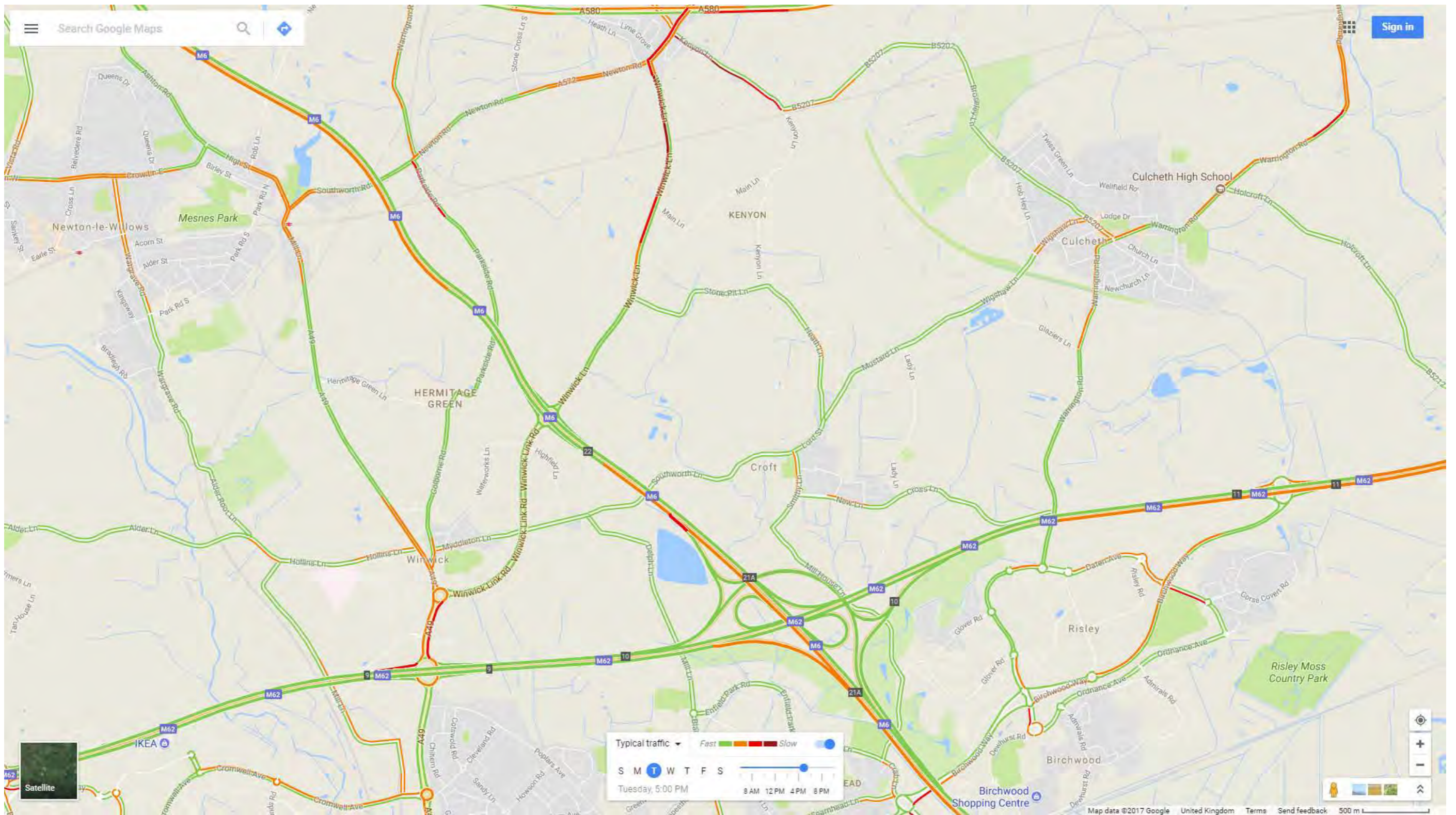
APPENDIX A

Google Traffic Maps

North West Croft – AM Peak (08:00)



North West Croft – PM Peak (17:00)





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THE
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LAND NORTH WEST OF CROFT WARRINGTON ECOLOGICAL APPRAISAL

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APPENDICES

- APPENDIX A: Target Notes
- APPENDIX B: Desktop Study

DRAWINGS

- G6296.05.001 - Phase 1 Habitat Plan
- G6296.05.002 - Ecological Constraints Plan
- Illustrative Masterplan

1.0 Overview

Summary

- 1.1 Based on the desktop assessment and site surveys described in the sections below, TEP's assessment indicates that there are no overriding ecological constraints which preclude sustainable development of the land north west of Croft.

Introduction

- 1.2 TEP was commissioned by Peel Holdings (Land and Property) Ltd in August 2017 to provide an ecological representation for land to the north west of Croft outlining potential ecological constraints and opportunities in relation to potential future development of the site for housing.
- 1.3 The site is currently allocated as Green Belt within the Warrington Unitary Development Plan (June 2005). However, Peel consider that the site would represent a sustainable location for residential development, capable of making a very significant contribution to meeting the housing needs of Warrington over the emerging plan period.
- 1.4 The Phase 1 Habitat Map is located within the Drawings section of this report and accompanying Target Notes are found in Appendix A. Areas of high, medium and low ecological constraint have been identified and are shown on Drawing G6612.05.002 Ecological Constraints Plan.

Desktop and Background Study

- 1.5 Details of any internationally and nationally designated sites identified within 10km of the proposed development site are provided in Table 1 below.

Table 1 - Name, location and designation of protected sites within 10km

Name	Location	Designations
Highfield Moss	1.5km NW	Site of Special Scientific Interest (SSSI)
Cunningham Clough Brook	10km N	Local Nature Reserve (LNR)
Eatock Lodge	10km N	LNR
Risley Moss	2.5km SE	LNR, SSSI
Holcroft Moss	4.5km E	SSSI
Pennington Flash	4.5km N	LNR
Paddington Meadows	4.6km S	LNR
Rixton Clay Pits	5.5km SE	LNR, SSSI Special Area of Conservation (SAC)

Name	Location	Designations
Abram Flashes	5km N	SSSI
Woolston Eyes	5km S	SSSI
Astley and Bedford Moss	6km NW	SSSI
Manchester Mosses	6km NW	SAC
Colliers Moss Common	7.3km W	LNR
Three Sisters	7.5km NW	LNR
Low Hall Park	8.5km N	LNR
The Wigan Flashes	8km N	LNR
Bryn Marsh and Ince moss	8km N	SSSI
Stanley Bank	9km NW	LNR
Parr Hall Millenium green	9.8km NW	LNR

- 1.6 Desktop data has been provided by the local records centre (rECOrd) covering both this development and the Land off Lady Lane site. Therefore, in places, the records extend out slightly beyond a 1km buffer. It should also be noted that approximately 600m north west of the development boundary the records stop at the border with Merseyside. However given the large area covered by the records and the small area excluded, this is not considered to be a limitation to the overall assessment of constraints.
- 1.7 The closest nationally designated site is Highfield Moss SSSI, which is designated for its mixed valley mire communities on the peat and acidic marshy grassland as well as dragonfly population. Impacts on this site must be reviewed at the detailed design stage.
- 1.8 The site falls within a Natural England SSSI Impact Risk Zone. Residential developments are not listed in the SSSI impact risk categories, therefore, consultation with Natural England is not required.

- 1.9 Two local wildlife sites were identified in the data from rECOrd. The first of these is Croft Grasslands LWS, which is located 220m south east of the proposed development site. It is separated from the site by an extensive area of housing and numerous roads which will provide a barrier to migration of species. The distance from site and lack of connectivity mean the local wildlife site is unlikely to be subject to direct impacts from development, but could be impacted by increased public pressure. A review of potential impacts would be required during a detailed application but it is envisaged and impacts could be avoided or mitigated.
- 1.10 The second local wildlife site within the search area is Houghton Green Pool LWS, located 800m south west of the proposed site. It is separated by both residential development with associated roads and the M6 motorway and therefore no impacts on this local wildlife site from development are anticipated.
- 1.11 Records of protected species were returned in the desktop records including bird species listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended), Section 41 of the NERC Act 2006, the Local Biodiversity Action Plan (LBAP) and Birds of Conservation Concern (BoCC). S41 reptiles and amphibians were identified within 1km including common lizard and common toad. Other protected species identified within 1km include brown hare, badger, bats, water vole and moth species.
- 1.12 A number of protected species records were returned specifically within the site boundary. Birds identified include grey partridge, lapwing, oystercatcher, kestrel and starling. Invertebrate records include the cinnabar moth.
- 1.13 Full results of the desktop survey, including maps of designated sites, are found in Appendix B.

Site Description

- 1.14 TEP could only gain access to the land owned by Peel and not to all third party land identified within the peel site boundary in the drawing at Appendix A. Inaccessible land has been assessed using ESRI aerial data and OS mapping to identify any constraints or limitations to development. Based on aerial review the habitats are considered to be similar across the site, with large arable fields surrounded by hedgerows and scattered trees.
- 1.15 The site is dominated by arable fields which have been recently ploughed and reseeded. Around the field margins is a strip of improved species-poor grassland dominated by perennial rye grass *Lolium perenne*, which does not classify as arable field margins S41 priority habitat. Scattered across the site and around the site boundaries are existing areas of residential housing.

- 1.16 The boundaries are predominantly bounded with species-poor intact hedgerows, dominated by hawthorn *Crataegus monogyna*, which classify as Section 41 habitats¹ of principal importance. Many of the field boundaries have been lost through farming activities and now consists of a fence line, however a number of mature broadleaved trees remain offering bat roosting potential.
- 1.17 A small block of semi-natural broadleaved woodland containing a pond is present in the east of the site, which is dominated by sycamore *Acer pseudoplatanus*. Semi-natural woodland classifies as S41 priority habitat. A number of waterbodies also appear to be present on site (based on aerial imagery) within the area of the site not accessed for survey, including four ponds and a number of drainage ditches. Although no detailed assessment of the pond habitat has currently been made, it is assumed that it will classify as S41 habitat. Cockshot Brook also runs along the western site boundary and will classify as a S41 priority habitat.
- 1.18 The invasive species cotoneaster *Cotoneaster sp*, Himalayan balsam *Impatiens glandulifera* and montbretia *Crocsmia x crocosmiiflora* listed on Schedule 9 of the Wildlife and Countryside Act (1981, as amended), was recorded in a number of places across the site. Locations of these species within accessible areas are shown on Drawing G6612.05.002.

¹ Under S41 of the Natural Environment and Rural Communities Act, 2006, Local Planning Authorities are under a duty to have regard to habitats and species of principal importance for biodiversity (such as native hedgerows, natural watercourses, deciduous woodland, lowland meadows etc)

2.0 Areas of Constraint

2.1 A map showing the general areas of constraint is shown in drawing G6612.05.002.

High Constraint

2.2 The following features comprise a high ecological constraint to development:

- Semi natural broadleaved woodland;
- Blocks of mature broad-leaved trees;
- Ponds; and
- Drainage ditches/Cockshot Brook.

2.3 These areas act as wildlife corridors and provide important wildlife habitat for a range of species. The areas of high ecological constraint would be retained in the masterplan and be protected by habitat buffers. It is recommended that the exclusion buffers extend at least 10m from these features of high ecological value. The woodland and pond habitat (assumed) are Section 41 habitats. The lighting scheme adjacent to the woodlands should be carefully planned to avoid light spill onto tree canopies (this can affect bat roosting and displace foraging bats).

Medium Constraint

2.4 The hedgerows are Section 41 habitat and the scattered mature trees, while not priority habitats, form valuable foraging and habitat linkages across the site and a number also offer suitable roosting habitat for bats. Based on the current masterplan these areas are to largely be retained but will be opened up at points for access. Crossing points should be designed with ecology in mind with minimal vegetation removal occurring.

2.5 If these areas of medium ecological constraint are to be removed within proposals, given the extent of the site, there would be the opportunity to mitigate or compensate for losses of habitat linkages.

Low Constraint

2.6 The area identified as being of low ecological constraint consists of either arable crop and improved grassland, which offers little opportunity to local wildlife.

Protected and Priority Fauna

2.7 Constraints relating to protected and Section 41 species are considered in Table 2. Only areas currently in use as arable crop are to be lost during development. All other habitat must be suitably protected throughout development.

Table 2. Summary of constraints related to Fauna

Fauna Group/ Species (Protected ²)	Constraint	Details
Amphibians	Yes	There is at least four ponds on site and a further 10 within 500m identified on OS mapping. Great crested newts and common toad have been recorded within the desktop records. Further investigation in relation to amphibians will therefore be required
Reptiles	No	The site contains only limited habitat for reptiles and it is considered unlikely that reptiles are present on site. There are no implications for the development with regard to reptiles.
Birds	Yes	The habitats across the site provide breeding opportunities for a range of bird species. A number of Section 41 priority birds and those protected under Schedule 1 of the Wildlife and Countryside act 1981, have historically recorded from within the site. Breeding and wintering bird surveys will be required to inform a planning application.
Bats	Yes	A number of the scattered trees have potential for roosting bats. The network of habitats provide foraging and commuting opportunities for bat species. Pipistrelle bats have been recorded within 1km of the site boundary. Bat roost and activity surveys will be required to inform a planning application. Residential development is included within the site boundaries and would offer potential roosting habitat to local bats. It is assumed however, that all residential development will not be impacted by the development. Should this assumption be incorrect, bat roost assessments of the buildings will be required to inform a planning application.
Badger	Yes	No evidence of badger was found within the habitats surveyed, however there is suitable habitat within the red line boundary to support this species and records have been returned from the desktop search. Further survey for this species would be required to inform a planning application.
Water vole	Yes	There are water vole records from within 1km of the site. Cockshot Brook runs along the west of site and contains habitats suitable to support this species. Further survey for water vole would be required to inform a planning application should development come within 8m of the brook.
Otter	Yes	Cockshot Brook runs along the west of site and although lacks significant habitat to support otter does offer some foraging and commuting potential. Further survey for otter would be required to inform a planning application should development come within 30m of the brook.
Invertebrates	No	S41 invertebrate records have been returned within the desktop records including a single record for cinnabar moth on site. Although small amounts of ragwort and other food plants are present at the field margins it lacks significant populations of important invertebrate food plants and as such is unlikely to support a significant population.

² The rarest and most threatened species in England are listed under Section 41 of the 2006 Natural Environment and Rural Communities (NERC) Act. Protecting and enhancing S41 species is key delivering the Biodiversity 2020 strategy.

Fauna Group/ Species (Protected2)	Constraint	Details
Brown Hare	Yes	Records of brown hare were returned within the wider area. Suitable habitat for brown hare is present on site. There will be habitat losses as a result of the proposals, as brown hare make use of a mosaic of habitats including grassland and arable land. Leaving grassland tall in buffer zones and retaining hedgerows will maintain some value on site for brown hare.
Hedgehog	No	The site boundaries offer foraging and commuting opportunities to hedgehog. As these are to be retained during development no significant effect on hedgehog habitat will be incurred.

3.0 Opportunities

- 3.1 There are opportunities to enhance biodiversity through the process of development, in line with National Planning Policy Framework (NPPF) under Section 40³ and Warrington Borough Council supplementary planning document on Design and Construction (2016).
- 3.2 The supplementary planning document on Design and Construction (2016) states that development of new sites in relation to ecology will need to adhere to the following:
- Existing attractive or valuable natural features must be retained and protected on a site and be the starting point for the development of building design and landscaping proposals. These could include trees, hedges, ponds or streams. They may be valuable because of their visual amenity or their wildlife or biodiversity value. The Council has identified significant areas for nature conservation within the borough. Development proposals on or close to designated wildlife sites will warrant special scrutiny and those that will have an adverse effect on these sites will not be permitted without mitigation to reduce the damage.
 - Planting that enhances nature conservation, wildlife habitat and diversity will be encouraged, particularly on sites that are close to existing wildlife areas or enhance and expand “green corridors”.
- 3.3 The illustrative masterplan for the site indicates that all features of ecological value are to be retained and there are suitable areas available for enhancement.
- 3.4 The Overall Spatial Strategy - Delivering Sustainable Development (Policy CS 1) also identifies the need to sustain and enhance the borough’s built heritage, biodiversity and geodiversity. Biodiversity can be enhanced through appropriate planting and management of existing features.
- 3.5 Policy QE3 on Green Infrastructure identifies goals in relation to:
- protecting existing provision and the functions this performs;
 - 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;
- 3.6 The retained areas on site provide important green corridors, particularly along the site boundaries. These corridors can be maintained and enhanced to further provide opportunities to both wildlife and the local community.

³ Section 40 of the Natural Environment and Rural Communities Act 2016 places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity which in turn will seek to contribute to the achievement of the commitments of the Biodiversity 2020 strategy.

- 3.7 The non-native invasive species recorded within the site boundary should be controlled. There is the opportunity to enhance the existing green corridors and woodland blocks for wildlife by clearing the Himalayan balsam which currently dominates the understorey, excluding native vegetation.

APPENDIX A: Target Notes

Target Notes Report

Target Note 1

A mature species poor hedgerow over a dry ditch.

<i>Corylus avellana</i>	Hazel	A
<i>Crataegus monogyna</i>	Hawthorn	A
<i>Acer pseudoplatanus</i>	Sycamore	F
<i>Chamerion angustifolium</i>	Rosebay Willowherb	F
<i>Prunus spinosa</i>	Blackthorn	F
<i>Rubus fruticosus</i> agg.	Bramble	F
<i>Urtica dioica</i>	Nettle	F
<i>Dryopteris filix-mas</i>	Male-fern	O
<i>Hedera helix</i>	Ivy	O
<i>Ilex aquifolium</i>	Holly	O
<i>Salix caprea</i>	Goat Willow	O
<i>Silene dioica</i>	Red Campion	O
<i>Rosa arvensis</i>	Field Rose	R
<i>Rosa canina</i> agg.	Dog Rose	R

Target Note 2

An arable buffer strip of improved grassland which runs around the majority of the site.

<i>Lolium perenne</i>	Perennial Ryegrass	D
<i>Anthriscus sylvestris</i>	Cow Parsley	F
<i>Plantago lanceolata</i>	Ribwort Plantain	F
<i>Cirsium arvense</i>	Creeping Thistle	O
<i>Rubus fruticosus</i> agg.	Bramble	O
<i>Rumex obtusifolius</i>	Broad-leaved Dock	O
<i>Taraxacum officinale</i> agg.	Dandelion	O
<i>Urtica dioica</i>	Nettle	O

Target Note 3

A small area of broadleaved woodland adjacent to the General Elliot pub.

<i>Acer pseudoplatanus</i>	Sycamore	D
<i>Quercus robur</i>	English Oak	A
<i>Rubus fruticosus</i> agg.	Bramble	A
<i>Crataegus monogyna</i>	Hawthorn	F
<i>Ilex aquifolium</i>	Holly	O
<i>Poa trivialis</i>	Rough Meadow-grass	O
<i>Rhododendron ponticum</i>	Rhododendron	O
<i>Salix species</i>	Willow species	O
<i>Dryopteris filix-mas</i>	Male-fern	R
<i>Juncus effusus</i>	Soft Rush	R
<i>Silene dioica</i>	Red Campion	R

Target Note 4

Species poor intact hedgerow which borders the site and is dominated by hawthorn.

<i>Crataegus monogyna</i>	Hawthorn	D
<i>Aegopodium podagraria</i>	Ground-elder	F
<i>Calystegia</i> sp.	Bindweed species	F
<i>Epilobium</i> sp.	Willowherb species	F
<i>Rubus fruticosus</i> agg.	Bramble	F
<i>Cornus sanguinea</i>	Dogwood	O

KEY - D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare

<i>Ilex aquifolium</i>	Holly	O
<i>Lamium album</i>	Variegated Archangel	O
<i>Silene dioica</i>	Red Campion	O
<i>Fraxinus excelsior</i>	Ash	R

Target Note 5

A hedgeline which runs along the rear of residential gardens and areas of broad leaved semi natural woodland.

<i>Corylus avellana</i>	Hazel	A
<i>Quercus robur</i>	English Oak	A
<i>Rubus fruticosus</i> agg.	Bramble	F
<i>Salix caprea</i>	Goat Willow	F
<i>Salix fragilis</i>	Crack Willow	F
<i>Urtica dioica</i>	Nettle	F
<i>Prunus laurocerasus</i>	Cherry Laurel	O
<i>Sambucus nigra</i>	Elder	O
<i>Buddleja davidii</i>	Buddleia	R
<i>Digitalis purpurea</i>	Foxglove	R
<i>Pinus</i> sp.	Pine species	R
<i>Syringa vulgaris</i>	Lilac	R

Target Note 6

Hawthorn dominated species poor hedgerow

<i>Crataegus monogyna</i>	Hawthorn	D
<i>Rubus fruticosus</i> agg.	Bramble	O
<i>Salix fragilis</i>	Crack Willow	R
<i>Sambucus nigra</i>	Elder	R

Target Note 7

An area of marshy grassland with tall ruderal vegetation and trees next to a large pond.

<i>Dactylis glomerata</i>	Cock's-foot	A
<i>Lolium perenne</i>	Perennial Ryegrass	A
<i>Phalaris arundinacea</i>	Reed Canary-grass	A
<i>Urtica dioica</i>	Nettle	A
<i>Arrhenatherum elatius</i>	False Oat-grass	F
<i>Cirsium arvense</i>	Creeping Thistle	F
<i>Juncus effusus</i>	Soft Rush	F
<i>Rubus fruticosus</i> agg.	Bramble	F
<i>Rumex obtusifolius</i>	Broad-leaved Dock	F
<i>Brassica</i> sp.	Mustard/Cress species	O
<i>Heracleum sphondylium</i>	Hogweed	O
<i>Iris pseudacorus</i>	Yellow Flag Iris	O
<i>Matricaria chamomilla</i>	Scented Mayweed	O
<i>Persicaria bistorta</i>	Bistort	O
<i>Salix caprea</i>	Goat Willow	O
<i>Sonchus asper</i>	Prickly Sow-thistle	O
<i>Trifolium pratense</i>	Red Clover	O
<i>Digitalis purpurea</i>	Foxglove	R

Target Note 8

Sections of species poor hawthorn hedgerow.

<i>Crataegus monogyna</i>	Hawthorn	D
<i>Galium aparine</i>	Cleavers	O
<i>Rubus fruticosus</i> agg.	Bramble	O
<i>Urtica dioica</i>	Nettle	O
<i>Sambucus nigra</i>	Elder	R

KEY - D = Dominant, A = Abundant, F = Frequent, O = Occasional, R = Rare

Target Note 9

A line of tall ruderal vegetation above a wet flowing ditch.

<i>Arrhenatherum elatius</i>	False Oat-grass	A
<i>Phalaris arundinacea</i>	Reed Canary-grass	A
<i>Urtica dioica</i>	Nettle	A
<i>Dactylis glomerata</i>	Cock's-foot	F
<i>Dryopteris filix-mas</i>	Male-fern	F
<i>Impatiens glandulifera</i>	Himalayan Balsam	F
<i>Rubus fruticosus</i> agg.	Bramble	F
<i>Digitalis purpurea</i>	Foxglove	O
<i>Heracleum sphondylium</i>	Hogweed	O
<i>Silene dioica</i>	Red Campion	O

Target Note 10

A hedgerow and trees located adjacent to and above a running brook.

<i>Impatiens glandulifera</i>	Himalayan Balsam	A
<i>Salix fragilis</i>	Crack Willow	A
<i>Acer pseudoplatanus</i>	Sycamore	F
<i>Urtica dioica</i>	Nettle	F
<i>Epilobium hirsutum</i>	Great Willowherb	O
<i>Heracleum sphondylium</i>	Hogweed	O
<i>Rubus fruticosus</i> agg.	Bramble	O

Target Note 11

A mature hedge with scattered trees.

<i>Crataegus monogyna</i>	Hawthorn	D
<i>Quercus robur</i>	English Oak	F
<i>Sambucus nigra</i>	Elder	F
<i>Acer pseudoplatanus</i>	Sycamore	O

Target Note 12

A small area of woodland with area that looks like it may hold water in wetter months.

<i>Acer pseudoplatanus</i>	Sycamore	D
<i>Urtica dioica</i>	Nettle	A
<i>Quercus robur</i>	English Oak	O
<i>Salix caprea</i>	Goat Willow	O
<i>Salix fragilis</i>	Crack Willow	O

APPENDIX B: Desktop Study

**Desk Based Ecology Assessment
Land North West of Croft, Warrington (WA3 7DS)
Approximate Central Grid Reference: SJ 62760 94186**

Contents

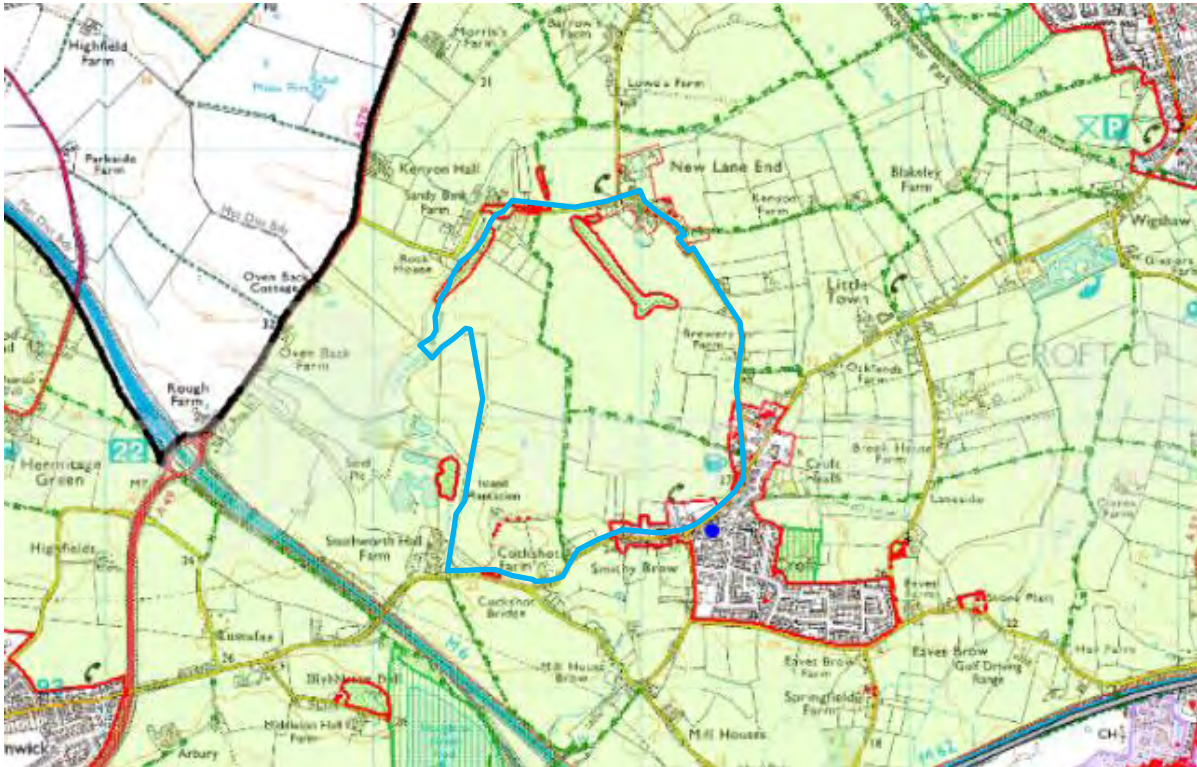
- **Site location plan**
- **Extracts of relevant planning policies from local plan**
- **Local site designations**
- **Local species records**
- **National site designations**
- **Habitat inventory records**
- **Wildlife site citations**

Site location plan



Contains Ordnance Survey data © Crown copyright and database right 2017

Extract of Warrington Borough Council Local Plan (adopted July 2014) – Proposals map and supporting key



— Site location

Local Plan Core Strategy ✓

- LPCS Area Boundaries
- LPCS CC1 Inset and Green Belt Settlements
 - Region
 - Region
- LPCS CC3 Walton Hall Estate
- LPCS CS5 OSS Green Belt
- LPCS CS5 Overall Spatial Strategy Green Belt
- LPCS CS6 Strategic Green Links
- LPCS CS7 Strategic Location The Town Centre
- LPCS CS8 Strategic Proposal Omega and Lingley Mere
- LPCS CS9 Strategic Location Inner Warrington
- LPCS CS11 Strategic Opportunity Port Warrington
- LPCS IW2 Victoria Park
- * LPCS MP3 Active Travel Greenway Network
- LPCS MP6 Transport Infrastructure Safeguarded Schemes
- LPCS MP6 Transport Infrastructure Safeguarded Schemes
- LPCS PV1 Development in Existing Employment Areas
- LPCS PV2 Fiddlers Ferry
- LPCS PV4 Primary Shopping Area
- LPCS QE5 European Sites International Importance
- LPCS QE5 Local Nature Reserves
- LPCS QE5 Local Wildlife Sites

- LPCS QE5 SSSIs
- LPCS QE8 Ancient Monuments
- LPCS QE8 Archaeological Importance
- LPCS QE8 Conservation Areas
- LPCS SN4 Hierarchy of Centres
 - Point
 - Point
 - Point
 - Region
- LPCS SW1 Stockton Heath District Centre
- LPCS Trunk Roads and Primary Routes
- LPCS WW1 Chapelford Urban Village

Conservation Areas ✓

- Conservation Areas
 - Region
 - Region

Tree Preservation Orders ✓

- Active
 - Region
 - Region
 - Region
 - Region
 - Region
 - Region

Extracts of relevant planning policies and supplementary planning guidance

Policy CS 1

Overall Spatial Strategy - Delivering Sustainable Development

Throughout the borough, development proposals that are sustainable will be welcomed and approved without delay.

To be sustainable, development must accord with national and local planning policy frameworks, taking into account other material considerations, and must, in no particular order, have regard to:

- the planned provision made for economic and housing growth;
- the requirement to provide for recognised and identified development needs;
- the priority afforded to the protection of the Green Belt and the character of the countryside;
- the priority afforded to accommodating growth in Inner Warrington through the use of previously developed land;
- the importance of sustaining and enhancing the vitality and viability of the Town Centre and other designated centres that act as community hubs;
- the need to develop sites, services and facilities in appropriate locations accessible by public transport, walking and cycling;
- the need to make the best use of existing transport, utility, social and environmental infrastructure within existing settlements, and ensure additional provision where needed to support development;
- the need to address the causes of and be resilient to the effects of climate change;
- the need to sustain and enhance the borough's built heritage, biodiversity and geodiversity;
- the importance of prudently using resources and maximising re-use, recovery and recycling where possible;
- the need to safeguard environmental standards, public safety, and residential amenity;
- the delivery of high standards of design and construction, that have regard to local distinctiveness and energy efficiency; and
- the need to improve equality of access and opportunity.

The Council's approach will always be to work proactively with applicants jointly to find solutions which mean that proposals can accord with the development plan and be approved without delay wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Policy CS 5

Overall Spatial Strategy - Green Belt

The Council will maintain the general extent of the Green Belt for as far as can be seen ahead and at least until 2032, in recognition of its purposes:

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

The boundaries of the Green Belt in Warrington, which is contiguous with the Green Belt in Merseyside, Greater Manchester, and North Cheshire, are shown on the Policies Map.

The strategic locations and proposals set out in Policy CS2 - Quantity and Distribution of Development provide for significant growth throughout and beyond the plan period. There is therefore no need to review Strategic Green Belt boundaries during the plan period.

A minor detailed change to the approved Green Belt boundary in the Warrington Unitary Development Plan has been made at Bents Garden Centre, Glazebury.

Development Proposals within the Green Belt will be approved where they accord with relevant national policy.

Policy CS 6

Overall Spatial Strategy – Strategic Green Links

The Council will work with partners to develop and adopt a strategic approach to the care and management of the borough's Green Infrastructure. A key focus of these efforts will be on reinforcing, and maximising the environmental and socio-economic benefits from, those Strategic Green Links which connect the borough to the wider sub-region such as:

- The Bridgewater Canal
- The Mersey Valley;
- The River Bollin;
- Sankey Valley Park and St. Helens Canal;
- The Transpennine Trail; and
- Bold Forest Park.

The Council is committed to supporting wider programmes and initiatives which seek to connect the borough's Strategic Green Links with employment areas, residential communities, and Green Infrastructure Assets including the Manchester Mosses, Mersey Forest, Walton Hall Estate and the potential significant country park in the Arpley area when landfill operations have finished and restoration is complete.

In accordance with Policy QE3 the Development Management Process will contribute to the objectives of this Policy.

Policy QE 3

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 focussed 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.

Policy GE 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.

Policy OE 8

Environment and Amenity Protection

The Council, in consultation with other Agencies, will only support development which would not lead to an adverse impact on the environment or amenity of future occupiers or those currently occupying adjoining or nearby properties, or does not have an unacceptable impact on the surrounding area. The Council will take into consideration the following:

- The integrity and continuity of tidal and fluvial flood defences;
- The quality of water bodies, including canals, rivers, ponds and lakes;
- Groundwater resources in terms of their quantity, quality and the ecological features they support;
- Land quality;
- Air quality;
- Noise and vibration levels and times when such disturbances are likely to occur;
- Levels of light pollution and impacts on the night sky;
- Levels of odours, fumes, dust, litter accumulation and refuse collection / storage.
- The need to respect the living conditions of existing neighbouring residential occupiers and future occupiers of new housing schemes in relation to overlooking/loss of privacy, outlook, sunlight, daylight, overshadowing, noise and disturbance;
- The effect and timing of traffic movement to, from and within the site and car parking including impacts on highway safety;
- The ability and the effect of using permitted development rights to change use within the same Use Class (as set out in the in the Town and Country Planning (General Permitted Development Order) without the need to obtain planning consent.

Proposals may be required to submit detailed assessments in relation to any of the above criteria to the Council for approval.

Where development is permitted which may have an impact on such considerations, the Council will consider the use of conditions or planning obligations to ensure any appropriate mitigation or compensatory measures are secured.

Development proposals on land that is (or is suspected to be) affected by contamination or ground instability or has a sensitive end use must include an assessment of the extent of the issues and any possible risks. Development will only be permitted where the land is, or is made, suitable for the proposed use.

Additional guidance to support the implementation of this policy is provided in the Design and Construction and Environmental Protection Supplementary Planning Documents.

Policy CC 1

Inset and Green Belt Settlements

The following settlements are Inset (that is excluded) from the Green Belt:

Appleton Thorn	Grappenhall Heys
Burtonwood	Hollins Green
Croft	Lymm
Culcheth	Oughtrington
Glazebury	Winwick

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.

The following are Green Belt settlements (that is washed over) within the Green Belt:

Broomedge	Heatley/Heatley Heath
Collins Green	Higher Walton
Cuerdley Cross	Mee Brow/Fowley Common
Glazebrook	New Lane End
Grappenhall Village	Stretton
Hatton	Weaste Lane

Within these settlements development proposals will be subject to Green Belt policies set out in national planning policy. New build development may be appropriate where it can be demonstrated that the proposal constitutes limited infill development of an appropriate scale, design and character in that it constitutes a small break between existing development which has more affinity with the built form of the settlement as opposed to the openness of the Green Belt, unless the break contributes to the character of the settlement.

The boundaries of Inset and Green Belt villages are shown on the Policies Map.

Policy CC 2

Protecting the Countryside

Development proposals in the countryside which accord with Green Belt policies set out in national planning policy will be supported provided that;

- the detailed siting and design of the development relates satisfactorily to its rural setting, in terms of its scale, layout and use of materials;
- they respect local landscape character, both in terms of immediate impact, or from distant views;
- unobtrusive provision can be made for any associated servicing and parking facilities or plant, equipment and storage;
- they relate to local enterprise and farm diversification; and
- it can be demonstrated that there would be no detrimental impact on agricultural interests.

Extract of Species Data Provided by RECORD within 1km

Designated Species Summary

Taxa	Designation Name	Occurrence in Cheshire tetrads between 2006-2017 (%)	Occurrence in Cheshire tetrads all years (%)
Arctic Tern (<i>Sterna paradisaea</i>)	Birds of Conservation Concern [RSPB] - Amber	1%	8%
Black Tern (<i>Chlidonias niger</i>)	Wildlife and Countryside Act - Schedule 1, Birds of Conservation Concern [RSPB] - Amber	<1%	9%
Black-headed Gull (<i>Chroicocephalus ridibundus</i>)	Birds of Conservation Concern [RSPB] - Amber	23%	41%
Black-necked Grebe (<i>Podiceps nigricollis</i>)	Local Biodiversity Action Plan Species, Wildlife and Countryside Act - Schedule 1, Birds of Conservation Concern [RSPB] - Amber	2%	4%
Brown Hare (<i>Lepus europaeus</i>)	Local Biodiversity Action Plan Species, NERC S41, UK BAP Priority Species	21%	80%
Bullfinch (<i>Pyrrhula pyrrhula</i>)	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Amber, NERC S41	20%	70%
Canada Goose (<i>Branta canadensis</i>)	Invasive Non-Native Species, Wildlife and Countryside Act Schedule 9	26%	53%
Canadian Goldenrod (<i>Solidago canadensis</i>)	Invasive Non-Native Species	2%	7%
Cinnabar (<i>Tyria jacobaeae</i>)	NERC S41, UK BAP Priority Species	13%	30%
Common Frog (<i>Rana temporaria</i>)	Wildlife and Countryside Act - Schedule 5	33%	63%
Common Gull (<i>Larus canus</i>)	Birds of Conservation Concern [RSPB] - Amber	9%	25%
Common Lizard (<i>Zootoca vivipara</i>)	Wildlife and Countryside Act - Schedule 5, NERC S41, UK BAP Priority Species	5%	9%
Common Toad (<i>Bufo bufo</i>)	Wildlife and Countryside Act - Schedule 5, NERC S41, UK BAP Priority Species	23%	41%
Corn Bunting (<i>Emberiza calandra</i>)	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Red, NERC S41	2%	38%
Dot Moth (<i>Melanchnra persicariae</i>)	NERC S41, UK BAP Priority Species	3%	14%
Dunlin (<i>Calidris alpina</i>)	Birds of Conservation Concern [RSPB] - Red	5%	15%
Dunnock (<i>Prunella modularis</i>)	Birds of Conservation Concern [RSPB] - Amber, NERC S41	29%	84%
Eastern Grey Squirrel (<i>Sciurus carolinensis</i>)	Wildlife and Countryside Act Schedule 9	31%	54%
Eurasian Badger (<i>Meles meles</i>)	Protection of Badgers Act 1992	59%	74%

European Water Vole (<i>Arvicola amphibius</i>)	Local Biodiversity Action Plan Species, Wildlife and Countryside Act - Schedule 5, NERC 541, UK BAP Priority Species	13%	52%
Fieldfare (<i>Turdus pilaris</i>)	Wildlife and Countryside Act - Schedule 1, Birds of Conservation Concern [RSPB] - Red	19%	39%
Gadwall (<i>Anas strepera</i>)	Birds of Conservation Concern [RSPB] - Amber	6%	12%
Golden Plover (<i>Pluvialis apricaria</i>)	Birds of Conservation Concern [RSPB] - Amber	5%	17%
Goldeneye (<i>Bucephala clangula</i>)	Wildlife and Countryside Act - Schedule 1, Birds of Conservation Concern [RSPB] - Amber	6%	14%
Great Black-backed Gull (<i>Larus marinus</i>)	Birds of Conservation Concern [RSPB] - Amber	6%	16%
Green Sandpiper (<i>Tringa ochropus</i>)	Wildlife and Countryside Act - Schedule 1, Birds of Conservation Concern [RSPB] - Amber	5%	17%
Greenshank (<i>Tringa nebularia</i>)	Wildlife and Countryside Act - Schedule 1	3%	12%
Grey Partridge (<i>Perdix perdix</i>)	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Red, NERC 541, UK BAP Priority Species	8%	60%
Grey Wagtail (<i>Motacilla cinerea</i>)	Birds of Conservation Concern [RSPB] - Amber	14%	45%
Heath Dog-violet (<i>Viola canina</i>)	IUCN Global Red List - Near Threatened	<1%	4%
Herring Gull (<i>Larus argentatus</i>)	Birds of Conservation Concern [RSPB] - Red	11%	33%
Himalayan cotoneaster (<i>Cotoneaster simonsii</i>)	Wildlife and Countryside Act Schedule 9	1%	3%
Hobby (<i>Falco subbuteo</i>)	Wildlife and Countryside Act - Schedule 1	9%	17%
House Martin (<i>Delichon urbicum</i>)	Birds of Conservation Concern [RSPB] - Amber	23%	67%
House Sparrow (<i>Passer domesticus</i>)	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Red, NERC 541, UK BAP Priority Species	35%	84%
Indian Balsam (<i>Impatiens glandulifera</i>)	Invasive Non-Native Species, Wildlife and Countryside Act Schedule 9	24%	36%
Keroplatus testaceus (<i>Keroplatus testaceus</i>)	Nationally Scarce	<1%	<1%
Kestrel (<i>Falco tinnunculus</i>)	Birds of Conservation Concern [RSPB] - Amber	35%	80%
Lapwing (<i>Vanellus vanellus</i>)	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Red, NERC 541, UK BAP Priority Species	28%	79%
Large Tortoiseshell (<i>Nymphalis</i>)	Wildlife and Countryside Act -	<1%	<1%

polychloros)	Schedule 5		
Large-flowered Hemp-nettle (<i>Galeopsis speciosa</i>)	IUCN Global Red List - Vulnerable	1%	8%
Lesser Black-backed Gull (<i>Larus fuscus</i>)	Birds of Conservation Concern [RSPB] - Amber	12%	29%
Little Grebe (<i>Tachybaptus ruficollis</i>)	Birds of Conservation Concern [RSPB] - Amber	11%	29%
Little Ringed Plover (<i>Charadrius dubius</i>)	Wildlife and Countryside Act - Schedule 1	3%	13%
Mallard (<i>Anas platyrhynchos</i>)	Birds of Conservation Concern [RSPB] - Amber	42%	82%
Meadow Pipit (<i>Anthus pratensis</i>)	Birds of Conservation Concern [RSPB] - Amber	13%	45%
Merlin (<i>Falco columbarius</i>)	Wildlife and Countryside Act - Schedule 1, Birds of Conservation Concern [RSPB] - Amber	6%	14%
Mistle Thrush (<i>Turdus viscivorus</i>)	Birds of Conservation Concern [RSPB] - Amber	23%	82%
Montbretia (<i>Crocsmia pottsii</i> x <i>auraea</i> = <i>C. x crocosmiflora</i>)	Invasive Non-Native Species, Wildlife and Countryside Act Schedule 9	6%	14%
Oystercatcher (<i>Haematopus ostralegus</i>)	Birds of Conservation Concern [RSPB] - Amber	13%	23%
Peregrine (<i>Falco peregrinus</i>)	Wildlife and Countryside Act - Schedule 1	11%	19%
Pink-footed Goose (<i>Anser brachyrhynchus</i>)	Birds of Conservation Concern [RSPB] - Amber	8%	15%
Pipistrelle (<i>Pipistrellus pipistrellus</i>)	Local Biodiversity Action Plan Species, Wildlife and Countryside Act - Schedule 5, Conservation (Habs and Sp) Regulations 2010 - Schedule 2	27%	54%
Pochard (<i>Aythya ferina</i>)	Birds of Conservation Concern [RSPB] - Amber	6%	19%
Redshank (<i>Tringa totanus</i>)	Birds of Conservation Concern [RSPB] - Amber	9%	22%
Redwing (<i>Turdus iliacus</i>)	Wildlife and Countryside Act - Schedule 1, Birds of Conservation Concern [RSPB] - Red	18%	38%
Reed Bunting (<i>Emberiza schoeniclus</i>)	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Amber, NERC S41, UK BAP Priority Species	19%	73%
Ringed Plover (<i>Charadrius hiaticula</i>)	Birds of Conservation Concern [RSPB] - Amber	4%	15%
Ringlet (<i>Aphantopus hyperantus</i>)	Local Biodiversity Action Plan Species	14%	15%
Ruddy Duck (<i>Oxyura jamaicensis</i>)	Invasive Non-Native Species, Wildlife and Countryside Act Schedule 9	3%	14%
Sand Martin (<i>Riparia riparia</i>)	Birds of Conservation Concern [RSPB] - Amber	7%	35%

Shoveler (<i>Anas clypeata</i>)	Birds of Conservation Concern [RSPB] - Amber	8%	18%
Skylark (<i>Alauda arvensis</i>)	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Red, NERC 541	20%	85%
Slavonian Grebe (<i>Podiceps auritus</i>)	Wildlife and Countryside Act - Schedule 1, Birds of Conservation Concern [RSPB] - Amber	-1%	3%
Snipe (<i>Gallinago gallinago</i>)	Birds of Conservation Concern [RSPB] - Amber	13%	54%
Song Thrush (<i>Turdus philomelos</i>)	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Red	33%	87%
Starling (<i>Sturnus vulgaris</i>)	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Red, NERC 541	30%	86%
Stock Dove (<i>Columba oenas</i>)	Birds of Conservation Concern [RSPB] - Amber	10%	65%
Swallow (<i>Hirundo rustica</i>)	Birds of Conservation Concern [RSPB] - Amber	44%	87%
Swift (<i>Apus apus</i>)	Birds of Conservation Concern [RSPB] - Amber	22%	81%
Teal (<i>Anas crecca</i>)	Birds of Conservation Concern [RSPB] - Amber	11%	28%
Tree Sparrow (<i>Passer montanus</i>)	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Red, NERC 541, UK BAP Priority Species	10%	72%
Tufted Duck (<i>Aythya fuligula</i>)	Birds of Conservation Concern [RSPB] - Amber	13%	31%
Wall Cuckoo (Colaptes auratus)	Wildlife and Countryside Act Schedule 9	2%	6%
West European Hedgehog (<i>Erinaceus europaeus</i>)	NERC 541, UK BAP Priority Species	24%	44%
Wheatear (<i>Oenanthe oenanthe</i>)	Birds of Conservation Concern [RSPB] - Amber	8%	32%
Whitethroat (<i>Sylvia communis</i>)	Birds of Conservation Concern [RSPB] - Amber	17%	70%
Willow Warbler (<i>Phylloscopus trochilus</i>)	Birds of Conservation Concern [RSPB] - Amber	18%	83%
Yellow Wagtail (<i>Motacilla flava</i>)	Birds of Conservation Concern [RSPB] - Red, NERC 541	5%	54%
Yellowhammer (<i>Emberiza citrinella</i>)	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Red, NERC 541, UK BAP Priority Species	14%	77%

Species Report

AMPHIBIAN

[Map](#)



Common Toad (*Bufo bufo*) (1)

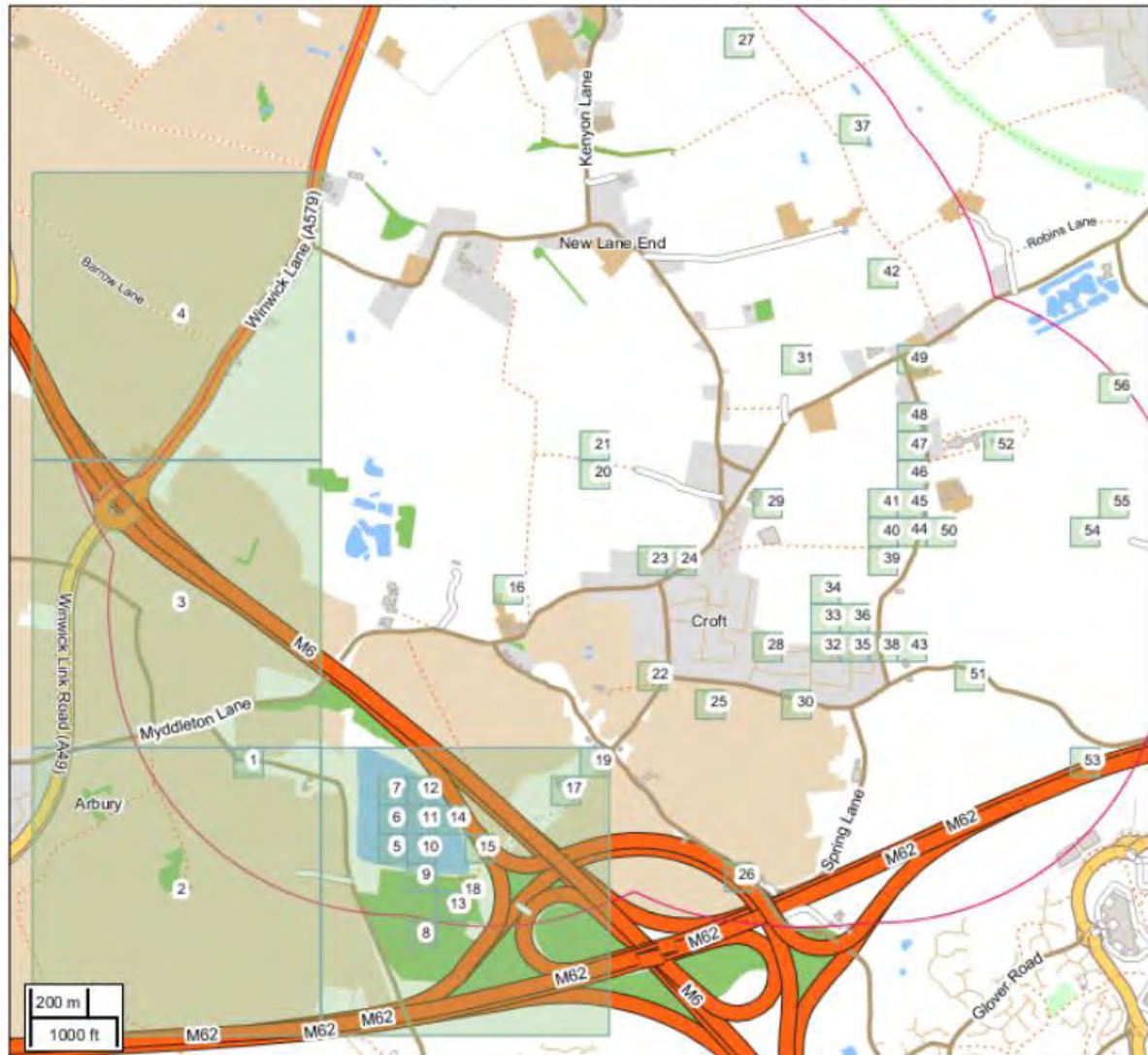
[RECORD](#)

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
M6 Junction 21a	SJ619933	1	14/05/2008- 26/09/2008	None	Present	Field Record

Common Frog (*Rana temporaria*) (1,2,3,4)

[RECORD](#)

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
M6 Junction 21a	SJ619933	1	14/05/2008- 26/09/2008	None	Present	Field Record
M62 j11-12 (westbound)	SJ640930	4	14/05/2008- 26/09/2008	None	1	Field Record
Croft, Garden, Wadeson Way	SJ637933	3	11/03/2013	Egg/Ovum	Present	Field Record
Croft, Wadeson Way - garden	SJ637933	3	16/04/2012	Adult	1	Field Record
Garden, Wadeson Way	SJ636933	2	08/08/2010	Adult	1	Field Record



Green Sandpiper (*Tringa ochropus*) (7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	15/04/2012	None	1	Field Record

Goldeneye (*Bucephala clangula*) (7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	29/02/2012	None	1	Field Record
	SJ622928	7	25/02/2012	None	1	Field Record

House Martin (*Delichon urbicum*) (9)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ623925	9	30/06/2012	Adult	1	Field Record

Dunlin (*Calidris alpina*) (7, 11)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ623927	11	19/04/2013	Adult Male	1	Field Record
	SJ622928	7	06/02/2012	None	2	Field Record

Lesser Black-backed Gull (*Larus fuscus*) (7, 10)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ623926	10	28/03/2013	Adult	5 Approx	Field Record
	SJ622928	7	22/02/2014	Adult	1	Field Record

Great Black-backed Gull (*Larus marinus*) (7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	04/02/2012	None	3	Field Record

Bullfinch (*Pyrrhula pyrrhula*) (2)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ6192	2	11/01/2012	None	3	Field Record

Golden Plover (*Pluvialis apricaria*) (2,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
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SJ6192	2	13/12/2012	None	2	Field Record
SJ622928	7	06/02/2012	None	26	Field Record

Meadow Pipit (*Anthus pratensis*) (2,7,18)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ6192	2	02/04/2012	None	2	Field Record
	SJ6192	2	13/12/2012	None	53	Field Record
	SJ6292	18	28/12/2006	None	13	Field Record
	SJ6292	18	28/12/2006	None	13	Field Record
	SJ622928	7	02/04/2012	None	2	Field Record

Grey Wagtail (*Motacilla cinerea*) (3,45)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Winwick, Houghton Green Pool	SJ6193	3	18/02/2011	None	1	Field Record
Croft, Off Lady Lane	SJ640938	45	15/03/2016	Adult	1	Field Record

Black-necked Grebe (*Podiceps nigricollis*) (3,6,7,11)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	3	26/07/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	09/04/2011	None	4	Field Record
Houghton Green Pool	SJ6193	3	06/04/2011	None	4	Field Record
Houghton Green Pool	SJ6193	3	05/04/2011	None	6	Field Record
Houghton Green Pool	SJ6193	3	02/04/2011	None	5	Field Record
Houghton Green Pool	SJ6193	3	01/04/2011	None	5	Field Record
Houghton Green Pool	SJ6193	3	26/03/2011	None	4	Field Record
Houghton Green Pool	SJ6193	3	20/03/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	19/03/2011	None	1	Field Record
	SJ622928	7	16/08/2012	None	1	Field Record
Houghton Green	SJ622927	6	20/03/2009	None	2	Field Record

PS, Warrington						
	SJ623927	11	23/03/2011	Adult	4	Field Record
	SJ623927	11	17/04/2011	Adult	3	Field Record

Black Tern (*Chlidonias niger*) (3)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	3	13/09/2011	None	2	Field Record
Houghton Green Pool	SJ6193	3	11/09/2011	None	1	Field Record

Merlin (*Falco columbarius*) (3)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	3	02/02/2011	None	Present	Field Record

Canada Goose (*Branta canadensis*) (3,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	3	08/09/2011	None	2	Field Record
Houghton Green Pool	SJ6193	3	26/07/2011	None	4	Field Record
	SJ622928	7	26/06/2012	None	21	Field Record
Hought Green Pool SINC - pond	SJ622928	7	15/07/2012	None	20	Field Record
	SJ622928	7	25/02/2012	None	2	Field Record

Greenshank (*Tringa nebularia*) (3)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	3	07/09/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	31/08/2011	None	1	Field Record

Hobby (*Falco subbuteo*) (3)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	3	08/09/2011	None	1	Field Record

Gadwall (*Anas strepera*) (3)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	3	04/06/2011	None	4	Field Record
Houghton Green Pool	SJ6193	3	27/08/2011	None	8	Field Record
Winwick, Houghton Green Pool	SJ6193	3	17/02/2011	None	9	Field Record
Houghton Green Pool	SJ6193	3	19/08/2011	None	6	Field Record

Corn Bunting (*Emberiza calandra*) (2,3,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	3	30/05/2011	None	3	Field Record
Arbury	SJ6193	3	05/06/2011	None	1	Field Record
Winwick	SJ6192	2	26/04/2012	None	2	Field Record
	SJ622928	7	26/06/2012	None	2	Field Record
	SJ6192	2	23/04/2012	None	1	Field Record

Common Gull (*Larus canus*) (2,3,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	3	17/09/2011	None	2	Field Record
Houghton Green Pool	SJ6193	3	27/08/2011	None	2	Field Record
Houghton Green Pool	SJ6193	3	31/07/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	07/09/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	13/09/2011	None	3	Field Record
Houghton Green Pool	SJ6193	3	14/09/2011	None	4	Field Record
	SJ6192	2	21/09/2012	None	5	Field Record
	SJ622928	7	11/09/2012	None	2	Field Record
	SJ622928	7	04/02/2012	None	9	Field Record
	SJ622928	7	28/01/2012	None	6	Field Record
	SJ622928	7	14/01/2012	None	9	Field Record
	SJ622928	7	05/03/2012	None	2	Field Record
	SJ622928	7	03/03/2012	None	6	Field Record

SJ622928	7	20/02/2012	None	3	Field Record
SJ622928	7	18/02/2012	None	8	Field Record

Little Grebe (*Tachybaptus ruficollis*) (3,6)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	3	09/09/2011	None	7	Field Record
Houghton Green Pool	SJ6193	3	31/08/2011	None	5	Field Record
Houghton Green Pool	SJ6193	3	27/08/2011	None	4	Field Record
Houghton Green Pool	SJ6193	3	19/08/2011	None	3	Field Record
Houghton Green Pool	SJ6193	3	07/09/2011	None	5	Field Record
Houghton Green Pool	SJ6193	3	13/09/2011	None	3	Field Record
Houghton Green Pool	SJ6193	3	25/09/2011	None	4	Field Record
Houghton Green Pool	SJ6193	3	14/09/2011	None	3	Field Record
Houghton Green Pool	SJ62239278	6	29/09/2007	Adult	2	Field Record

House Sparrow (*Passer domesticus*) (2,3,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	29/02/2012	None	26	Field Record
Houghton Green Pool	SJ6193	3	30/05/2011	None	20	Field Record
Houghton Green Pool	SJ6193	3	08/09/2011	None	60	Field Record
Houghton Green Pool	SJ6193	3	27/08/2011	None	175	Field Record
Houghton Green Pool	SJ6193	3	02/02/2011	None	30	Field Record
Arbury	SJ6193	3	25/09/2011	None	10	Field Record
Arbury	SJ6193	3	03/08/2011	None	25	Field Record
Houghton Green Pool	SJ6193	3	31/07/2011	None	71	Field Record
	SJ6192	2	02/04/2012	None	42	Field Record
	SJ6192	2	13/12/2012	None	19	Field Record
	SJ6192	2	16/08/2012	None	20	Field Record

	SJ6192	2	17/08/2012	None	12	Field Record
	SJ6192	2	11/01/2012	None	15	Field Record
Winwick	SJ6192	2	26/04/2012	None	20	Field Record
	SJ6192	2	23/04/2012	None	2	Field Record
	SJ6192	2	24/04/2012	None	57	Field Record
Winwick	SJ6192	2	25/04/2012	None	12	Field Record

Kestrel (*Falco tinnunculus*) (2,3,7,15,33,36,40,52,53)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	23/04/2012	None	Present	Field Record
Houghton Green Pool	SJ6193	3	02/02/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	10/09/2011	None	2	Field Record
Houghton Green Pool	SJ6193	3	30/05/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	07/09/2011	None	2	Field Record
Houghton Green Pool	SJ6193	3	27/08/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	31/07/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	08/09/2011	None	2	Field Record
Houghton Green Pool	SJ6193	3	14/09/2011	None	Present	Field Record
Houghton Green Pool	SJ6193	3	03/08/2011	None	2	Field Record
Arbury	SJ6193	3	05/06/2011	None	Present	Field Record
	SJ6192	2	21/09/2012	None	1	Field Record
	SJ6192	2	13/12/2012	None	1	Field Record
	SJ6192	2	16/08/2012	None	2	Field Record
	SJ6192	2	22/09/2012	None	1	Field Record
Croft, Battlefiled	SJ638934	36	03/10/2012	None	1	Field Record
Culcheth, Glazebury & Croft - CP	SJ639937	40	18/03/2011	Adult	1	Field Record
Croft, HMS Gosling site	SJ643940	52	19/01/2013	Adult	1	Field Record
	SJ622928	7	11/09/2012	None	1	Field Record
	SJ622928	7	10/01/2012	None	1	Field Record

Culcheth, Glazebury & Croft - CP, By M6	SJ625926	15	26/12/2011	Adult	2	Field Record
Hey Farm Barn	SJ64699295	53	15/10/2011	None	1	Field Record
	SJ622928	7	06/02/2012	None	1	Field Record
	SJ622928	7	12/04/2012	None	1	Field Record
Battlefield*****	SJ637934	33	14/01/2012	Adult	1	Field Record
Winwick	SJ6192	2	26/04/2012	None	3	Field Record
	SJ639937	40	18/03/2011	Adult	1	Field Record

Little Ringed Plover (*Charadrius dubius*) (3,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	25/04/2012	None	7	Field Record
	SJ622928	7	21/04/2012	None	1	Field Record
Houghton Green Pool	SJ6193	3	04/06/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	29/07/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	28/05/2011	None	2	Field Record
Houghton Green Pool	SJ6193	3	06/04/2011	None	2	Field Record
Houghton Green Pool	SJ6193	3	26/07/2011	None	2	Field Record
	SJ622928	7	16/08/2012	None	1	Field Record
	SJ622928	7	26/06/2012	None	3	Field Record
	SJ622928	7	12/04/2012	None	2	Field Record
	SJ622928	7	16/04/2012	None	7	Field Record
	SJ622928	7	11/04/2012	None	2	Field Record
	SJ622928	7	04/04/2012	None	2	Field Record
	SJ622928	7	15/04/2012	None	3	Field Record

Arctic Tern (*Sterna paradisaea*) (3,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	25/04/2012	None	3	Field Record
Houghton Green Pool	SJ6193	3	09/09/2011	None	3	Field Record

Dunnoek (*Prunella modularis*) (2,3,7,36)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	09/05/2012	None	3	Field Record
Radley Plantation	SJ6193	3	29/08/2011	None	4	Field Record
Houghton Green Pool	SJ6193	3	12/02/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	30/05/2011	None	1	Field Record
Winwick	SJ6192	2	26/04/2012	None	4	Field Record
	SJ6192	2	16/08/2012	None	1	Field Record
	SJ622928	7	29/02/2012	None	2	Field Record
Battlefield	SJ638934	36	03/02/2012	Adult	1	Field Record
	SJ6192	2	02/04/2012	None	2	Field Record
	SJ6192	2	23/04/2012	None	1	Field Record
Winwick	SJ6192	2	25/04/2012	None	3	Field Record
	SJ6192	2	24/04/2012	None	5	Field Record

Mallard (*Anas platyrhynchos*) (2,3,5,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	09/05/2012	None	1	Field Record
Houghton Green Pool	SJ6193	3	02/02/2011	None	55	Field Record
Houghton Green Pool	SJ6193	3	19/08/2011	None	70	Field Record
Houghton Green Pool	SJ6193	3	31/07/2011	None	27	Field Record
Houghton Green Pool	SJ6193	3	04/06/2011	None	4	Field Record
Houghton Green Pool	SJ6193	3	07/09/2011	None	66	Field Record
Houghton Green Pool	SJ6193	3	31/08/2011	None	42	Field Record
Houghton Green Pool	SJ6193	3	27/08/2011	None	82	Field Record
Winwick, Houghton Green Pool	SJ6193	3	17/02/2011	None	41	Field Record
Houghton Green Pool	SJ6193	3	12/02/2011	None	19	Field Record
Houghton Green Pool	SJ6193	3	13/09/2011	None	68	Field Record
Houghton Green Pool	SJ6193	3	25/09/2011	None	65	Field Record

Houghton Green Pool	SJ6193	3	17/09/2011	None	71	Field Record
Houghton Green Pool	SJ6193	3	03/08/2011	None	40	Field Record
Houghton Green Pool	SJ6193	3	26/07/2011	None	23	Field Record
Houghton Green Pool	SJ6193	3	08/09/2011	None	65	Field Record
	SJ6192	2	02/04/2012	None	1	Field Record
	SJ6192	2	21/09/2012	None	3	Field Record
	SJ622928	7	10/01/2012	None	57	Field Record
	SJ622928	7	04/02/2012	None	64	Field Record
	SJ622928	7	14/01/2012	None	48	Field Record
	SJ622928	7	28/01/2012	None	49	Field Record
	SJ622928	7	03/03/2012	None	21	Field Record
	SJ622928	7	29/02/2012	None	29	Field Record
	SJ622928	7	20/02/2012	None	28	Field Record
	SJ622928	7	18/02/2012	None	48	Field Record
	SJ622928	7	06/02/2012	None	66	Field Record
	SJ622928	7	11/09/2012	None	66	Field Record
	SJ622928	7	28/03/2013	Adult	10 Approx	Field Record
	SJ6192	2	23/04/2012	None	8	Field Record
	SJ622926	5	22/02/2014	Adult	8	Field Record
	SJ622926	5	08/02/2011	None	Present	Field Record

Herring Gull (*Larus argentatus*) (2,3,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	03/03/2012	None	12	Field Record
Houghton Green Pool	SJ6193	3	26/07/2011	None	1	Field Record
	SJ6192	2	10/01/2012	None	1	Field Record
	SJ622928	7	14/01/2012	None	8	Field Record
	SJ622928	7	18/02/2012	None	10	Field Record

Grey Partridge (*Perdix perdix*) (2,3,7,9,11,12,18,30,44,46,55,56)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Croft	SJ647938	55	10/01/2010	Adult	12	Field Record

	SJ622928	7	14/05/2012	None	2	Field Record
Houghton Green Pool	SJ6193	3	14/09/2011	None	57	Field Record
Houghton Green Pool	SJ6193	3	30/05/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	13/09/2011	None	16	Field Record
Houghton Green Pool	SJ6193	3	10/09/2011	None	16	Field Record
Houghton Green Pool	SJ6193	3	25/09/2011	None	37	Field Record
Arbury	SJ6193	3	03/08/2011	None	16	Field Record
Houghton Green Pool	SJ6193	3	31/07/2011	None	15	Field Record
Houghton Green Pool	SJ6193	3	08/09/2011	None	67	Field Record
	SJ6192	2	02/04/2012	None	2	Field Record
Winwick	SJ6192	2	25/04/2012	None	2	Field Record
	SJ647938	55	10/01/2010	Adult	12	Field Record
Croft	SJ640937	44	14/06/2015	Adult	2	Field Record
	SJ623928	12	04/04/2015	Adult	2	Field Record
	SJ623928	12	30/06/2012	Adult	2	Field Record
	SJ623927	11	10/09/2015	Adult	12	Field Record
	SJ623927	11	15/08/2015	Adult	8	Field Record
	SJ623925	9	22/04/2012	Adult	2	Field Record
Croft, Stubble field	SJ636931	30	13/11/2016	Adult	9	Field Record
Willow / Birch Natural Regeneration, Peel Hall Area - Comp 12	SJ6292	18	28/12/2006	Adult	4	Field Record
	SJ622928	7	20/02/2012	None	2	Field Record
	SJ622928	7	06/02/2012	None	16	Field Record
Croft, Fields W of Lady Lane	SJ640939	46	08/01/2012	Adult	8	Field Record
	SJ6478294202	56	2007	None	7	Field Record
Croft, Lady Lane	SJ640939	46	25/04/2014	Adult	2	Field Record

Fieldfare (*Turdus pilaris*) (2,3,7,17,22,26,32)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Croft, Garden,	SJ637933	32	13/01/2010	Adult	1	Field Record

Wadeson Way						
Houghton Green Pool	SJ6193	3	11/02/2011	None	47	Field Record
Houghton Green Pool	SJ6193	3	02/02/2011	None	30	Field Record
Winwick, Houghton Green Pool	SJ6193	3	17/02/2011	None	35	Field Record
	SJ6192	2	13/12/2012	None	27	Field Record
Culcheth, Glazebury & Croft - CP, Chadwick Avenue	SJ637933	32	05/11/2013	Adult	12 Approx	Field Record
Croft, Fields along Smithy Lane	SJ631932	22	28/03/2013	Adult	6 Approx	Field Record
	SJ622928	7	06/02/2012	None	4	Field Record
Garden, Wadeson Way	SJ637933	32	13/01/2010	Adult	1	Field Record
Culcheth, Glazebury & Croft - CP	SJ628928	17	02/02/2014	Adult	15 Approx	Field Record
Croft, Hop-pole Kennels	SJ634925	26	26/12/2013	Adult	9	Field Record

Lapwing (*Vanellus vanellus*) (2,3,6,7,11,12,13,14,18,37,41)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	20/10/2014	Adult	9	Field Record
	SJ622928	7	14/05/2012	None	6	Field Record
	SJ622928	7	09/05/2012	None	2	Field Record
	SJ622928	7	23/04/2012	None	Present	Field Record
	SJ622928	7	21/04/2012	None	2	Field Record
Houghton Green Pool	SJ6193	3	20/03/2011	None	3	Field Record
Houghton Green Pool	SJ6193	3	30/05/2011	None	2	Field Record
Houghton Green Pool	SJ6193	3	05/04/2011	None	2	Field Record
Houghton Green Pool	SJ6193	3	27/08/2011	None	18	Field Record
Houghton Green Pool	SJ6193	3	03/08/2011	None	1	Field Record
Winwick, Houghton Green Pool	SJ6193	3	17/02/2011	None	70	Field Record

Houghton Green Pool	SJ6193	3	26/07/2011	None	1	Field Record
Winwick	SJ6192	2	25/04/2012	None	2	Field Record
	SJ6192	2	13/12/2012	None	26	Field Record
Croft	SJ639938	41	04/08/2012	Adult	10	Field Record
	SJ622928	7	16/04/2012	None	2	Field Record
	SJ622928	7	04/02/2012	None	17	Field Record
	SJ624927	14	22/04/2012	Adult	1	Field Record
	SJ623928	12	17/03/2012	Adult	2	Field Record
	SJ622927	6	04/04/2015	Adult	2	Field Record
	SJ622928	7	10/01/2012	None	1	Field Record
	SJ622928	7	03/03/2012	None	16	Field Record
	SJ622928	7	29/02/2012	None	102	Field Record
	SJ622928	7	18/02/2012	None	59	Field Record
	SJ622928	7	06/02/2012	None	192	Field Record
	SJ622928	7	02/04/2012	None	1	Field Record
Adjacent field	SJ624924	13	28/03/2013	Adult	2	Field Record
Houghton Green Pool, Delph lane, Warrington	SJ6227792754	6	31/05/2013	Adult	8	Field Record
Near Kenyon Farm	SJ638951	37	02/05/2011	Adult	1	Field Record
	SJ623927	11	02/02/2014	Adult	50 Approx	Field Record
	SJ623927	11	20/01/2014	Adult	18	Field Record
	SJ623927	11	16/01/2014	Adult	27	Field Record
	SJ6292	18	08/02/2011	None	12	Field Record

Mistle Thrush (*Turdus viscivorus*) (2,3,7,19,21,23,24,31,42,46,47,49)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Croft, In tree on Lord St	SJ632936	24	14/11/2014	Adult	1	Field Record
Croft, Lady Lane	SJ640940	47	18/12/2011	Adult	1	Field Record
Radley Plantation	SJ6193	3	22/03/2011	None	2	Field Record
Houghton Green Pool	SJ6193	3	27/08/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	02/02/2011	None	3	Field Record
Houghton Green	SJ6193	3	11/02/2011	None	2	Field Record

Pool						
	SJ6192	2	13/12/2012	None	5	Field Record
Croft, Smithy Brow, garden opposite bus stop	SJ631936	23	04/01/2013	Adult	1	Field Record
	SJ622928	7	29/02/2012	None	1	Field Record
	SJ622928	7	02/04/2012	None	3	Field Record
Croft, Fields W of Lady Lane	SJ640939	46	14/01/2012	Adult	1	Field Record
Croft	SJ639946	42	10/06/2013	Adult	1	Field Record
Croft, N of Mustard Lane	SJ636943	31	18/12/2011	Adult	1	Field Record
Winwick	SJ6192	2	26/04/2012	None	1	Field Record
Croft	SJ629929	19	28/03/2013	Adult	2	Field Record
Croft, Lady Lane	SJ640943	49	28/11/2014	Adult	1	Field Record
	SJ629940	21	02/05/2011	Adult	1	Field Record

Black-headed Gull (*Chroicocephalus ridibundus*) (3,5,7,10,18,41)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Willow / Birch Natural Regeneration, Peel Hall Area - Comp 12	SJ6292	18	28/12/2006	None	35	Field Record
Houghton Green Pool	SJ6193	3	07/09/2011	None	12	Field Record
Houghton Green Pool	SJ6193	3	31/08/2011	None	24	Field Record
Houghton Green Pool	SJ6193	3	31/07/2011	None	5	Field Record
Houghton Green Pool	SJ6193	3	14/09/2011	None	138	Field Record
Houghton Green Pool	SJ6193	3	13/09/2011	None	46	Field Record
Arbury	SJ6193	3	25/09/2011	None	260	Field Record
Houghton Green Pool	SJ6193	3	17/09/2011	None	214	Field Record
Houghton Green Pool	SJ6193	3	09/04/2011	None	61	Field Record
Houghton Green Pool	SJ6193	3	19/08/2011	None	30	Field Record
Arbury	SJ6193	3	03/08/2011	None	150	Field Record
Croft	SJ639938	41	04/08/2012	Adult	Several	Field Record
	SJ623926	10	28/03/2013	Adult	20 Approx	Field Record

SJ622928	7	22/02/2014	Adult	C. 60	Field Record
SJ622926	5	08/02/2011	None	150	Field Record

Wheatear (*Oenanthe oenanthe*) (7,11)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	21/04/2012	None	2	Field Record
	SJ623927	11	19/04/2013	Adult Male	1	Field Record

Stock Dove (*Columba oenas*) (2,3,7,18)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Willow / Birch Natural Regeneration, Peel Hall Area - Comp 12	SJ6292	18	28/12/2006	None	7	Field Record
	SJ622928	7	09/05/2012	None	2	Field Record
	SJ622928	7	21/04/2012	None	5	Field Record
Houghton Green Pool	SJ6193	3	11/02/2011	None	4	Field Record
Radley Plantation	SJ6193	3	29/08/2011	None	8	Field Record
Houghton Green Pool	SJ6193	3	07/09/2011	None	5	Field Record
Arbury	SJ6193	3	03/08/2011	None	4	Field Record
Houghton Green Pool	SJ6193	3	31/07/2011	None	4	Field Record
	SJ6192	2	02/04/2012	None	Present	Field Record
	SJ6192	2	22/09/2012	None	3	Field Record
	SJ622928	7	28/03/2012	None	1	Field Record

Slavonian Grebe (*Podiceps auritus*) (7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Flash	SJ622928	7	13/02/2006	None	1	Field Record

Pink-footed Goose (*Anser brachyrhynchus*) (2)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ6192	2	13/12/2012	None	120	Field Record

Snipe (*Gallinago gallinago*) (46)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Croft, By road on small area of wet ground in the snow	SJ640939	46	09/01/2010	Adult	1	Field Record

Shoveler (*Anas clypeata*) (7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	06/02/2012	None	5	Field Record

Yellow Wagtail (*Motacilla flava*) (11)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ623927	11	19/04/2013	Adult	1	Field Record

Redwing (*Turdus iliacus*) (1,3,7,17,22,25,38,51)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Croft, Horse paddocks on New Lane	SJ633931	25	28/12/2014	Adult	Abundant	Field Record
Houghton Green Pool	SJ6193	3	12/02/2011	None	8	Field Record
Croft, Cross Lane	SJ642932	51	02/02/2013	Adult	Small Flock	Field Record
Croft, Fields along Smithy Lane	SJ631932	22	28/03/2013	Adult	6 Approx	Field Record
	SJ622928	7	29/02/2012	None	3	Field Record
Croft, Field next to Lady Lane	SJ639933	38	27/01/2014	Adult	30 At Least	Field Record
Croft	SJ628928	17	20/01/2014	Adult	6	Field Record
Culcheth, Glazebury & Croft - CP	SJ628928	17	02/02/2014	Adult	40 Approx	Field Record
	SJ617929	1	24/02/2011	None	2	Field Record

Pochard (*Aythya ferina*) (3,5,7,11)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	02/05/2012	None	2	Field Record
Houghton Green Pool	SJ6193	3	08/09/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	14/09/2011	None	2	Field Record

Houghton Green Pool	SJ6193	3	13/09/2011	None	1	Field Record
	SJ622928	7	04/02/2012	None	9	Field Record
	SJ622928	7	14/01/2012	None	5	Field Record
	SJ623927	11	06/01/2012	None	6	Field Record
	SJ622928	7	09/05/2012	None	4	Field Record
	SJ622928	7	29/02/2012	None	2	Field Record
	SJ622928	7	18/02/2012	None	9	Field Record
	SJ622928	7	06/02/2012	None	13	Field Record
	SJ622926	5	22/02/2014	Adult Male	1	Field Record
	SJ622926	5	08/02/2011	None	Present	Field Record

Yellowhammer (*Emberiza citrinella*) (2,3,7,27)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Culcheth, Glazebury & Croft - CP, Kenyon	SJ634954	27	15/07/2012	Adult Male	1	Field Record
Houghton Green Pool	SJ6193	3	31/07/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	30/05/2011	None	1	Field Record
Winwick	SJ6192	2	26/04/2012	None	4	Field Record
	SJ622928	7	02/04/2012	None	6	Field Record
Winwick	SJ6192	2	25/04/2012	None	4	Field Record

Peregrine (*Falco peregrinus*) (18)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Willow / Birch Natural Regeneration, Peel Hall Area - Comp 12	SJ6292	18	28/12/2006	Adult Male	1	Field Record

Tree Sparrow (*Passer montanus*) (2,3,7,47,54)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	3	30/05/2011	None	2	Field Record
Winwick	SJ6192	2	27/04/2012	None	3	Field Record
Winwick	SJ6192	2	26/04/2012	None	7	Field Record

Winwick	SJ6192	2	25/04/2012	None	6	Field Record
	SJ6192	2	23/04/2012	None	4	Field Record
Croft, Lady Lane	SJ640940	47	17/04/2016	Adult	Several	Field Record
	SJ622928	7	02/04/2012	None	10	Field Record
	SJ6467693794	54	2007	None	Present	Field Record

Ringed Plover (*Charadrius hiaticula*) (3,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	3	26/07/2011	None	1	Field Record
	SJ622928	7	03/03/2012	None	2	Field Record
	SJ622928	7	25/02/2012	None	2	Field Record

Starling (*Sturnus vulgaris*) (2,3,7,16,18)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	3	30/05/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	11/02/2011	None	90	Field Record
Houghton Green Pool	SJ6193	3	27/08/2011	None	3	Field Record
Houghton Green Pool	SJ6193	3	02/02/2011	None	65	Field Record
Houghton Green Pool	SJ6193	3	22/09/2011	None	140	Field Record
Houghton Green Pool	SJ6193	3	08/09/2011	None	Present	Field Record
Arbury	SJ6193	3	25/09/2011	None	30	Field Record
	SJ6192	2	22/09/2012	None	180	Field Record
	SJ6192	2	02/04/2012	None	2	Field Record
	SJ6192	2	11/01/2012	None	17	Field Record
	SJ6192	2	21/09/2012	None	32	Field Record
	SJ6192	2	24/04/2012	None	2	Field Record
	SJ622928	7	29/02/2012	None	20	Field Record
	SJ622928	7	06/02/2012	None	70	Field Record
	SJ622928	7	02/04/2012	None	5	Field Record
	SJ6265193584	16	2007	None	45	Field Record
	SJ6292	18	08/02/2011	None	30	Field Record

Ruddy Duck (*Oxyura jamaicensis*) (3,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	3	04/06/2011	None	1	Field Record
	SJ622928	7	29/02/2012	None	1	Field Record

Whitethroat (*Sylvia communis*) (3,29,34)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	3	30/05/2011	None	3	Field Record
Arbury	SJ6193	3	03/08/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	31/07/2011	None	3	Field Record
Houghton Green Pool	SJ6193	3	29/07/2011	None	4	Field Record
"Battlefield"	SJ635938	29	29/04/2011	Adult Male	Several	Field Record
Battlefield	SJ637935	34	04/05/2009	Adult Male	Present	Auditory Record
Battlefield	SJ637935	34	04/05/2009	Adult Male	1	Auditory Record

Song Thrush (*Turdus philomelos*) (2,3,7,22,35,38)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	3	30/05/2011	None	3	Field Record
Houghton Green Pool	SJ6193	3	31/07/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	12/02/2011	None	3	Field Record
Radley Plantation	SJ6193	3	05/06/2011	None	4	Field Record
	SJ6192	2	11/01/2012	None	3	Field Record
	SJ6192	2	13/12/2012	None	2	Field Record
	SJ6192	2	24/04/2012	None	1	Field Record
Croft, Fields along Smithy Lane	SJ631932	22	28/03/2013	Adult	3	Field Record
	SJ622928	7	29/02/2012	None	2	Field Record
	SJ622928	7	02/04/2012	None	1	Field Record
Winwick	SJ6192	2	26/04/2012	None	1	Field Record
Croft, Wadeson Way	SJ638933	35	24/01/2010	Adult	1	Field Record

Croft, Lady Lane	SJ639933	38	01/07/2014	Adult Male	1	Auditory Record
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Tufted Duck (*Aythya fuligula*) (3,5,7,10,11,18)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	3	17/09/2011	None	32	Field Record
Houghton Green Pool	SJ6193	3	31/08/2011	None	37	Field Record
Houghton Green Pool	SJ6193	3	27/08/2011	None	31	Field Record
Houghton Green Pool	SJ6193	3	07/09/2011	None	36	Field Record
Houghton Green Pool	SJ6193	3	12/02/2011	None	45	Field Record
Houghton Green Pool	SJ6193	3	19/08/2011	None	25	Field Record
Houghton Green Pool	SJ6193	3	29/07/2011	None	32	Field Record
Houghton Green Pool	SJ6193	3	26/07/2011	None	14	Field Record
	SJ622928	7	11/09/2012	None	24	Field Record
	SJ622928	7	10/01/2012	None	28	Field Record
	SJ622928	7	04/02/2012	None	2	Field Record
	SJ622928	7	28/01/2012	None	16	Field Record
	SJ622928	7	14/01/2012	None	21	Field Record
	SJ623926	10	28/03/2013	Adult	4 Approx	Field Record
	SJ623927	11	06/01/2012	None	23	Field Record
Willow / Birch Natural Regeneration, Peel Hall Area - Comp 12	SJ6292	18	28/12/2006	None	10	Field Record
	SJ622928	7	03/03/2012	None	17	Field Record
	SJ622928	7	29/02/2012	None	10	Field Record
	SJ622928	7	18/02/2012	None	31	Field Record
	SJ622928	7	17/03/2012	None	13	Field Record
	SJ622926	5	22/02/2014	Adult Male	1	Field Record
	SJ622926	5	08/02/2011	None	30	Field Record

Teal (*Anas crecca*) (3,7,18)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
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Houghton Green Pool	SJ6193	3	09/09/2011	None	2	Field Record
Houghton Green Pool	SJ6193	3	02/02/2011	None	15	Field Record
Houghton Green Pool	SJ6193	3	31/08/2011	None	2	Field Record
Houghton Green Pool	SJ6193	3	27/08/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	14/09/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	07/09/2011	None	2	Field Record
	SJ622928	7	04/02/2012	None	3	Field Record
Burtonwood & Winwick - CP	SJ6292	18	19/01/2006	None	65	Field Record
	SJ622928	7	06/02/2012	None	3	Field Record

Redshank (*Tringa totanus*) (2,3,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	21/04/2012	None	1	Field Record
Houghton Green Pool	SJ6193	3	20/03/2011	None	1	Field Record
	SJ6192	2	21/09/2012	None	1	Field Record
	SJ622928	7	03/03/2012	None	1	Field Record
	SJ622928	7	11/04/2012	None	2	Field Record
	SJ622928	7	28/03/2013	Adult	2	Field Record
	SJ622928	7	04/04/2012	None	2	Field Record
	SJ622928	7	13/02/2006	None	5	Field Record

Skylark (*Alauda arvensis*) (2,3,4,7,8,9,20,50)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	23/04/2012	None	1	Field Record
Houghton Green Pool	SJ6193	3	20/03/2011	None	3	Field Record
Houghton Green Pool	SJ6193	3	30/05/2011	None	1	Field Record
Houghton Green Pool	SJ6193	3	10/09/2011	None	5	Field Record
Arbury	SJ6193	3	05/06/2011	None	1	Field Record
	SJ6192	2	02/04/2012	None	2	Field Record

	SJ6192	2	21/09/2012	None	11	Field Record
	SJ6192	2	26/06/2012	None	6	Field Record
Winwick	SJ6192	2	26/04/2012	None	5	Field Record
Culcheth, Glazebury & Croft - CP, Over field to NE of parish church	SJ641937	50	18/03/2011	Adult	1	Field Record
	SJ623923	8	08/02/2011	None	3	Field Record
	SJ622928	7	26/06/2012	None	4	Field Record
Croft	SJ629939	20	16/03/2015	Adult Male	1	Auditory Record
	SJ6192	2	23/04/2012	None	5	Field Record
Winwick	SJ6192	2	25/04/2012	None	3	Field Record
Over field to S	SJ623925	9	23/03/2011	Adult	1	Field Record
Over field to NE of parish church	SJ641937	50	18/03/2011	Adult	1	Field Record
Warrington	SJ6194	4	27/05/2009	None	Present	Field Record

Oystercatcher (*Haematopus ostralegus*) (3, 6, 7, 11, 12, 45)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	03/03/2012	None	2	Field Record
Houghton Green Pool	SJ6193	3	19/03/2011	None	1	Field Record
Winwick, Houghton Green Pool	SJ6193	3	15/02/2011	None	1	Field Record
Croft, Off Lady Lane	SJ640938	45	15/03/2016	Adult	2	Field Record
	SJ622928	7	20/02/2012	None	1	Field Record
	SJ622928	7	26/06/2012	None	1	Field Record
	SJ622928	7	11/04/2012	None	4	Field Record
	SJ623928	12	17/03/2012	Adult	2	Field Record
	SJ622927	6	04/04/2015	Adult	1	Field Record
	SJ623927	11	28/03/2013	Adult	2	Field Record
	SJ622928	7	11/09/2012	None	1	Field Record
	SJ622928	7	12/04/2012	None	2	Field Record
	SJ622928	7	29/02/2012	None	2	Field Record
	SJ622928	7	25/02/2012	None	1	Field Record
	SJ622928	7	17/03/2012	None	2	Field Record

SJ622928	7	28/03/2012	None	2	Field Record
SJ622928	7	05/03/2012	None	2	Field Record
SJ622928	7	04/04/2012	None	2	Field Record
SJ622928	7	02/04/2012	None	2	Field Record
SJ623927	11	23/03/2011	Adult	1	Field Record
SJ623928	12	22/02/2014	Adult	2	Field Record

Swallow (*Hirundo rustica*) (2,3,7,19,39,41,43,44,48)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	19/05/2012	None	30	Field Record
	SJ622928	7	03/05/2012	None	60	Field Record
	SJ622928	7	02/05/2012	None	20	Field Record
	SJ622928	7	25/04/2012	None	70	Field Record
	SJ622928	7	21/04/2012	None	9	Field Record
Houghton Green Pool	SJ6193	3	27/08/2011	None	7	Field Record
Houghton Green Pool	SJ6193	3	30/05/2011	None	15	Field Record
Houghton Green Pool	SJ6193	3	28/08/2011	None	12	Field Record
Houghton Green Pool	SJ6193	3	08/09/2011	None	Present	Field Record
Houghton Green Pool	SJ6193	3	07/09/2011	None	30	Field Record
Radley Plantation	SJ6193	3	29/08/2011	None	29	Field Record
Houghton Green Pool	SJ6193	3	19/08/2011	None	20	Field Record
Houghton Green Pool	SJ6193	3	09/09/2011	None	12	Field Record
Houghton Green Pool	SJ6193	3	14/09/2011	None	4	Field Record
Houghton Green Pool	SJ6193	3	11/09/2011	None	60	Field Record
Houghton Green Pool	SJ6193	3	13/09/2011	None	11	Field Record
Houghton Green Pool	SJ6193	3	31/08/2011	None	22	Field Record
Houghton Green Pool	SJ6193	3	31/07/2011	None	51	Field Record
	SJ6192	2	21/09/2012	None	145	Field Record
	SJ6192	2	16/08/2012	None	10	Field Record

	SJ6192	2	22/09/2012	None	Present	Field Record
	SJ6192	2	26/06/2012	None	10	Field Record
	SJ6192	2	24/04/2012	None	Present	Field Record
Croft, Lady Lane	SJ639936	39	18/04/2013	Adult	1	Field Record
Croft, Fields by Lady Lane	SJ640941	48	29/04/2013	Adult	Frequent	Field Record
Croft	SJ629929	19	22/04/2012	Adult	1	Field Record
	SJ622928	7	23/04/2012	None	6	Field Record
	SJ622928	7	16/04/2012	None	55	Field Record
	SJ622928	7	12/04/2012	None	3	Field Record
	SJ622928	7	11/09/2012	None	34	Field Record
Croft	SJ639938	41	04/08/2012	Adult	5	Field Record
	SJ6192	2	23/04/2012	None	1	Field Record
Eaves Farm	SJ640933	43	18/09/2011	Adult	1	Field Record
Croft, Lady Lane	SJ640937	44	25/04/2014	Adult	3	Field Record
	SJ629929	19	16/07/2011	Adult	1	Field Record

Reed Bunting (*Emberiza schoeniclus*) (2,3,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	09/05/2012	None	2	Field Record
Houghton Green Pool	SJ6193	3	30/05/2011	None	2	Field Record
Arbury	SJ6193	3	05/06/2011	None	3	Field Record
Houghton Green Pool	SJ6193	3	14/09/2011	None	1	Field Record
Winwick	SJ6192	2	25/04/2012	None	1	Field Record
	SJ6192	2	23/04/2012	None	4	Field Record
Winwick	SJ6192	2	27/04/2012	None	1	Field Record
Winwick	SJ6192	2	26/04/2012	None	2	Field Record
	SJ6192	2	26/06/2012	None	4	Field Record
	SJ6192	2	24/04/2012	None	1	Field Record
	SJ622928	7	26/06/2012	None	3	Field Record

Sand Martin (*Riparia riparia*) (3,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	19/05/2012	None	18	Field Record

	SJ622928	7	14/05/2012	None	34	Field Record
	SJ622928	7	03/05/2012	None	30	Field Record
	SJ622928	7	02/05/2012	None	18	Field Record
	SJ622928	7	21/04/2012	None	6	Field Record
Houghton Green Pool	SJ6193	3	05/04/2011	None	30	Field Record
Houghton Green Pool	SJ6193	3	07/09/2011	None	5	Field Record
	SJ622928	7	25/04/2012	None	35	Field Record
	SJ622928	7	30/06/2012	Adult	Several	Field Record
	SJ622928	7	12/04/2012	None	8	Field Record
	SJ622928	7	11/04/2012	None	30	Field Record
	SJ622928	7	04/04/2012	None	4	Field Record
	SJ622928	7	15/04/2012	None	4	Field Record
Houghton Green PS, Warrington	SJ622927	6	11/05/2010	None	6+	Field Record

Willow Warbler (*Phylloscopus trochilus*) (2,3,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	09/05/2012	None	1	Field Record
Houghton Green Pool	SJ6193	3	30/05/2011	None	2	Field Record
Arbury	SJ6193	3	03/08/2011	None	1	Field Record
Winwick	SJ6192	2	26/04/2012	None	1	Field Record
	SJ6192	2	24/04/2012	None	2	Field Record

Swift (*Apus apus*) (2,3,6,7,28)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ622928	7	14/05/2012	None	80	Field Record
	SJ622928	7	02/05/2012	None	50	Field Record
	SJ622928	7	25/04/2012	None	Present	Field Record
Houghton Green Pool	SJ6193	3	30/05/2011	None	141	Field Record
Houghton Green Pool	SJ6193	3	19/08/2011	None	2	Field Record
Houghton Green Pool	SJ6193	3	03/08/2011	None	20	Field Record
Houghton Green Pool	SJ6193	3	31/07/2011	None	64	Field Record

	SJ6192	2	26/06/2012	None	40	Field Record
	SJ622927	6	08/06/2009	Adult	30	Field Record
	SJ622928	7	03/05/2012	None	150	Field Record
	SJ622928	7	19/05/2012	None	95	Field Record
Over Eaves Brow Rd	SJ635933	28	01/06/2011	Adult	3	Field Record

FLOWERING PLANT

Map



Indian Balsam (*Impatiens glandulifera*) (1,2,5)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
At North end under wires	SJ636935	5	03/10/2012	Flowering	Small Patch	Field Record
Culcheth, Glazebury & Croft - CP, M6 slip road embankment	SJ626927	1	29/09/2012	Flowering	Occasional	Field Record
M6 bridge embankment	SJ627927	2	01/08/2009	Flowering	Abundant	Field Record

Large-flowered Hemp-nettle (*Galeopsis speciosa*) (6)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Culcheth, Glazebury & Croft - CP, Battlefield	SJ637935	6	17/08/2013	Flowering	Frequent	Field Record

Montbretia (*Crocsmia pottsii* x *aurea* = *C. x crocosmiiflora*) (7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Culcheth Linear Park	SJ6494	7	24/01/2009	None	Present	Field Record

Himalayan Cotoneaster (*Cotoneaster simonsii*) (3,4)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ635935	4	19/07/2010	Fruiting	Rare	Field Record
Garden, Wadeson Way	SJ635933	3	13/06/2009	Flowering	Frequent	Field Record

Canadian Goldenrod (*Solidago canadensis*) (4)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ635935	4	19/07/2010	None	Occasional	Field Record
	SJ635935	4	19/07/2010	Flowering	Locally Dominant	Field Record

Heath Dog-violet (*Viola canina*) (5)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ636935	5	26/04/2009	Flowering	Several Clumps	Field Record
	SJ636935	5	26/04/2009	Flowering	Several Clumps	Field Record

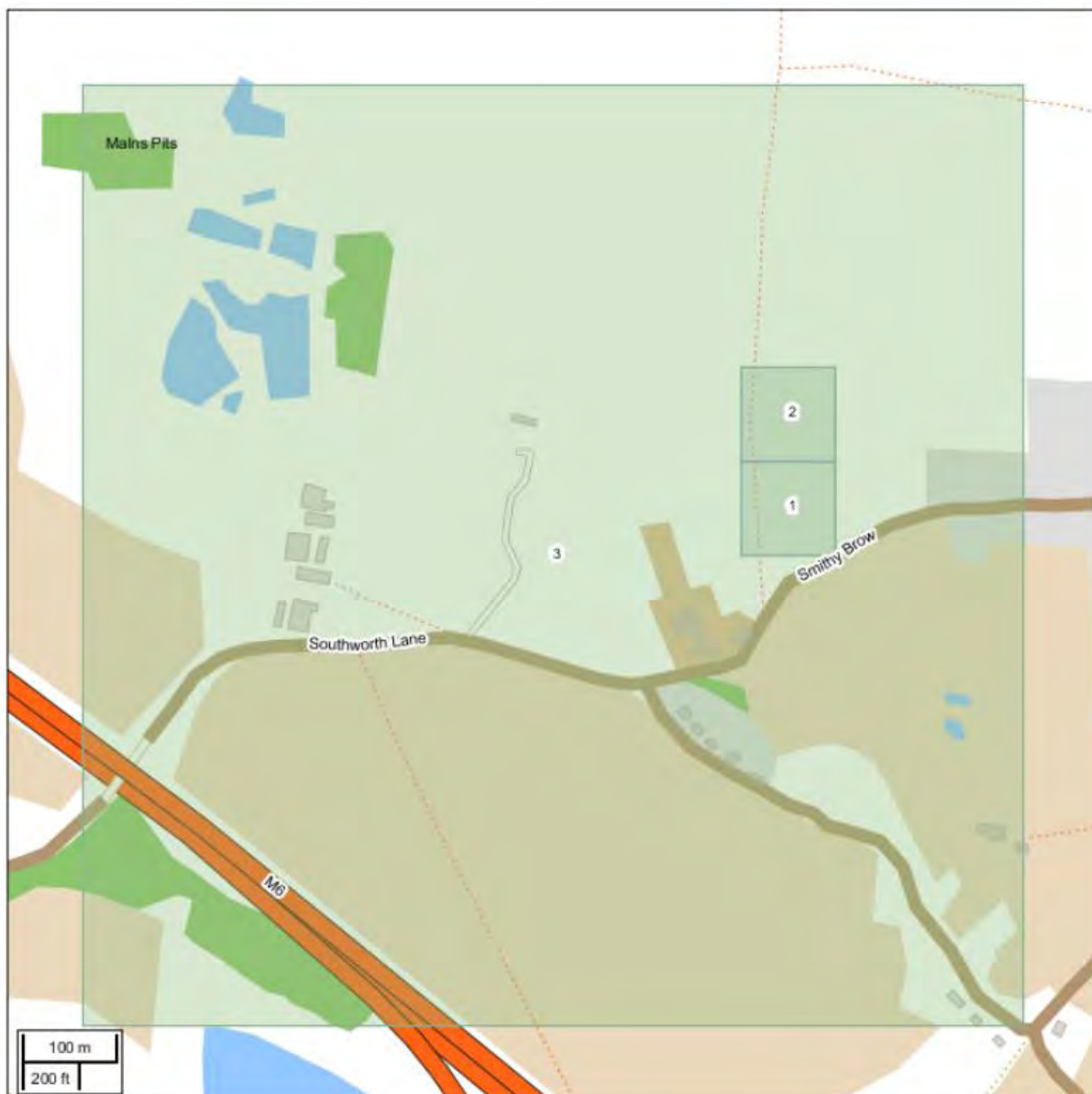
Wall Cotoneaster (*Cotoneaster horizontalis*) (3)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Croft, Garden, Wadson Way	SJ635933	3	13/06/2009	Flowering	1	Field Record

INSECT - BUTTERFLY

Map



Large Tortoiseshell (*Nymphalis polychloros*) (1,2)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
	SJ6273693589	1	2007	None	Present	Field Record
	SJ6272693669	2	2007	None	Present	Field Record

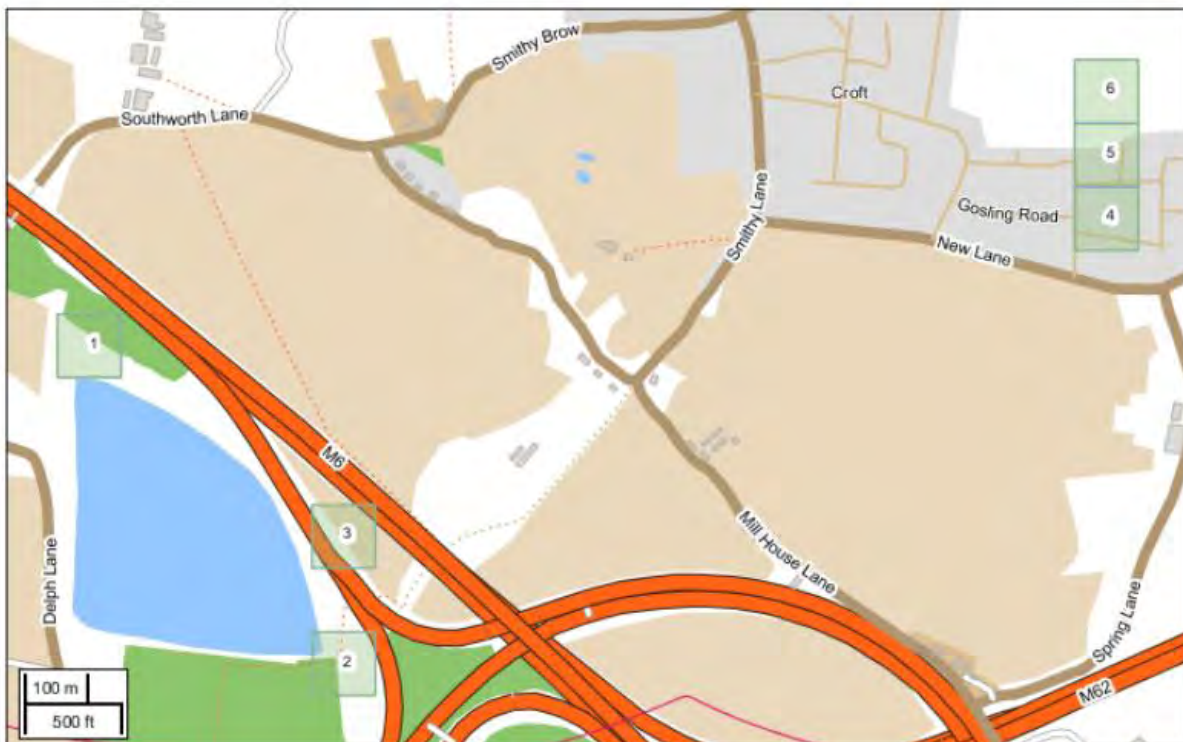
Ringlet (*Aphantopus hyperantus*) (3)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Southworth Hall, Croft	SJ6293	3	26/06/2012	None	1	Field Record

INSECT - MOTH

Map



Cinnabar (*Tyria jacobaeae*) (1,2,3,4,6)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Croft, Battlefield	SJ637934	6	09/08/2014	Larvae	Present	Field Record
Croft, Garden, Wadeson Way	SJ637932	4	11/06/2015	Adult	1	Field Record
	SJ625927	3	16/07/2011	Larvae	Frequent	Field Record
Edge of Houghton Green Pool	SJ621930	1	03/08/2012	None	Present	Field Record
	SJ625925	2	15/08/2015	Larvae	1	Field Record

Dot Moth (*Melanchra persicariae*) (4,5)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Croft, Wadeson Way	SJ637932	4	03/07/2014	Adult	1	Field Record
Croft, Wadeson Way, in house	SJ637933	5	09/07/2011	Adult	1	Field Record

INSECT - TRUE FLY (DIPTERA)

Map



Keroplatus testaceus (Keroplatus testaceus) (1,2)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Croft, Wadeson Way	SJ637932	1	18/08/2015	Adult Male	1	Field Record
Croft, Wadeson Way - garden	SJ637933	2	01/09/2012	Adult Male	1	Field Record

REPTILE

Map



Common Lizard (*Zootoca vivipara*) (1,2)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
M6 Junction 21a	SJ619933	1	14/05/2008-26/09/2008	None	Present	Field Record
M62 j11-12 (westbound)	SJ640930	2	14/05/2008-26/09/2008	None	1	Field Record

TERRESTRIAL MAMMAL

Map



Brown Hare (*Lepus europaeus*) (5,7,9,12,15,18)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Culcheth, Glazebury & Croft - CP, Kenyon	SJ636956	7	15/07/2012	Adult	2	Field Record
Culcheth, Glazebury & Croft - CP	SJ6351895532	5	2007	None	1	Field Record
Croft, Risley	SJ648936	18	09/03/2006	Adult	1	Field Record
Culcheth, Glazebury & Croft - CP, Field opposite Croft Church	SJ639935	12	08/04/2011	Adult	1	Field Record
Croft, Lady Lane	SJ640940	15	01/07/2014	Juvenile	6	Field Record
	SJ637937	9	29/03/2009	Adult	1	Field Record

Eurasian Badger (*Meles meles*) (1,2,4)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Culcheth, Glazebury & Croft - CP, Off A579 (In hedge line that borders the Quarry)	SJ621941	2	10/04/2013	None	Present	Badger Sett (Active)
A579	SJ61829455	1	10/06/2015	None	1	Dead On Road
slip road off M62 east to M6 South at Junction 10	SJ63549238	4	30/04/2015	None	1	Dead On Road

European Water Vole (*Arvicola amphibius*) (17)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Partridge Lakes	SJ644944	17	22/09/2008	None	Present	Field Record
Partridge Lakes	SJ644944	17	21/09/2009	None	Present	Burrow, Nesthole

Eastern Grey Squirrel (*Sciurus carolinensis*) (6)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Croft, Mustard Lane	SJ636942	6	03/12/2013	Adult	1	Dead On Road

Pipistrelle (*Pipistrellus pipistrellus*) (3)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
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5 betsyfield drive croft	SJ63479343	3	14/06/2011	None	1	Aural Bat Detector
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West European Hedgehog (*Erinaceus europaeus*) (8, 10, 11, 13, 14, 16)

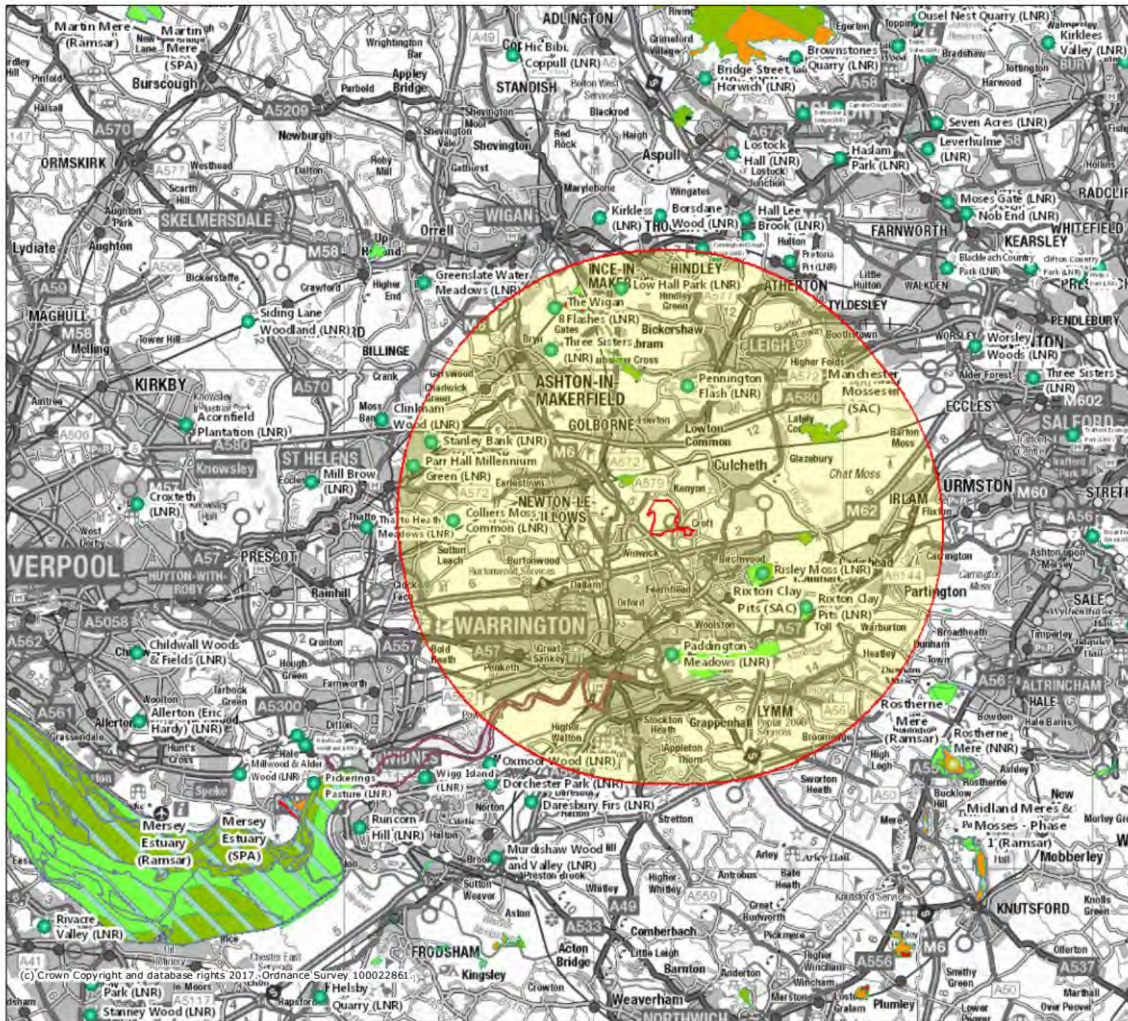
RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Croft, Lady Lane, by steps	SJ639934	11	04/08/2012	Adult	1	Dead On Road
Croft, Near HMS Gosling	SJ641940	16	04/08/2012	Juvenile	1	Dead On Road
Croft, Lady Lane	SJ639933	10	17/02/2012	Dead Adult	1	Field Record
Culcheth, Glazebury & Croft - CP, Wadeson Way, Garden	SJ637933	8	23/09/2011	Juvenile Dead	1	Field Record
Croft, Near Croft church	SJ640935	14	18/07/2009	Adult	1	Dead On Road
Croft	SJ640932	13	06/04/2014	Adult	1	Dead On Road

MAGIC Map 10km search zone for designated wildlife sites – Map

MAGIC

Croft



Legend

- Areas of Outstanding Natural Beauty (England)
- Special Protection Areas (England)
- Local Nature Reserves (England) - points
- National Nature Reserves (England) - points
- Ramsar Sites (England)
- Sites of Special Scientific Interest Units (England)**
- Favourable Condition
- Unfavourable Recovering
- Unfavourable no change
- Unfavourable Declining
- Part Destroyed
- Destroyed
- Not Assessed
- Special Areas of Conservation (England)

Projection = OSGB36
 xmin = 310700
 ymin = 370500
 xmax = 407300
 ymax = 417900

Map produced by MAGIC on 6 September, 2017.
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Site Check Report Report generated on Wed Sep 6 2017
 You selected the location: Centroid Grid Ref: SJ630941
 The following features have been found in your search area:

Local Nature Reserves (England) - points

Reference	1084827
Name	COLLIERS MOSS COMMON
Hectares	62.36
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1084827
Reference	1457116
Name	LOW HALL PARK
Hectares	16.52
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1457116
Reference	1009103
Name	RIXTON CLAY PITS
Hectares	33.57
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009103
Reference	1421783
Name	PADDINGTON MEADOWS
Hectares	34.56
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1421783
Reference	1009161
Name	STANLEY BANK
Hectares	29.08
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009161
Reference	1481503
Name	THREE SISTERS
Hectares	33.71
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1481503
Reference	1481549
Name	PENNINGTON FLASH
Hectares	91.47
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1481549
Reference	1009524
Name	THE WIGAN FLASHES
Hectares	175.38
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009524
Reference	1009099
Name	RISLEY MOSS
Hectares	82.42
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009099
Reference	1009853
Name	PARR HALL MILLENNIUM GREEN
Hectares	3.8
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009853

Local Nature Reserves (England)

Reference	1084827
Name	COLLIERS MOSS COMMON
Hectares	62.36
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1084827
Reference	1083167
Name	CUNNINGHAM CLOUGH BROOK
Hectares	3.51
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1083167
Reference	1083166
Name	EATOCK LODGE
Hectares	6.03
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1083166
Reference	1457116
Name	LOW HALL PARK
Hectares	16.52
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1457116

Reference	1009103
Name	RIXTON CLAY PITS
Hectares	33.57
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009103
Reference	1421783
Name	PADDINGTON MEADOWS
Hectares	34.56
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1421783
Reference	1009161
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Hectares	29.08
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009161
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Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1481549
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Name	THE WIGAN FLASHES
Hectares	175.38
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009524
Reference	1009099
Name	RISLEY MOSS
Hectares	82.42
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009099
Reference	1009853
Name	PARR HALL MILLENNIUM GREEN
Hectares	3.8
Hyperlink	http://www.lnr.naturalengland.org.uk/special/lnr/lnr_details.asp?themeid=1009853

Sites of Special Scientific Interest Units (England) - points

Name	HIGHFIELD MOSS
Reference	1056406
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1011608
Hectares	4
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011608
Name	BRYN MARSH & INCE MOSS
Reference	1056414
Site Unit Condition	FAVOURABLE
Citation	1011698
Hectares	16.37
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011698
Name	HIGHFIELD MOSS
Reference	1056407
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1011611
Hectares	1.32
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011611
Name	HIGHFIELD MOSS
Reference	1056408
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1011600
Hectares	14.84
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011600
Name	WOOLSTON EYES
Reference	1082711
Site Unit Condition	FAVOURABLE
Citation	1028509
Hectares	269.82
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1028509

Name	STANLEY BANK MEADOW
Reference	1056413
Site Unit Condition	FAVOURABLE
Citation	1011655
Hectares	15.18
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011655
Name	BRYN MARSH & INCE MOSS
Reference	1481679
Site Unit Condition	FAVOURABLE
Citation	1031362
Hectares	5.93
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1031362
Name	BRYN MARSH & INCE MOSS
Reference	1481680
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1031363
Hectares	16.55
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1031363
Name	BRYN MARSH & INCE MOSS
Reference	1481681
Site Unit Condition	UNFAVOURABLE DECLINING
Citation	1031364
Hectares	31.75
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1031364
Name	RIXTON CLAY PITS
Reference	1056001
Site Unit Condition	FAVOURABLE
Citation	1011662
Hectares	9.87
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011662
Name	RIXTON CLAY PITS
Reference	1056002
Site Unit Condition	FAVOURABLE
Citation	1011663
Hectares	3.63
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011663
Name	RISLEY MOSS
Reference	1056138
Site Unit Condition	FAVOURABLE
Citation	1011725
Hectares	22.81
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011725
Name	HOLCROFT MOSS
Reference	1056141
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1011492
Hectares	19.04
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011492
Name	ASTLEY & BEDFORD MOSSES
Reference	1056401
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1011458
Hectares	19.01
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011458
Name	RISLEY MOSS
Reference	1056139
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1011727
Hectares	50.57
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011727
Name	ASTLEY & BEDFORD MOSSES
Reference	1056402
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1011459
Hectares	37.09
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011459
Name	RISLEY MOSS

Reference	1056140
Site Unit Condition	FAVOURABLE
Citation	1011726
Hectares	9.9
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011726
Name	ASTLEY & BEDFORD MOSSES
Reference	1056403
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1011460
Hectares	12.99
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011460
Name	ASTLEY & BEDFORD MOSSES
Reference	1056404
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1011461
Hectares	21.61
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011461
Name	ASTLEY & BEDFORD MOSSES
Reference	1056405
Site Unit Condition	FAVOURABLE
Citation	1019394
Hectares	1.3
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1019394
Name	ABRAM FLASHES
Reference	1056478
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1011468
Hectares	12.22
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011468
Name	ABRAM FLASHES
Reference	1056479
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1011469
Hectares	27.41
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011469
Sites of Special Scientific Interest Units (England)	
Name	HIGHFIELD MOSS
Reference	1056406
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1011608
Hectares	4
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011608
Name	BRYN MARSH & INCE MOSS
Reference	1056414
Site Unit Condition	FAVOURABLE
Citation	1011698
Hectares	16.37
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011698
Name	HIGHFIELD MOSS
Reference	1056407
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1011611
Hectares	1.32
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011611
Name	HIGHFIELD MOSS
Reference	1056408
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1011600
Hectares	14.84
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011600
Name	WOOLSTON EYES
Reference	1082711
Site Unit Condition	FAVOURABLE
Citation	1028509
Hectares	269.82
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1028509

Name	STANLEY BANK MEADOW
Reference	1056413
Site Unit Condition	FAVOURABLE
Citation	1011655
Hectares	15.18
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011655
Name	BRYN MARSH & INCE MOSS
Reference	1481679
Site Unit Condition	FAVOURABLE
Citation	1031362
Hectares	5.93
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1031362
Name	BRYN MARSH & INCE MOSS
Reference	1481680
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1031363
Hectares	16.55
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1031363
Name	BRYN MARSH & INCE MOSS
Reference	1481681
Site Unit Condition	UNFAVOURABLE DECLINING
Citation	1031364
Hectares	31.75
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1031364
Name	RIXTON CLAY PITS
Reference	1056001
Site Unit Condition	FAVOURABLE
Citation	1011662
Hectares	9.87
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011662
Name	RIXTON CLAY PITS
Reference	1056002
Site Unit Condition	FAVOURABLE
Citation	1011663
Hectares	3.63
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011663
Name	RISLEY MOSS
Reference	1056138
Site Unit Condition	FAVOURABLE
Citation	1011725
Hectares	22.81
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011725
Name	HOLCROFT MOSS
Reference	1056141
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1011492
Hectares	19.04
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011492
Name	ASTLEY & BEDFORD MOSSES
Reference	1056401
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1011458
Hectares	19.01
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011458
Name	RISLEY MOSS
Reference	1056139
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1011727
Hectares	50.57
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011727
Name	ASTLEY & BEDFORD MOSSES
Reference	1056402
Site Unit Condition	UNFAVOURABLE RECOVERING
Citation	1011459
Hectares	37.09
Hyperlink	http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011459
Name	RISLEY MOSS

Reference 1056140
Site Unit Condition FAVOURABLE
Citation 1011726
Hectares 9.9
Hyperlink <http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011726>

Name ASTLEY & BEDFORD MOSSES
Reference 1056403
Site Unit Condition UNFAVOURABLE RECOVERING
Citation 1011460
Hectares 12.99
Hyperlink <http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011460>

Name ASTLEY & BEDFORD MOSSES
Reference 1056404
Site Unit Condition UNFAVOURABLE RECOVERING
Citation 1011461
Hectares 21.61
Hyperlink <http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011461>

Name ASTLEY & BEDFORD MOSSES
Reference 1056405
Site Unit Condition FAVOURABLE
Citation 1019394
Hectares 1.3
Hyperlink <http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1019394>

Name ABRAM FLASHES
Reference 1056478
Site Unit Condition UNFAVOURABLE RECOVERING
Citation 1011468
Hectares 12.22
Hyperlink <http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011468>

Name ABRAM FLASHES
Reference 1056479
Site Unit Condition UNFAVOURABLE RECOVERING
Citation 1011469
Hectares 27.41
Hyperlink <http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1011469>

Special Areas of Conservation (England) - points

Name MANCHESTER MOSSES
Reference UK0030200
Hectares 171.52
Hyperlink <http://jncc.defra.gov.uk/protectedsites/sacsselection/sac.asp?eucode=UK0030200>

Name RIXTON CLAY PITS
Reference UK0030265
Hectares 13.5
Hyperlink <http://jncc.defra.gov.uk/protectedsites/sacsselection/sac.asp?eucode=UK0030265>

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Reference UK0030265
Hectares 13.5
Hyperlink <http://jncc.defra.gov.uk/protectedsites/sacsselection/sac.asp?eucode=UK0030265>

Areas of Outstanding Natural Beauty (England)
 No Features found

National Nature Reserves (England) - points
 No Features found

National Nature Reserves (England)
 No Features found

Ramsar Sites (England) - points
 No Features found

Ramsar Sites (England)
 No Features found

There are no designated wildlife sites within 1km
MAGIC Map search for SSSI Impact Risk Zones for site only

SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)

1. DOES PLANNING PROPOSAL FALL INTO ONE OR MORE OF THE CATEGORIES BELOW?

2. IF YES, CHECK THE CORRESPONDING DESCRIPTION(S) BELOW. LPA SHOULD CONSULT NATURAL ENGLAND ON LIKELY RISKS FROM THE FOLLOWING:

All Planning Applications

Infrastructure

Airports, helipads and other aviation proposals.

Wind & Solar Energy

Minerals, Oil & Gas

Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.

Rural Non Residential

Residential

Rural Residential

Air Pollution

Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, pig & poultry units, slurry lagoons > 750m² & manure stores > 3500t).

Combustion

General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

Waste

Composting

Discharges

Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream (NB This does not include discharges to mains sewer which are unlikely to pose a risk at this location).

Water Supply

Notes

GUIDANCE – How to use the Impact Risk Zones

[/Metadata for magic/SSSI IRZ User Guidance MAGIC.pdf](#)

1. DOES PLANNING PROPOSAL FALL INTO ONE OR MORE OF THE CATEGORIES BELOW?

2. IF YES, CHECK THE CORRESPONDING DESCRIPTION(S) BELOW. LPA SHOULD CONSULT NATURAL ENGLAND ON LIKELY RISKS FROM THE FOLLOWING:

All Planning Applications

Infrastructure

Pipelines, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals.

Wind & Solar Energy

Minerals, Oil & Gas

Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.

Rural Non Residential

Residential

Rural Residential

Air Pollution

Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, pig & poultry units, slurry lagoons > 200m² & manure stores > 250t).

Combustion

General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

Waste

Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill.

Composting

Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.

Discharges

Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream (NB This does not include discharges to mains sewer which are unlikely to pose a risk at this location).

Water Supply

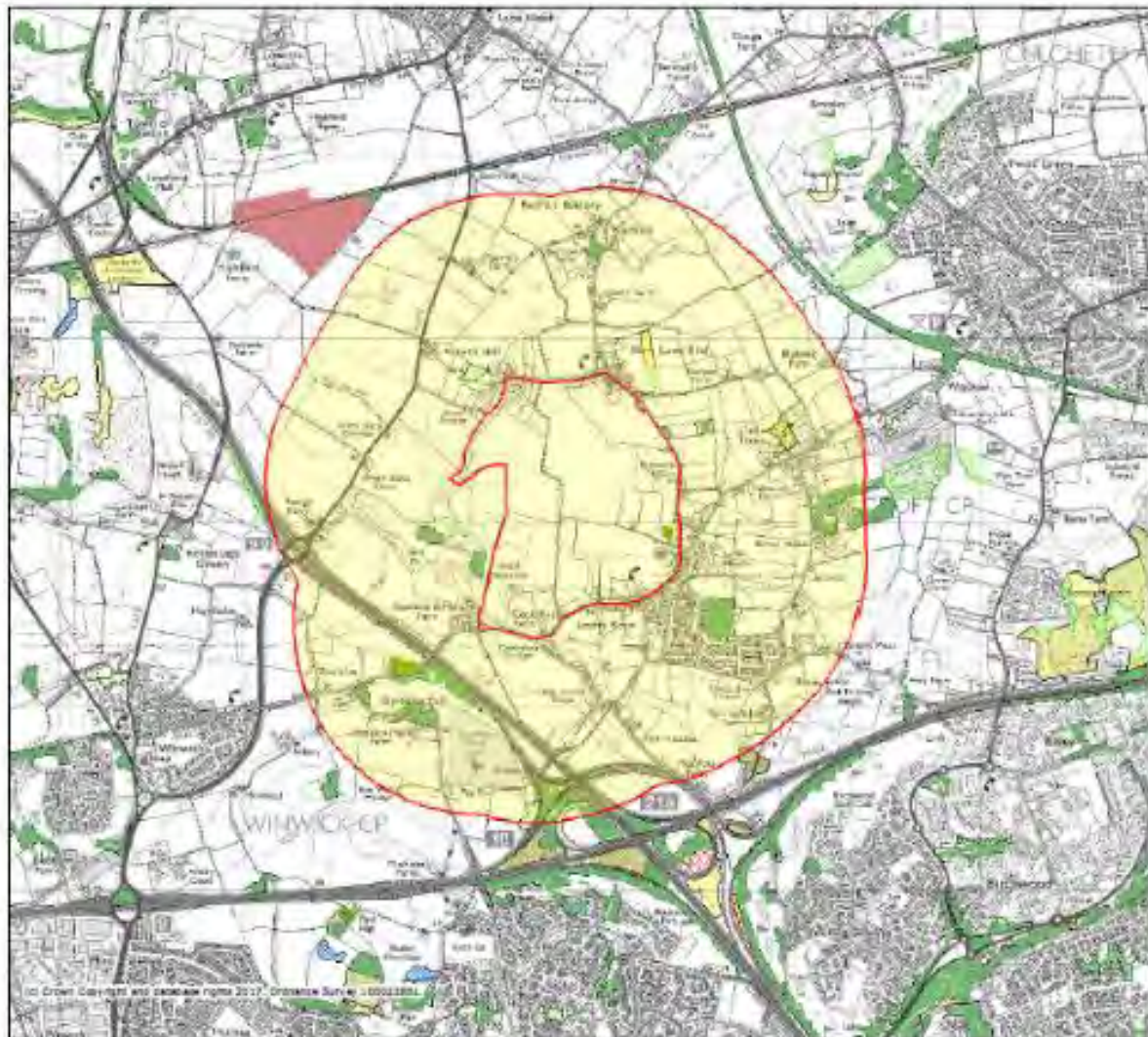
Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more.

Notes

GUIDANCE – How to use the Impact Risk Zones

[/Metadata_for_magic/SSSI_IRZ_User_Guidance_MAGIC.pdf](#)

MAGIC Map 1km search zone for habitat inventory data



Wildlife Site Citations

Site Boundary Report

Local Sites

Local Wildlife Sites

Croft Grasslands / WA006

Map



Site name	Croft Grasslands
Site code	WA006
Authority	Warrington Local wildlife Sites Partnership
Site centroid	SJ6362693488

Houghton Green Pool / WA013

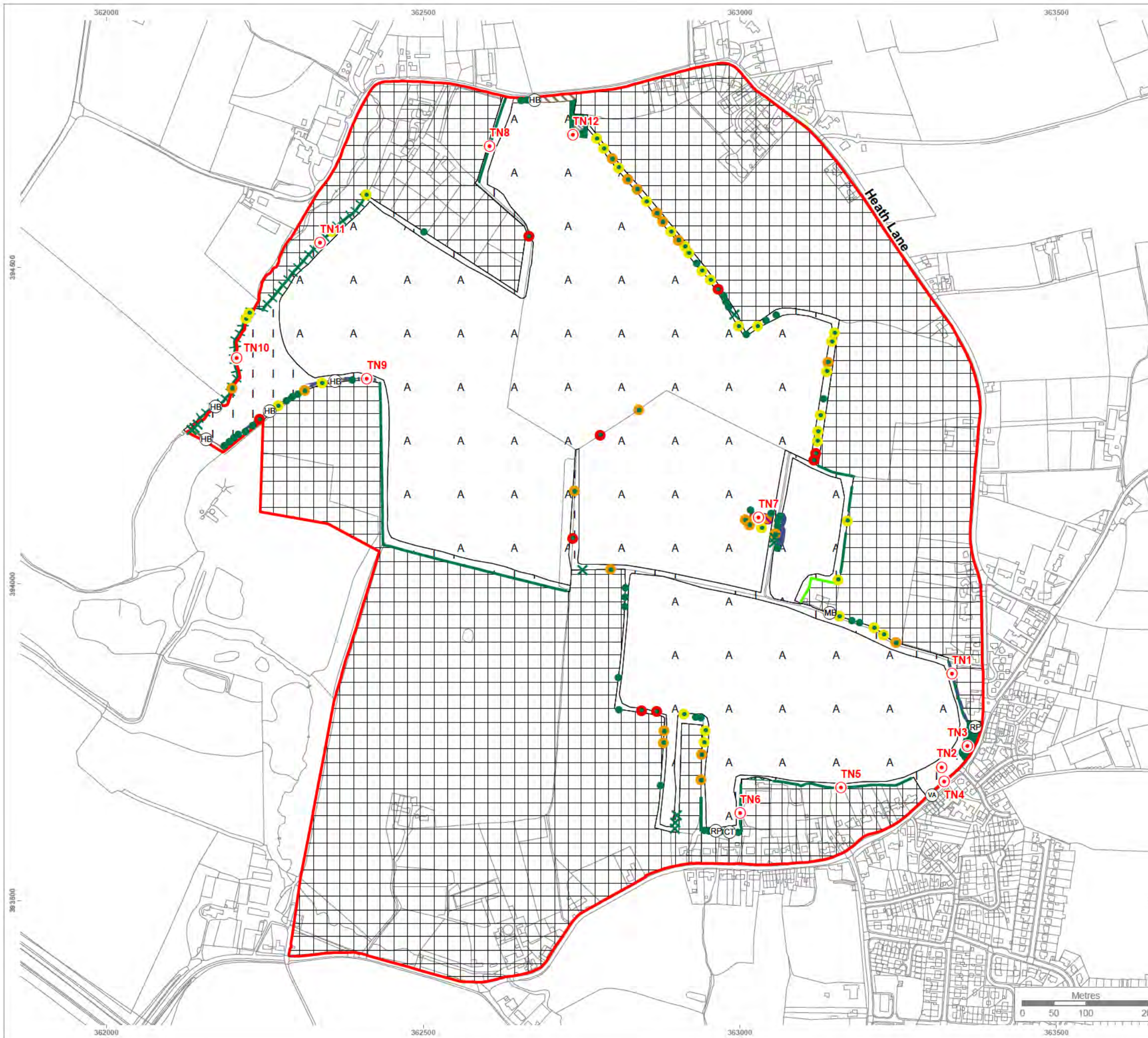
Map



Site name	Houghton Green Pool
Site code	WA013
Authority	Warrington Local Wildlife Sites Partnership
Site centroid	SJ6221392911

DRAWINGS

G6296.05.001 - Phase 1 Habitat Plan
G6296.05.002 - Ecological Constraints Plan
Illustrative Masterplan



KEY

- Site Boundary
- CT Cotoneaster
- HB Himalayan Balsam
- MB Montbretia
- RP Rhododendron Ponticum
- VA variegated yellow archangel
- Target Notes
- X Scattered Scrub
- Scattered Broad-leaved Trees
- Broad-leaved Tree with Low Bat Potential
- Broad-leaved Tree with Moderate Bat Potential
- Broad-leaved Tree with High Bat Potential
- ▶ Running Water
- Species-poor Intact Hedge
- Conifer Hedge
- Species-poor Hedge and Trees
- Dry Ditch
- Semi-natural Broad-leaved Woodland
- Dense/Continuous Scrub
- Improved Grassland
- Marsh/Marshy Grassland
- Tall Ruderal
- Standing Water
- Dry Pond
- Arable
- Not Surveyed

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Rev	Description	Drawn	Approved	Date

THE ENVIRONMENT PARTNERSHIP

Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
 Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project: **Peel Sites, Warrington - Land NW of Croft**

Title: **Phase 1 Habitat Survey**

Drawing Number: **G6612.05.001**

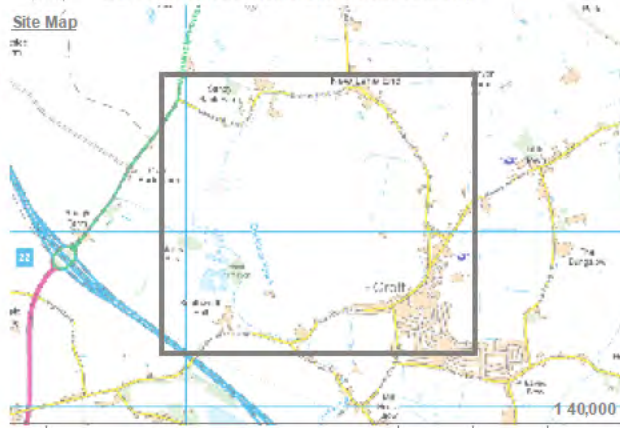
Drawn	Checked	Approved	Scale	Date
RE	JS	IH	1:6,000 @ A3	08/09/2017



KEY

- Peel Site Boundary
- High
- Moderate
- Low
- Area not Surveyed due to Access Restrictions

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Rev	Description	Drawn	Approved	Date



THE ENVIRONMENT PARTNERSHIP



Genesis Centre, Birchwood Science Park, Warrington WA3 7BH
 Tel 01925 844004 e-mail tep@tep.uk.com www.tep.uk.com

Project: Peel Sites, Warrington - Land NW of Croft

Title: Ecological Constraints

Drawing Number: G6612.05.002

Drawn	Checked	Approved	Scale	Date
RE	JS	IH	1:6,000 @ A3	06/09/2017



Area measures:

Total site area:	124.5 ha
Total net developable area:	54.6 ha
Total infrastructure areas:	5.8 ha
Total green infrastructure:	43.3 ha
Total existing properties within site boundary / non-developable land:	20.8 ha

This site could deliver between 1,638 and 1,911 homes depending on development density.

- KEY:**
- Site boundary
 - Existing vegetation
 - Existing watercourses & waterbodies
 - Existing settlement
 - Existing public rights of way
 - Existing roads
 - Proposed vehicular access
 - Proposed development area
 - Proposed primary road
 - Proposed secondary road
 - Potential primary school location
 - Potential secondary school location
 - Proposed focal green spaces
 - Proposed tree/woodland planting
 - Proposed key pedestrian & cycle links within green corridors
 - Proposed retail / commercial / medical
 - Potential future link to A579
- } Subject to requirements



Land North West of Croft

Conceptual Masterplan

Drwg No: 630CB-01B	Date: 11.09.17
Drawn by: SB	Checker: DL
Rev by: AH	Rev checker: SR
QM Status: Checked	Product Status: For Issue
Scale: 1:5000 @ A3	

Land North West of Croft Development Prospectus

Warrington Local Plan Review



September 2017



Turley

**RANDALL
THORP** 

Client

Peel Holdings (Management) Ltd

Our reference

PEEM3056

Date of issue

September 2017

Disclaimer

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1. Introduction

This Development Prospectus has been prepared on behalf of Peel Holdings (Management) Ltd in respect of land north-west Croft. It sets out a vision and masterplan for the sustainable development of the site and its allocation through the emerging Warrington Local Plan. It also presents an assessment of the site's suitability for development as proposed.

This prospectus is submitted in response to Warrington Council's Preferred Development Option (PDO) consultation on the Local Plan. It should be read in conjunction with the report entitled Representations to Warrington Local Plan (Regulation 18 consultation) ('main representations') submitted by Peel and dated September 2017.

This prospectus builds on the document entitled 'Site Prospectus' submitted in December 2016 which accompanied a 'Call for Sites' submission to the Local Plan.

Context

This prospectus is presented in the context of an acknowledged requirement that Warrington will need to identify a suitable and sustainable portfolio of sites, including existing Green Belt sites to meet its future housing needs over the period 2017 to 2037. Peel agrees with this conclusion as set out in its main representations report. The main representation report provides general comments on the PDO document published by the Council in July 2017 and the associated evidence base. It considers the following:

- The proposed strategic housing requirement;
- The adequacy of the identified non-Green Belt land supply to deliver this requirement and the scale of Green Belt release needed to meet the housing requirement;
- The future spatial distribution of residential development and the type and range of development sites needed to meet the Borough's development needs.

Land North West of Croft

The site is located to the immediate north of the settlement of Croft, located within the northern part of the Borough, close to the intersection of the M6 and M62 motorways. The site is well related to the settlement Croft with its southern boundary adjoining existing residential properties, which currently form the settlement boundary in this location, to the south. The site extends to 124.5 ha in total and currently comprises a mix of agricultural land and tree belts.

The site is presently designated as Green Belt land within the Warrington Unitary Development Plan (June 2005). Peel consider that the site would represent a sustainable location for residential development, capable of making a significant

contribution to meeting the housing needs of Warrington over the emerging plan period. Peel therefore proposes that the site be released from the Green Belt and allocated for residential development through the Local Plan.

This prospectus demonstrates that the site represents a sustainable opportunity capable of accommodating a desirable and high quality residential development. It will make a positive contribution to the settlement of Croft by integrating into the existing settlement retaining and enhancing important features within and surrounding the site.

Having regard to this context, the prospectus goes on to consider how the site could be developed in a manner which ensures the role and integrity of the wider Green Belt is maintained and endures over the long term, consistent with the requirements of the National Planning Policy Framework ('the Framework').

The remainder of the document is structured as follows:

- Overview of the relevant strategic and planning policy context;
- Description of the site and its context;
- An overview of the opportunities and constraints presented by the site;
- An assessment of the contribution which the site makes to the Green Belt;
- Initial proposals, including the site analysis and design process that has informed them;
- An assessment of site deliverability;
- Summary of the benefits that development will secure;
- An assessment of the proposals, to demonstrate that development of the site is sustainable and achievable;
- Summary and conclusions.



2. Strategic Context and Development Needs

National Planning Policy: National Planning Policy Framework

Sustainable development is at the heart of the National Planning Policy Framework ('the Framework'). In planning for sustainable development, Local Planning Authorities should meet objectively assessed needs (OANs), including for housing and affordable housing, with sufficient flexibility to adapt to rapid change.

LPA should maintain a deliverable five-year supply of housing and identify a supply of specific, developable sites or broad locations for growth beyond this timescale.

Green Belt boundaries may be altered (but only in exceptional circumstances) through the preparation or review of Local Plans. Consideration must be given to the permanence of the Green Belt when drawing the boundaries, avoiding the need for further alterations at the end of the plan period. Boundaries should, inter alia, reflect the Local Plan strategy for meeting sustainable development requirements and should reflect physical features that are '*readily recognisable and likely to be permanent*'.

Warrington Local Plan

The Warrington Local Plan consultation invites comments on the preferred development option for the Local Plan, the published evidence base and the Council's initial conclusions on development needs to be met over the proposed plan period.

The WLP recognises the need for Green Belt release in order to accommodate the borough's housing and economic requirements. The main representations submitted on behalf of Peel deal with the questions of the extent and location of Green Belt release.

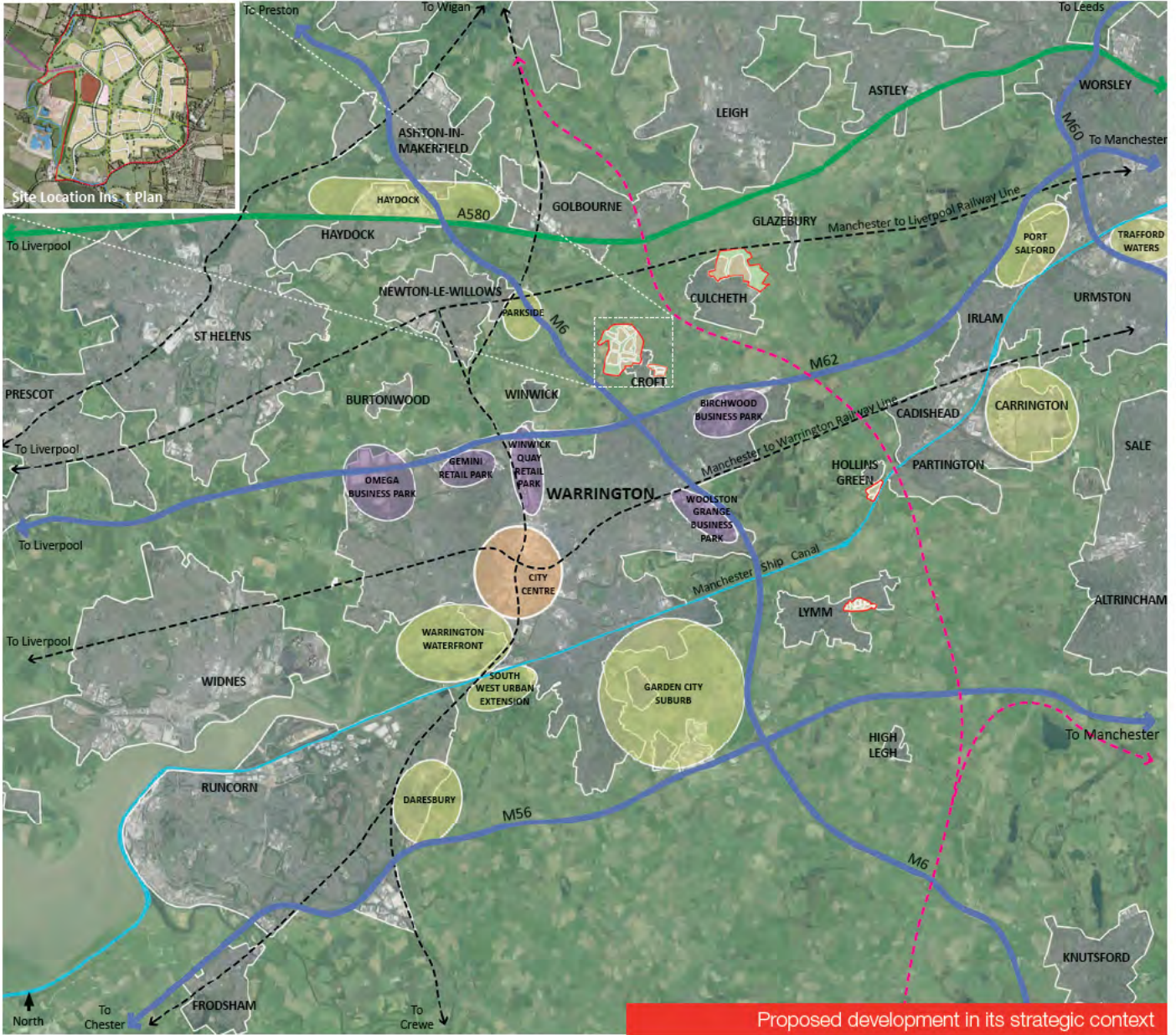
Peel welcomes the progression of the Warrington Local Plan (WLP). The realisation of the Warrington New City aspiration sits at the heart of this and underpins the spatial strategy and growth ambitions set out. Warrington New City is about the town realising its full potential; its transformation from a New Town into a New City at the heart of the Northern Powerhouse, capitalising on its strategic position between Manchester and Liverpool and at the intersection of four major economic growth and development corridors of national importance:

- The M62 Corridor;
- The M56 / A55 Corridor;
- The Manchester Ship Canal Corridor; and
- The M6 / HS2 Corridor

The figure to the right shows the proposed development site at Croft in this strategic context.

KEY:

	Urban area
	Primary employment areas in Warrington
	Warrington city centre
	Key future growth areas
	Manchester Ship Canal
	Motorway
	A580 East Lancashire Road
	Railway line
	Indicative proposed HS2 route
	Potential strategic housing sites (green belt release)

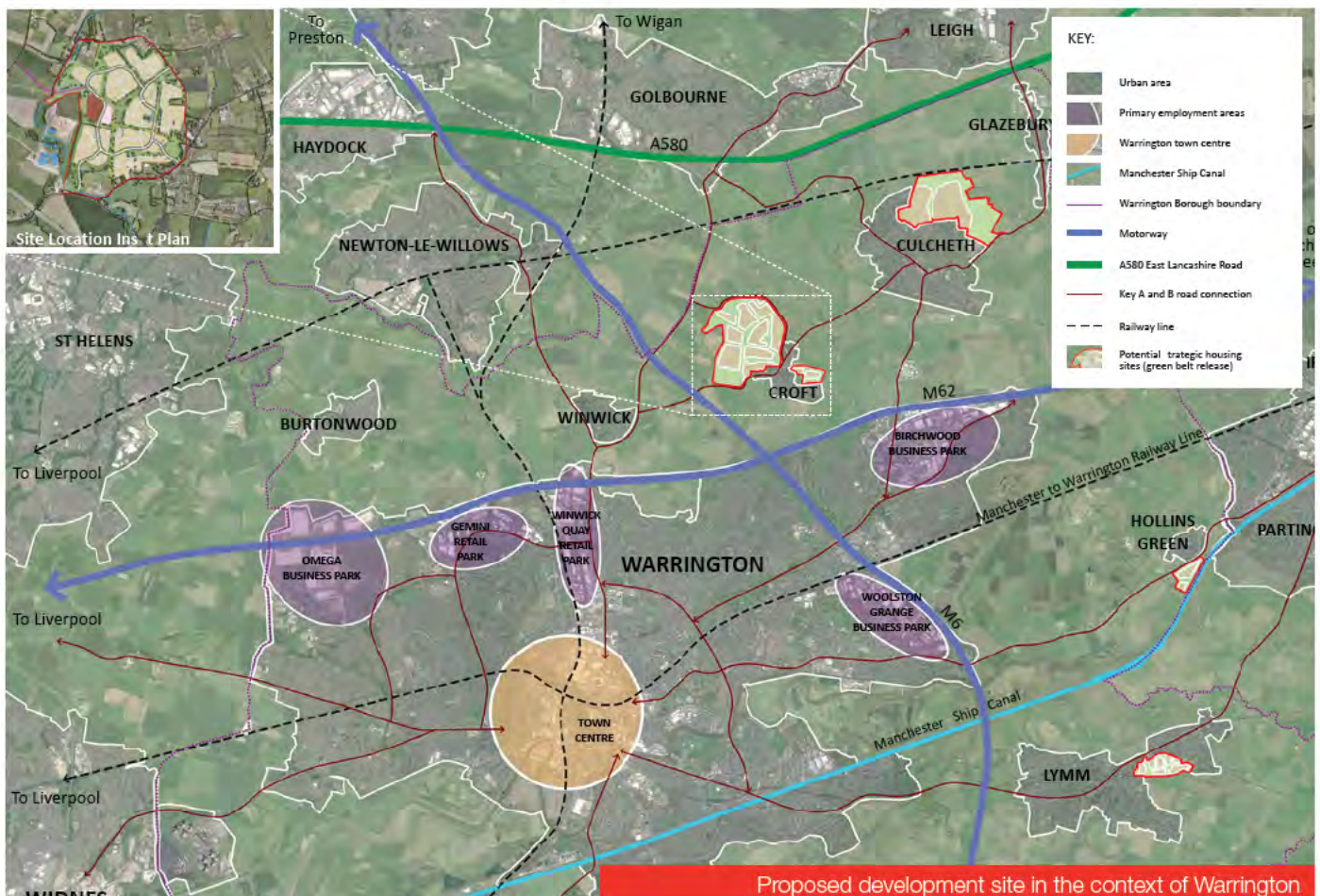


Securing a sustainable future for the settlement of Warrington

Evidence prepared by Turley (see main planning representations) sets out a case for supporting an increased level of growth within the Outlying Settlements of the Borough to underpin their long term sustainability as places to live and supporting the realisation of New City providing the quality and choice of housing which Warrington and its settlements needs to thrive.

The main planning representations also outline the opportunity which exists to achieve a more sustainable relationship between housing and employment through further consideration of the Borough's economic geography. Whilst there is a long term aspiration to transform the town centre to be the economic driver of Warrington, the Local Plan may need to better reflect the reality of a more dispersed economic footprint and the influence of areas outside of Warrington itself (e.g. on commuting patterns) in determining the most sustainable location for future residential growth. In this regard, it is noted that some of the Borough's key economic drivers, which have a significant bearing on travel patterns, are located in the north of Warrington (e.g. Omega, Birchwood Park and strategic road

connections within Liverpool, Manchester and employment locations beyond Warrington, such as Trafford Park and Parkside). An increased focus on residential development in the north of the Borough would realise significant sustainability benefits in this regard through a more effective co-location of housing and employment and strategic transport connections, reducing travel and congestion on the local and strategic road network in and around Warrington. A sustainable extension to Croft would clearly support that having regard to its strategic location in the Borough.





More generally, Peel's main planning representations have set out a case for a reconsideration of the level of growth which the Outlying Settlements should accommodate to secure a sustainable future for these locations. The evidence presented as part of this proposition is summarised below:

A changing local demographic profile

Census data indicates a changing age profile in many of the outlying settlements. With the exception of Lymm (which has accommodated new housing), the outlying settlements have accommodated only 139 additional economically active residents over the decade to 2011. Northern settlements in particular have largely remained static in this regard, with the settlements of Croft, Culcheth and Burtonwood all showing a decline in the size of their economically active population. This changing age profile will have significant implications for the vibrancy of individual settlements, the ability to sustain employment with a local labour force, and the vitality of social infrastructure.

Housing under Delivery

Over the past decade, the outlying settlements have accommodated only 5% of new build sales in the borough. This data highlights a declining contribution over this period. In 2007, outlying settlements accommodated around one in ten (11%) new build sales, falling to only 2% in 2016. This suggests an increasingly imbalanced development profile in the borough. Planning Practice Guidance recognises that local imbalances between housing supply and demand can manifest in worsening market signals, such as increasing house prices or deterioration in the relationship between earnings and housing costs.

Affordability

In the outlying settlements, an average of £290,016 was paid for housing in the calendar year of 2016, which is some 55% higher than the average price paid elsewhere in the borough (£187,328) – primarily consisting of the Warrington urban area. High house prices can inhibit the formation of new households, force local residents to move elsewhere or generate an additional need for affordable housing, where households are unable to access market housing.

Economic Drivers

Consideration must also be given to the Borough's economic geography and the proposed spatial distribution of new housing. An increased focus on residential development in the north of the Borough would realise significant sustainability benefits through a more effective co-location of housing and employment and strategic transport connections in north of the Borough (e.g. Omega, Birchwood Park and strategic road connections within Liverpool, Manchester and employment locations beyond Warrington, such as Trafford Park and Parkside). This has the potential to reduce travel and congestion on the local and strategic road network in and around Warrington.

Local service provision

The growth of the outlying settlements is critical to ensuring the long term sustainability of service provision and securing the vitality and viability of local and neighbourhood centres, through providing increased local spending capacity. This is critical to securing a sustainable future for all settlements.

Summary

The evidence shows that in the outlying settlements there is a significant level of locally derived housing need which is required to solve the challenges faced by the settlements.

Due to the absence of brownfield land within the outlying settlements, an additional supply of land is required on the edge of these settlements through the targeted release of Green Belt sites. The local housing need in these settlements reinforces the 'exceptional circumstances' to justify a review of the Green Belt around these settlements.

The site presented in this prospectus can meet a notable proportion of local needs in the outlying settlements. The subsequent sections of this prospectus show that the removal of this site from the Green Belt and its allocation for residential development is both suitable and deliverable.

3. Local Context and Site Sustainability

Warrington Borough is a Unitary Authority adjoining the city regions of Liverpool and Manchester. It is well connected to both by the strategic transport network and is therefore well placed to capitalise on the growth ambitions for these areas and the wider North, as articulated through the Northern Powerhouse ambition. It has its own plans and aspirations for growth.

The main town in the Borough is Warrington and its surrounding urban area. Croft is an established settlement located close (less than 1km) to the north-east of the urban area of Warrington. It lies north-east of the interchange of the M6 and M62 Motorways (known as the Croft Interchange) and close to Birchwood Park, one of the borough's flagship employment locations, recognised as being of 'sub-regional importance' in the adopted Local Plan Core Strategy.

Croft has a population of c.3,000 and a range of shops, services and facilities. These are focussed on the local centre. The range of facilities is considered further below.

The Site and it's Surroundings

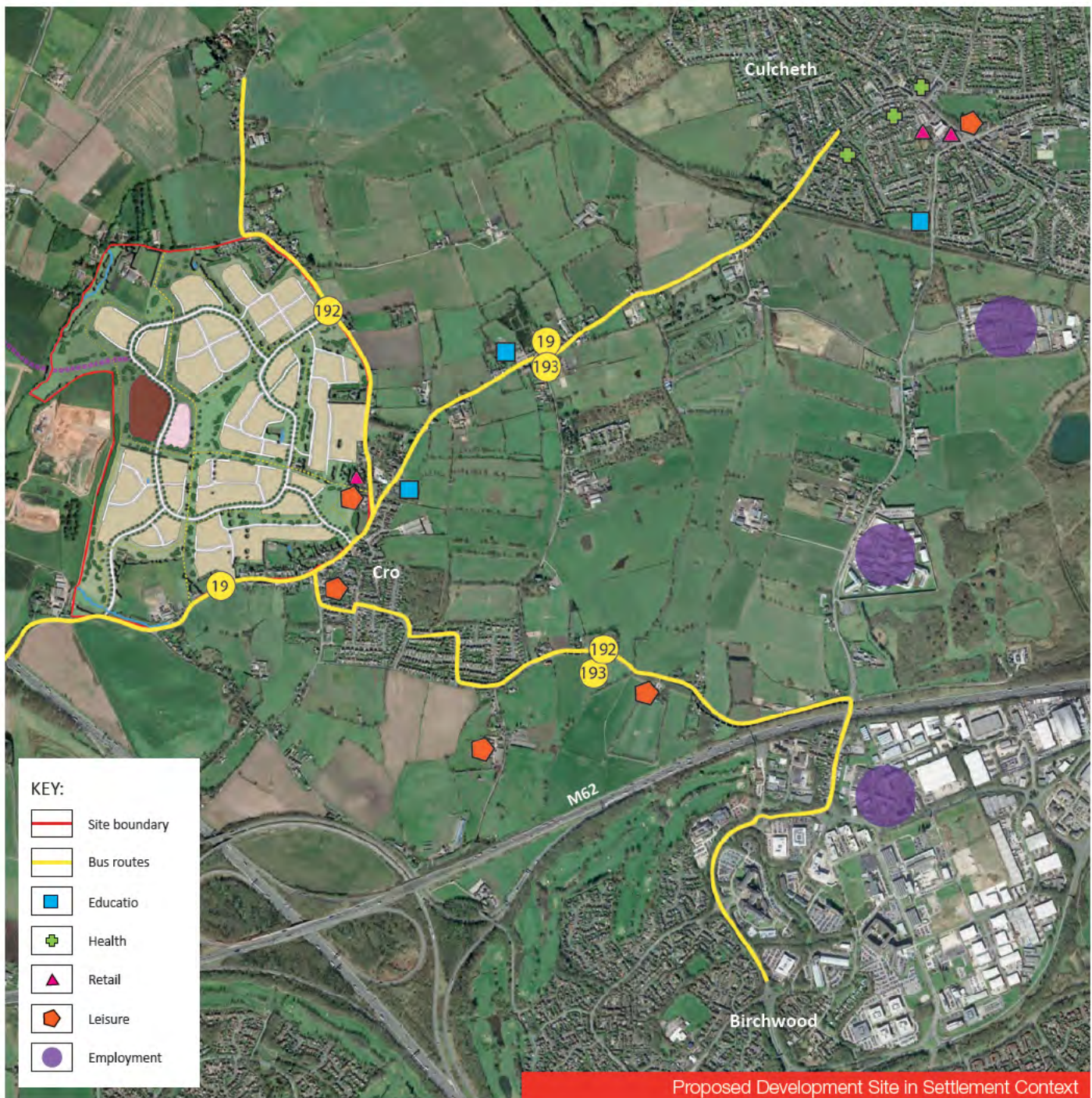
The site encompasses an area of land to the north west of Croft, extending north to the small settlement of New Lane End. The site comprises a number of fields currently used for agricultural purposes, separated by remnant hedgerows, with limited hedgerow trees and small pockets of woodland.

The site is bordered by Southworth Lane, Smithy Brow and Lord Street to the south, Heath Lane to the east and Stone Pit Lane to the north. Cockshot Brook runs along part of the western boundary. An active sand quarry and former colliery tip are situated to the west of the site

Buses serve Croft, on a route between Leigh via Culcheth and Warrington via Winwick. There are also services to and from Birchwood Park.

The proposed location is well related to existing facilities serving the established local residential area, including two primary schools, a convenience store, public transport routes, a public house, youth centre and a range of recreational facilities.

The area falls within the 'undulating enclosed farmland' of Winwick, Culcheth, Glazebrook and Rixton, described in the Warrington Landscape Character Assessment (2007) as 'undulating farmland with a medium to large scale field pattern'.







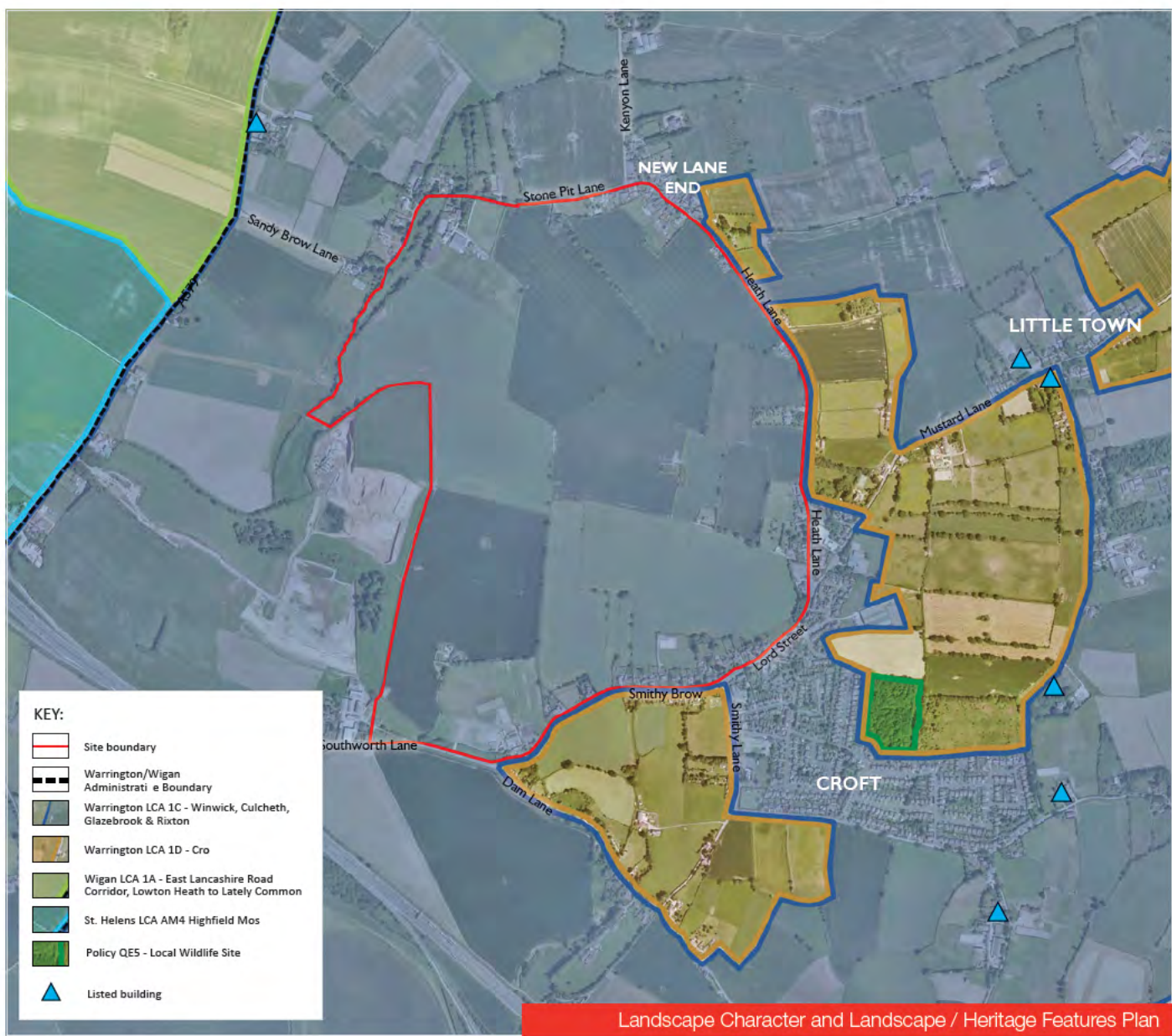
4. Opportunities and Constraints

The following plans have been prepared to show the opportunities and constraints relevant to development of the site. They have been informed by site visits and by reference to existing data such as the DEFRA Magic Mapping service and evidence base documents such as the Warrington Landscape Character Assessment 2007 and survey work presented in the technical appendix to this prospectus.



Site Features Plan

KEY:	Contours	Existing minor foul water sewer	Potential link to A579
Site boundary	Retain existing vegetation within site where possible	Sensitivity boundaries	Potential site access
Existing buildings within/bounding site	Existing water bodies/watercourses	Extent of flood risk on site (Flood zone 2)	Potential villa hub
Public Right of Way			



5. Green Belt Assessment

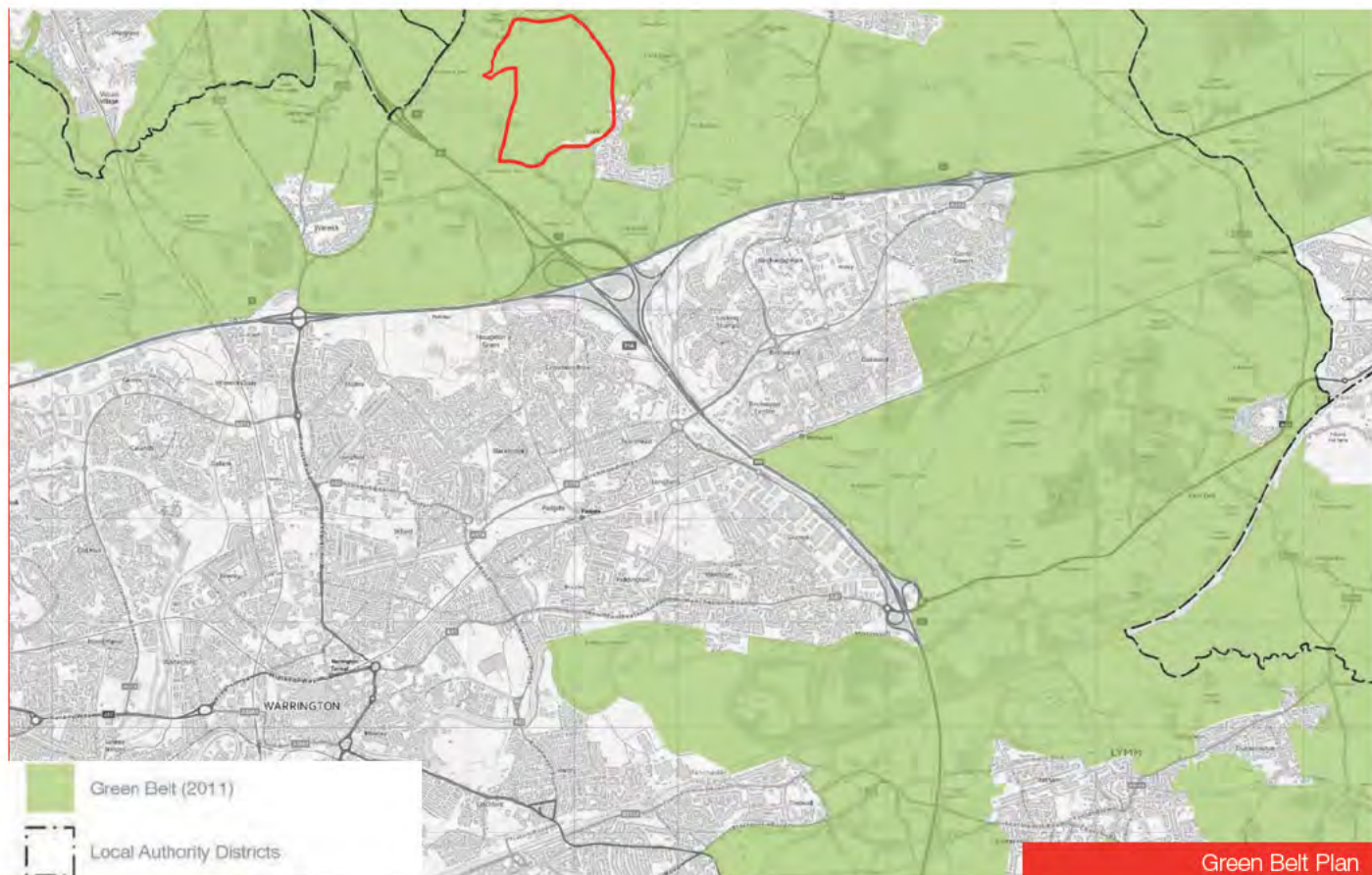
Croft is inset from the Green Belt, with the existing settlement boundaries defined by the extent of built development.

The Warrington Green Belt Assessment considers the site as part of a much larger parcel of land (ref. CR4). It makes an assessment of the site's Green Belt contribution based on a methodology which Peel consider to contain a number of flaws. The Green Belt review concludes that this parcel makes a moderate contribution to the Green Belt. Peel's December 2016 representations provide a number of comments on the conclusions reached with respect to the contribution this site makes to the Green Belt. Peel's submission demonstrates that the site forms part of a wider parcel of land which would, if redrawn along genuinely durable boundaries as is the expressed intention of the review, make an overall weak contribution to the Green Belt.

In considering the release of any site from the Green Belt and its allocation for development, alongside understanding the general Green Belt sensitivity of the site, it is necessary to have regard to the likely form and layout of the proposed development. This will enable a full understanding of impact to be established.

Of relevance in this regard is the following:

- The form of development envisaged for this site has been informed by a detailed analysis of the site and its context, including its position – as part of the new proposed boundary of the settlement.
- The site has robust defensible boundaries which will be reinforced where appropriate, for example through the planting of woodland belt along the northern site boundary and features that serve to permanently contain the site.
- The draft masterplan incorporates areas of open space and that will be retained, thus limiting the extent to which encroachment will occur.



6. The Proposals

The land north-west of Croft site has the essential components of a high quality place. It has a strong landscape framework and can form a logical and sustainable expansion of the existing community. It has the potential to accommodate additional uses and facilities including retail (in the form of a small, neighbourhood centre) and a primary school.

The conceptual masterplan takes its cue from the existing landscape features both within and around the site; vegetation, landform, views, ecology, drainage and built form. The key opportunities of the site are explained through the following 'placemaking concept' steps.

1. New greenspaces

- The creation of a Village Green next to Croft forms a focal community space connecting the existing and new residents.
- The core of the site focused around the central green, expanding it around the existing Public Right of Way. A landscape buffer around New Lane End would create an attractive setting for the development whilst maintaining separation between the settlements. Cockshot Brook in the north west of the site would be set within a parkland-type landscape with an entrance green in the south western corner of the site as well.
- A series of other green spaces throughout the site, connected by green corridors and the existing PRow network create a strong circulation network for pedestrians and cyclists.

2. Development Parcels

- Development areas will be arranged to compliment and enhance the existing field patterns and settlement character. Development blocks to the east of the site will be denser in character, comprising of smaller, regular blocks; typical of a traditional village or town centre.
- Towards the western edge of the site, development will become much looser, with larger irregular blocks in response to the existing field pattern. Development at the western boundary will present a more informal 'edge of village' character.
- Housing will frame the green space network and take advantage of the views from higher ground in the north. A new school could be located adjacent to the Central Green with good access via the green corridors, public rights of way and primary road network.



3. Access and Connections

- The primary entrances to the site are from Heath Lane in the north east, where the proposed road enters the site and leads onto an internal loop road. The primary road will make a connection to Lord Street through the Village Green, creating an attractive entrance from Croft.
- The road network provides access throughout the western side of the development, before framing Smithy's Green and connecting to Smithy's Brow on the southern boundary. This route would provide an alternative access into the site, and an alternative route avoiding the centre of Croft.
- Potential future access link to A579 to take traffic away from Croft village.

4. New community facilities

- Locations identified for provision of new primary and secondary schools serving the northern settlements of Warrington (if these are required).
- A series of small retail/commercial facilities focused around the Village Green add an additional focus to the green space and further enhance the community aspect of the space, complementing the existing pub on the edge of the site. Additional retail/commercial uses would frame the Central Green, opposite the school, providing a social aspect to the core of the site, easily accessible via the green infrastructure network.




















The Masterplan



Conceptual Masterplan

KEY:

- | | | |
|---|---|--|
|  Site boundary |  Proposed development area |  Proposed focal green spaces |
|  Existing vegetation |  Proposed primary road |  Proposed tree/woodland planting |
|  Existing watercourses & waterbodies |  Proposed secondary road |  Proposed key pedestrian & cycle links within green corridors |
|  Existing settlement |  Potential primary school location |  Proposed retail / commercial / medical |
|  Existing public rights of way |  Potential secondary school location |  Potential future link to A579 |
|  Existing roads | } Subject to requirements | |
|  Proposed vehicular access | | |



7. Suitability

This section demonstrates that the site is suitable to accommodate residential development.

The following suite of investigations have been undertaken to inform this assessment:

- Ecological Appraisal (The Environmental Partnership)
- Preliminary Drainage Strategy (Shepherd Gilmour)
- Flood Risk Advice (Shepherd Gilmour)
- Landscape Sensitivity Assessment (Randall Thorp)
- Health and Safety Check (Shepherd Gilmour)
- Transport Appraisal (i-Transport)
- Utilities Infrastructure Assessment (Shepherd Gilmour)

These are provided in a separate technical appendix to this prospectus. They are summarised below.

Environment

Ecology	<p>An initial high level Ecological Appraisal has been carried out to identify the ecological potential constraints and opportunities and the development potential of the site.</p> <p>The site does not form part of any statutory or non-statutory nature conservation designations. There are two local wildlife sites (LWS), approximately 230m to the south east and 800m to the east of the site respectively, but given the lack of connectivity between the sites it is unlikely to be negatively impact by development opportunities. Owing to the distances (>1km) of other statutory or non-statutory nature conservation designations, and taking account of the residential nature of the development proposals, it is very unlikely the development would result in adverse effects here.</p> <p>The majority of the site has been identified as being of low ecological constraint, consisting of either arable crop or improved grassland, which offers little opportunity to local wildlife. The Ecological Appraisal has identified some features of high and medium ecological value, such as semi-natural broadleaved woodland, groups of mature trees, hedgerows, ponds, and drainage ditches. The masterplan will retain those features of highest ecological value and will provide buffers to ensure such habitats continue to function as wildlife corridors for a range of species. Where possible the masterplan will retain less sensitive habitats, but if removal is unavoidable, mitigation or compensate will be provided</p> <p>In terms of protected species, the site has potential to provide habitats for small numbers of nesting birds, bat roosts and habitat for foraging and commuting bats, ponds to support populations of great crested newts, and habitat for badgers, water voles, otters and brown hares. These species can be accommodated by the adoption of relatively simple design principles which will be informed by future detailed survey work.</p> <p>There are opportunities to increase the biodiversity of the site through tree and hedgerow planting, drainage design, and provision of new habitat. The retained areas of habitat will also maintained and enhanced to further provide opportunities to both wildlife and the local community. The development can also secure the removal of non-native invasive species (such as Himalayan balsam) recorded within the site boundary which will enhance existing green corridors by removing species that exclude native vegetation.</p> <p>There are no ecological reasons to prevent the site being allocated for residential development.</p>
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Flood Risk	<p>A desktop flood risk assessment has been carried out. The majority of the site is located within Flood Zone 1 as identified by the Environment Agency. The site is therefore within an area considered to have a low risk of flooding (i.e. less than a 1 in 1000 annual probability of flooding) and is sequentially preferable in terms of the Framework and associated technical guidance.</p> <p>There are small areas of Flood Zone 3 along the southern and western boundaries of the site. The masterplan will ensure that these areas are not developed.</p> <p>There is no flood risk reason to prevent the site being allocated for residential development.</p>
Landscape	<p>An appraisal has been carried out to evaluate the landscape character and assess the value and sensitivity of an established Study Area which includes the site. Following this, the appraisal uses the outcome of the sensitivity assessment to assess the sensitivity of the site and to advise on its development potential.</p> <p>The appraisal states that the landscape surrounding Croft is a tapestry of large scale, visually open arable farmland with a lack of hedgerow boundaries coupled with small scale historic fields, which are more visually enclosed and closely associated with the settlement of Croft. The landscape within the study area is not designated nationally or regionally for its landscape value.</p> <p>The site is located at the north western edge of the existing settlement and is currently in use as arable farmland with a medium to large scale field pattern. The majority of the existing field boundaries are formed by small mounds or ditches with very few hedgerows, which have left a number of semi-mature/mature trees and small blocks of deciduous woodland as isolated features within the landscape.</p> <p>The proposed masterplan would make a contribution to the landscape by providing a housing development within a well landscaped setting, with existing landscape features preserved within the public open space network throughout the site. A development focused around a new village green in the south eastern corner of the site would become a focal community space for the existing residents of Croft as well as the residents of the new development. The existing Public Rights of Way would be set within green corridors and provide recreational links within the public open space network.</p> <p>The appraisal concludes that there is no reason why a well-designed development that preserves the existing landscape features and Public Rights of Way within a green infrastructure network would have any significant effects on the character of the wider landscape of the Study Area.</p> <p>There is no landscape reason to prevent the site being allocated for residential development.</p>
Trees and Hedgerows	<p>The development can be designed to retain the boundary hedges and trees and where necessary supplement them with new tree planting. Trees can be retained within open space and footpath links. Development of the site will ensure that the trees are managed for the future and that they are retained as long term landscape features.</p> <p>There are no arboricultural reasons to prevent the site being allocated for residential development.</p>
Land Quality	<p>The site has been in agricultural use. The land has not been put to any specific uses that might pose insurmountable contamination risk in its current state, or if it were to be developed.</p> <p>There is no contamination reason to prevent the site being allocated for residential development.</p>
Health and Safety	<p>A preliminary consultation with the Health and Safety Executive indicated that there are no major hazard sites or major accident hazard pipeline in the area.</p> <p>There is no health and safety reason to prevent the site being allocated for residential development.</p>



Infrastructure

Highways	<p>An initial transport appraisal has been carried out to identify the potential constraints and opportunities relating to highways and the development potential of the site.</p> <p>The new community at Croft will include a range of facilities and services which will be provided to ensure the site is sustainable as well as bringing benefits to Croft village. These include: a primary school; secondary school; retail/commercial/medical facilities and country park on the site. These will all be within easy walk or cycle ride of residential dwellings and will therefore encourage active travel.</p> <p>The appraisal confirms that the proposed access points to the site are deliverable and evidence has been provided to demonstrate that they will operate without giving rise to unacceptable residual highways effects on the local network.</p> <p>Development in any location in the Borough will increase traffic flows on the local road network surrounding it. The site at Croft affords significant and many opportunities for local active travel making which will reduce traffic flows. Indications of traffic speeds in and around Croft show that traffic conditions could not be categorised as severe and the Council's own conclusion is that there is only a small amount of peak hour congestion.</p> <p>On this basis it is concluded that, in accordance with the NPPF, development should not be prevented on transport grounds as the residual cumulative impacts of development will not be severe.</p> <p>There is no highways reason to prevent the site being allocated for residential development.</p>
Drainage and Sewerage	<p>A preliminary drainage strategy has been prepared. This confirms that the site is greenfield and that any surface water is likely to discharge into local watercourses, such as Cockshot Brook.</p> <p>The masterplan will be designed to limit surface water to the greenfield run-off rate, and attenuate surface water volumes on site, including an allowance for climate change. Attenuation will be provided either above ground (i.e. swales, ponds and detention basins) or below ground (i.e. oversized pipes or geocellular modules). By restricting discharge rates, the post-development discharge rate will mimic the existing conditions.</p> <p>United Utilities (UU) asset plans indicate a network of foul and surface water sewers located in close proximity to the site. It is likely that any foul drainage generated by the development will connect into the combined sewer within Lord Street. Further consultation will be conducted with United Utilities.</p> <p>There is no drainage or sewerage reason to prevent the site being allocated for residential development.</p>
Utilities	<p>An initial assessment of utilities in the area has identified that existing electricity, gas, water, and telecommunications connections are available in the surrounding area and the proposed development can connect to those without adversely impacting on the provision to the wider community. Some minor works will be necessary to deliver services to the site, however this would not be insurmountable or hinder the delivery of the development.</p> <p>The provision of services will not constrain the development of the site.</p>

Suitability Conclusion

This technical assessment demonstrates that the site is not affected by any insurmountable constraints. The Masterplan as presented is therefore fully deliverable.

8. Benefits

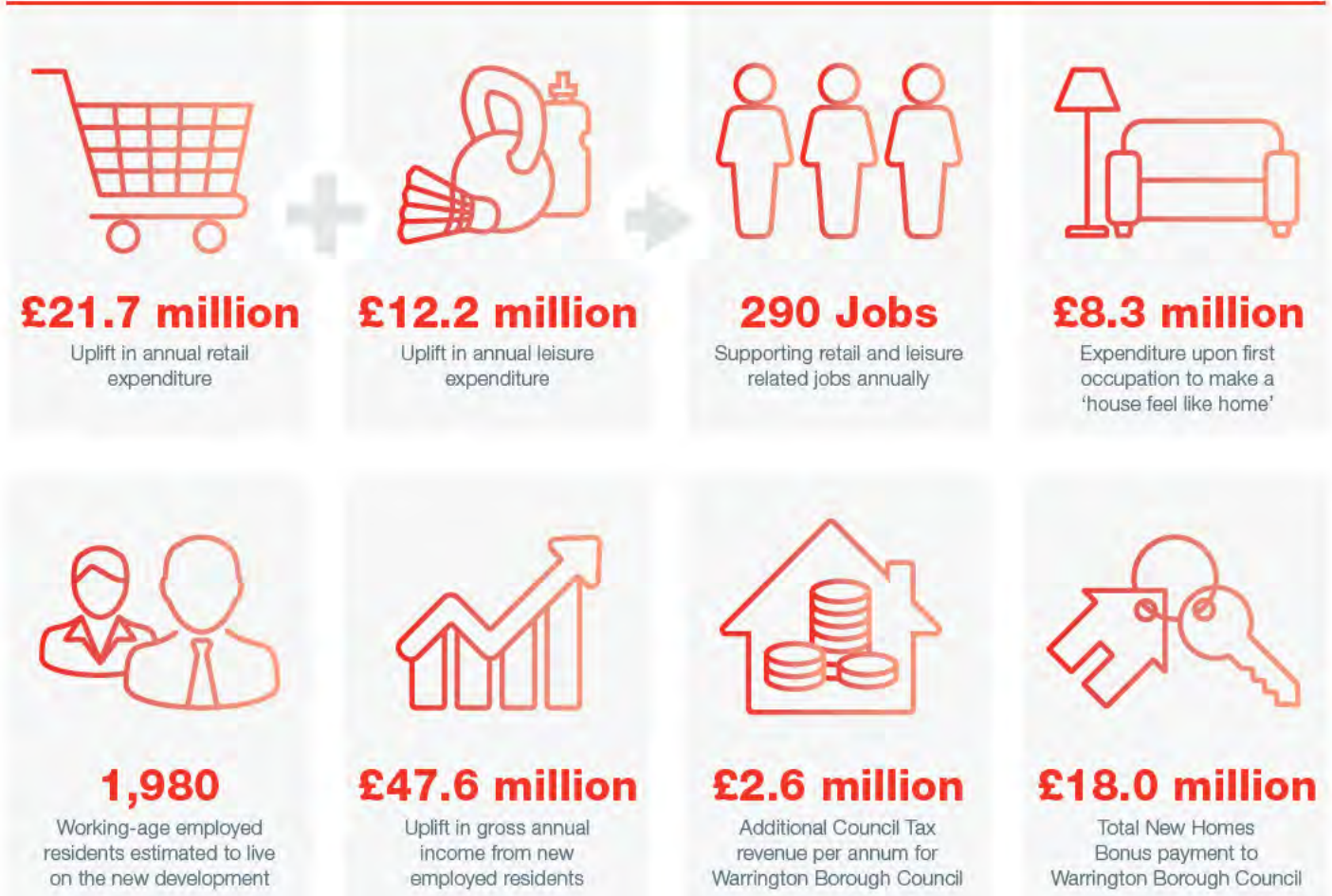
Site: Land North West of Croft

Proposed development: 1,665 residential dwellings¹

Construction Phase²



Operational Phase²



¹ Based on the midpoint of the estimated dwelling range (1,539 - 1,795)

² All impacts net additional

³ GVA (Gross Value Added) measure the value of output created (i.e. turnover) net of inputs used to produce a good or service (i.e. production of outputs). It provides a key measure of economic productivity. Put simply the GVA is the total of all revenue into businesses, which is used to fund wages, profits and taxes.



9. Sustainable and Achievable

New Homes for Croft

The site presents a sustainable and achievable development opportunity and a chance to create a new community. It is capable of accommodating between c. 1,500 and 1,900 homes of mixed tenure (including affordable housing), size and type, with a focus on good quality family housing. It will make a very important contribution to meeting Warrington's housing requirement and meeting the need for new homes in Croft. It also offers the potential to accommodate new community facilities (such as a school) and small scale retail and commercial uses.

The site has the potential to form an attractive and desirable new neighbourhood and an addition to Croft which is integrated with it and respects its rural character and setting.

The concept masterplan provides a framework which responds to its context. It seeks to retain and enhance existing features, for example by providing substantial network of green spaces which link to the existing settlement and the wider countryside beyond. A new village green and other open spaces towards the edge of the settlement will reinforce the link and sense of integration with Croft. The provision of structural boundary planting towards the eastern boundary of the site (and particularly the northern boundary) and the retention of existing landscape features such as trees and hedgerows within this green network will result in existing features being enhanced. The site also provides the opportunity to deliver new primary and secondary schools to serve Croft and the northern part of Warrington, addressing an existing and growing infrastructure capacity issue affecting this part of Warrington.

A Sustainable Opportunity

A sustainability checklist, based on the themes set out in the Warrington Local Plan Sustainability Appraisal is provided at Appendix 1. This demonstrates that the proposal represents sustainable development, having regard to the economic, social and environmental dimensions of sustainability.

Delivery

Peel has a proven track record of promoting land to facilitate development and growth and working with house-builders (ranging from small to national) to ensure that important development is delivered.

An initial assessment of the site has identified that there are no environmental issues that would preclude delivery of the site. The site does not require the provision of significant or unusual infrastructure to enable it to be delivered. It is also situated in a strong market area, which experiences high demand for new homes. The site is therefore readily deliverable over the plan period.



10. Summary and Conclusions

This development prospectus sets out a vision and masterplan for the sustainable development of land north-west of Croft. It is submitted as part of Peel's representations to the Warrington Local Plan Preferred Development Options Consultation.

It demonstrates that the site represents a sustainable opportunity capable of accommodating a desirable and high quality residential development in a substantial parkland setting. It presents the opportunity to create a new community, but one which is integrated with the existing settlement of Croft. Existing natural features will be retained and enhanced within and surrounding the site and protecting and enhancing local service provision.

The concept masterplan presented within the document provides a framework which responds to its context. It demonstrates that site is capable of accommodating c. 1,500 – 1,900 new homes (including affordable housing), with a focus on good quality family housing and can therefore make a very substantial contribution to Warrington's housing requirement. It can also secure the the provision of new primary and secondary schools to address existing and growing capacity issues affecting the northern part of the Borough.



Appendix 1: Sustainability Checklist

(Based on sustainability themes set out in the Local Plan Sustainability Appraisal)



Economy and Regeneration

Strengthen the local economy and ensure sustainable economic growth	The site will generate numerous temporary and permanent economic benefits as set out at Section 7 of the Site Prospectus.
Improve the education and skills of the population overall	The construction phase will provide an opportunity for skills and training to be offered to local residents. It can deliver new school provision to serve the northern settlements of Warrington.
Reduce poverty, deprivation and social exclusion and secure economic inclusion	By providing and supporting jobs and the flow of money through the supply chain and local services, development of the site will contribute to achieving this objective.

Health and Wellbeing

Improve physical and mental health and reduce health inequalities	The site will include several large areas of open space interconnected by a network of walking / cycling routes (which also allow access to the surrounding countryside). These facilities will contribute to physical and mental health wellbeing for future residents and others in Croft.
Reduce crime, disorder and the fear of crime	The detailed site layout and design of development can contribute to achieving this objective.
Enable groups to contribute to decision making and encourage a sense of community identity and welfare.	The development will provide a range of housing types and tenures, offering the opportunity for a mixed and socially inclusive community.
Provide, protect or enhance leisure opportunities, recreation facilities, green infrastructure and access to the countryside	The new open space and walking / cycling routes proposed can be used for recreation and allow access to the surrounding countryside.

Accessibility

Reduce the need to travel, especially by car, improve choice and the use of more sustainable modes	<p>The site is located immediately adjacent to an established settlement (Croft). Good linkages between the site and the surrounding area will enable future residents to access a range of facilities and services present in the village without the need to travel by car.</p> <p>The site also offers the potential to accommodate community and small-scale retail/commercial facilities, contributing to the wider sustainability of Croft.</p> <p>Croft is accessible by bus with a route running between Leigh via Culcheth and Warrington via Winwick. There are also services to Birchwood Park.</p>
Protect and enhance accessibility for all the essential services and facilities.	An increase in population in Croft will support existing services and facilities, with potential for improved facilities and further investment in the future.

Housing

Ensure access to good quality, sustainable, affordable housing	The site presents a sustainable and achievable development opportunity comprising residential development. It is capable of accommodating between 1,500 and 1,900 homes of mixed tenure (including affordable housing), size and type, with a focus on good quality family housing. It will make a very important contribution to meeting Warrington's housing requirement and meeting the need for new homes in Croft.
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Natural Resources

Ensure the sustainable and prudent use and management of natural resources including the promotion of natural resources including the promotion of sustainable drainage and water conservation.

The concept masterplan provides a framework which responds to its context, seeking to retain and enhance existing features.

A new village green and other open spaces towards the edge of the settlement will reinforce the link and sense of integration with Croft. The provision of structural boundary planting towards the eastern boundary of the site (and particularly the northern boundary) and the retention of existing landscape features such as trees and hedgerows within this green network will result in existing features being enhanced.

Protect, manage and improve local environmental quality including land, air and controlled waters and reduce the risk of flooding.

Any future development will be subject to a rigorous assessment of the environmental impact of the development to ensure that it does not result in any unacceptable environmental effects. Initial appraisals presented in the technical appendix demonstrate that the site is not affected by any insurmountable constraints.

Built and natural heritage

Protect and enhance places and buildings of historic cultural and archaeological value.

By responding to its context through a rigorous process of site analysis, the masterplan achieves a layout which is sympathetic to its position at the edge of the settlement.

Protect and improve the quality and character of places, landscapes, townscapes and wider countryside whilst maintaining and strengthening local distinctiveness and sense of place.

Additional safeguards over the quality and character of the development, including the public realm, can be achieved with detailed site layout and design. The masterplan presents an appropriate framework for this.

Ensure high quality and sustainable design for buildings, spaces and the public realm that is appropriate to the locality.

Biodiversity and Geodiversity

Protect and enhance biodiversity and geodiversity.

The supporting ecological appraisal provided within the supporting technical appendix demonstrates that the site is of limited ecological value. The development provides the opportunity to enhance the site's ecological value.

Climate Change and resource use

Limit, mitigate and adapt to the impacts of climate change. Increase energy efficiency and production of renewable energy.

The site offers the potential to incorporate sustainable drainage measures (subject to further assessment) and to ensure that the development will not be susceptible to the effects of climate change.

Minimise waste and maximise reuse, recovery and recycling.

Development will seek to minimise the use of resources as far as possible and the construction process will be subject to a Site Waste Management Plan.

