

# Land at Rush Green Road, Lymm (Land east of Tanyard Farm) Development Prospectus

Warrington Local Plan



June 2019



# Turley

**RANDALL**  
*THORP* 

**Client**

Peel Holdings (Management) Ltd

**Our reference**

PEEM3056

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# 1. Introduction

This development prospectus has been prepared on behalf of Peel Holdings (Management) Ltd (“Peel”) in respect of land at Rush Green Road, Lymm. 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 consultation on the Proposed Submission version of the Local Plan (PSLP). It should be read in conjunction with the suite of papers (dated June 2019) submitted by Peel, in response to the same consultation.

This prospectus builds on the document entitled ‘Site Prospectus’ submitted in December 2016 which accompanied a ‘Call for Sites’ submission to the Local Plan. It comprises an update to the Development Prospectus dated September 2017 which accompanied Peel’s representations to the Preferred Development Option (PDO) consultation on 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 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 suite of representation papers. The papers provide general comments on the PSLP published by the Council in April 2019 and the associated evidence base. They consider the following:

- The adequacy of the proposed housing requirement and supply;
- The proposed spatial distribution of residential development and appraisal of spatial options;
- The type and range of sites needed to meet the Borough’s development needs.

## Land at Rush Green Road, Lymm

The site is located to immediately adjacent to the settlement of Lymm. Lymm is located within the eastern part of the Borough, close to the intersection of the M6, M56 and A56. The site is well related to the settlement of Lymm, enclosed on three sides by existing residential properties, which currently form the settlement boundary in this location. The site extends to 14.99 ha in total and currently comprises underused agricultural land, including a number of paddocks, storage and brownfield uses.

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, in addition to providing community benefits such as affordable housing and recreational open space opportunities. 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 as an extension to Lymm. The initial concepts show a layout which is wholly integrated with Lymm and the countryside beyond, with a network of routes in a landscaped and green setting connecting the site to its surroundings.

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

The National Planning Policy Framework (“the Framework”) came into effect in March 2012, and has been subject to a number of updates in the years since. The most recent iteration was published in February 2019.

Sustainable development is at the heart of the Framework. In planning for sustainable development, Local Planning Authorities, when ‘plan-making’, should positively seek opportunities to meet the development needs of their area (including for housing and affordable housing) with sufficient flexibility to adapt to rapid change. LPAs should identify a supply of specific, deliverable sites to provide a minimum of five years’ housing against their housing requirement as set out within their adopted strategic policies. Beyond this timescale, they should identify specific developable sites or broad locations for growth.

Green Belt boundaries may be altered (but only in exceptional circumstances) through the preparation or updating of Local Plans. When defining Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account. New Green Belt boundaries should, inter alia, reflect the Local Plan strategy for meeting identified requirements for sustainable development, identify areas of safeguarded land (where necessary) in order to meet longer-term development needs, be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period and define boundaries clearly, using recognisable physical features which are likely to be permanent.

## Warrington Local Plan










The Warrington Local Plan (“WLP”) consultation invites comments on the Council’s Proposed Submission Version of the Local Plan (PSLP), the published evidence base and the Council’s conclusions on the Borough’s development needs intended to be met over the plan period.

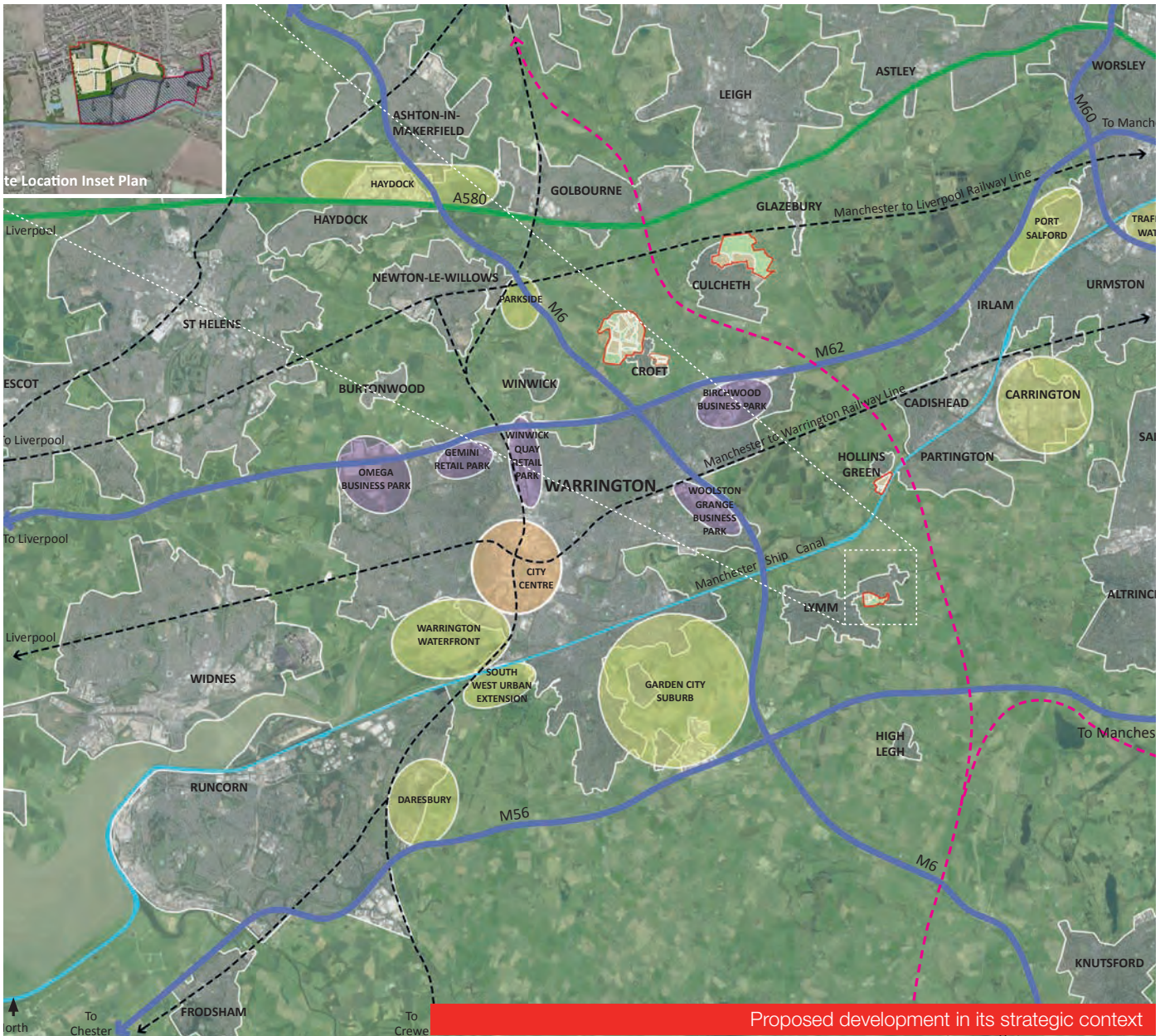
The WLP recognises the need for Green Belt release in order to accommodate the borough’s housing and economic requirements. The suite of papers comprising Peel’s main representations deal with the questions of the extent and location of Green Belt release.

Peel welcomes the progression of the WLP and the opportunity to provide comment on the Borough’s aspirations and strategic policies for the plan period.

The figure to the right shows the proposed development site at Land at Rush Green Road in the context of the wider region.

### 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 settlements of Warrington

Evidence prepared by Turley (see suite of papers submitted as Peel's main representations) sets out a case for supporting further levels of growth within the Outlying Settlements of the Borough to ensure the Borough can meet its housing needs across the plan period, that Green Belt boundaries can endure the possibility of further growth in Warrington and that the Outlying Settlements continue to be sustainable places to live.

Peel has critiqued the range of Spatial Options explored by the Council and outline their position that the options tested have been purposely developed and assessed to demonstrate that only a very constrained approach to the growth of the outlying settlements is sustainable. Peel disagrees with this approach and outlines that the 'incremental growth' option identified by the Council is arbitrary. As an alternative, Peel advocates increased disbursement of additional growth throughout the Outlying Settlements, in order to align with the additional housing need identified within Peel's representations.

## The evidence prepared by Peel covers the following broad themes, in regard to growth of the Outlying Settlements:

### Impacts of Additional Growth in the Outlying Settlements

Growth within the Outlying Settlements could be delivered through the utilisation of those areas of Green Belt which make no greater contribution to the Green Belt than those identified for growth around South Warrington.

Evidence shows that higher growth within the Outlying Settlements would not be more harmful to their character than those areas identified for growth in South Warrington.

The Outlying Settlements and sites within them are not considered individually within the Council's evidence base and instead are the subject of a number of generalisations. Peel maintains that it is not possible to make assumptions regarding proposed impacts of higher levels of growth and requests that individual sites and settlements are tested for their sustainability.

### A Higher Housing Requirement

Paper 2 of Peel's main representation demonstrates that the Local Plan should seek to deliver at least 1,000 dwellings per annum, plus a flexibility allowance of 20%. At this level of growth, an alternative strategy of 'greater disbursement' could be pursued, whilst maintaining the level of growth currently proposed for direction to Warrington.

In the context of a housing requirement of 1,100 dwellings per annum, the Outlying Settlements could accommodate up to 5,974 dwellings through Green Belt release, whilst also maintaining the level of growth so critical to supporting the regeneration and infrastructure benefits associated with the growth of Warrington itself.

### Viability of the Outlying Settlements

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.

Peel supports the Council's view that incremental growth of the Outlying Settlements is favourable to no growth, in the context of ensuring the long term viability of the settlements. However, more evidence is required in order to understand whether incremental growth is sufficient to ensure long term viability, or whether further growth is required to ensure a sustainable future for the Outlying Settlements.

### Summary

Peel's position is that the Outlying Settlements are capable of accommodating more than 'incremental' growth. Following points raised within Peel's main representation papers, an uplifted housing requirement would create a need for increased growth, which should be accommodated through Green Belt release in the Outlying Settlements.





# 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. Lymm is a large town close (c.1.5km) to the east of the urban area of Warrington. It lies south-east of the interchange of the M6 and A57 and north-west of the junction between the M6 and M56.

It has a population of c. 12,500 and has a wide range of shops, services and facilities.

## The Site and its Surroundings

The site is immediately adjacent to the built up area of Lymm, 0.5km to the north east of Lymm centre. It largely comprises underused agricultural land, including a number of paddocks. Field boundaries are marked by hedgerows and there are some areas of woodland within the site, with mature trees within hedgerows and at the site boundaries.

The site is bordered by residential properties off Rush Green Road to the north, Sandy Lane/Outrington Lane to the east and approved residential development to the West. The Bridgewater Canal forms the southern boundary. Oughtrington Community Primary School borders the site to the north east.

Lymm is conveniently located close to the M56 and M6 Motorways and the A56 passes close to the village, connecting it to Warrington.

The proposed location is well related to existing facilities serving the established local residential area, including a high school, three primary schools, two supermarkets, post office, banks, pubs, youth centre library and a range of recreational facilities.

The area is described in the Warrington Landscape Character Assessment (2007) as a *'smaller scale, more intimate rural landscape...often self-enclosed by woodlands and hedgerow trees...and hedgerows and hedgerow trees appear more luxuriant, larger and more well-formed and include a more diverse range of species'*.

There is a network of established trees and woodland areas across the site which lends character to the site and is of high ecological value.

The Grade II listed St Peter's Church is a local landmark and is occasionally visible from eastern parts of the site.

## Connectivity

Regular bus services serve Lymm, running between Warrington town centre and other local settlements.

A summary of bus services is provided below:








Service No.	Route	Frequency
CAT 5/5A	Altrincham - Warrington	Every 30 minutes (Monday - Friday daytime) Every 60 minutes (Sunday) 2 per evening
191	Oughtrington - Lymm	3 per day (Tuesday, Thursday and Friday)

The closest railway stations to the site are Warrington Central and Altrincham. These are served by the CAT 5 bus service.



Proposed Development Site in Settlement Context

KEY:

- |   |               |   |            |
|---|---------------|---|------------|
|  | Site boundary |  | Retail     |
|  | Bus routes    |  | Leisure    |
|  | Education     |  | Employment |
|  | Health        |   |            |



Images showing existing site context

# 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.



## KEY:

	Site boundary		Extent of flood risk on site (Flood zone)		Potential pedestrian connections to surrounding footpaths and open space
	Public Right of Way		HSE Consultation Zone		St. Peter's Church, Oughtrington
	Contours		National Trail		Existing consented development
	Retain existing vegetation within site where possible		Potential site access		Proposed woodland structure planting
	Existing water bodies/ watercourses		Potential emergency access		



Landscape Character and Landscape / Heritage Features Plan

KEY:

- |                             |   |   |   |
|-----------------------------|---|---|---|
| Site boundary               | Local Wildlife Site (QE5 Biodiversity + Geodiversity) | Nationally listed buildings/structure                                 | Landscape Character Area 3C: Lymm                       |
| Warrington Borough Boundary | Conservation Area (QE8)                               | Locally listed buildings  | Landscape Character Type 5: Floodplain                  |
| Contours                    | Strategic Green Links (CS6)                           | <b>Landscape Character Area (Warrington Borough Council LCA 2007)</b> | Landscape Character Area 5A: River Mersey/Bollin (East) |
|                             |   | Landscape Character Type 3: Red Sandstone Escarpment                  |   |

# 5. Green Belt Assessment

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

The area has previously been proposed to be removed from the Green Belt through the UDP First Draft Deposit (2001), which proposed that the parcel within which this site sits be designated as safeguarded land to meet future development needs beyond 2016. This was based on a recommendation made by the Inspector. In drawing this conclusion, the Inspector had regard to the Green Belt purposes of each area of land under consideration. He deemed it appropriate to recommend that this site be part of the Areas of Search for future development, reflecting its limited Green Belt contribution.

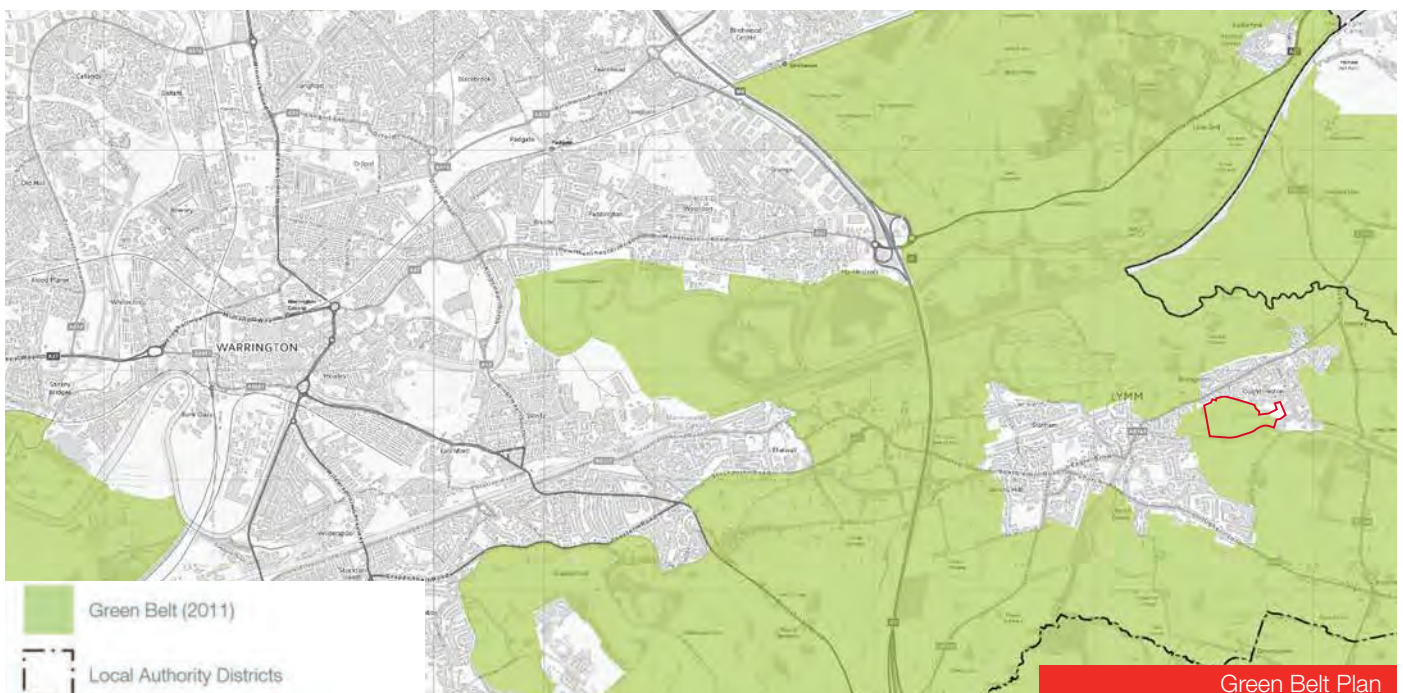
The designation was not ultimately taken forward into the UDP but this parcel has evidently been deemed to be potentially suitable for development, having regard to its Green Belt contribution, in the recent past and in the context of broadly the same Green Belt purposes as those set out in the Framework. This reinforces the position set out above that the parcel makes a very limited overall 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 on all sides and is wholly enclosed by features that serve to permanently contain the site. These are to be further strengthened for example by the addition of a woodland planting to the southern boundary, of residential development.
- The draft masterplan shows a significant area of planting and a new public footpath network along the southern boundary of the land proposed for development. This approach softens the site boundaries and limits the extent to which encroachment could occur.

It is noted that the Council has revised (in its 2017 Green Belt Assessment Addendum) its conclusion on the Green Belt contribution made by the parcel within which this site is located from 'moderate' to 'weak'. This is supported by Peel.





# 6. The Proposals

The land at Rush Green Road, Lymm has the essential components of a high quality place. It has a strong landscape framework and can form a logical and sustainable extension of the existing community.

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. Landscape Features

- Retain southern part of the site as open land. Existing trees and hedgerows to be retained as far as possible to create an attractive and mature landscape setting.

## 2. Enhance pedestrian and cycle links

- Create a network of footpath and cycle routes that enhance the site as a recreational resource and link to the existing recreational routes in the surrounding area.
- Improve links between the Cheshire Ring Canal Walk and the Public Right of Way along the northern boundary of the site and also to the Trans Pennine Trail further to the north. Improve footpaths connections to Oughtrington Primary School and the Lymm town centre.





### 3. Landscape structure

- Preserve existing trees, hedgerows, watercourses and ditches within new publicly accessible greenspaces where possible.
- Expand existing woodland areas, creating green wooded corridors and provide visual screening



### 4. Secure Development Parcels

- Create secure development blocks where the housing is orientated to maximise attractive views and internal open spaces -providing natural surveillance and an attractive outlook for residents.
- Existing trees along the field boundaries within the proposed development blocks would be preserved along road corridors to create a mature landscape setting.



## The Illustrative Masterplan

Peel has promoted the site for allocation at all stages of the Local Plan process. The land promoted by Peel at Rush Green Road is directly adjacent to the approved Bellway development (LPA Ref: 2017/31816) and beyond this to the west lies draft allocation OS7. The site is capable of delivering 112 units in one sustainable location, alongside the creation of a network of foot and cycle routes.

The site is deliverable within the plan period and as such other sites around Lymm should only be released from the Green Belt in order to deliver any residual requirements. Land directly to the south and east of the site could be safeguarded for future development, as shown below.

### KEY:

-  Site Boundary
-  Proposed safeguarded land / Green wedge
-  Existing woodland/trees
-  Proposed woodland/trees
-  Proposed open space
-  Proposed development cells
-  Proposed access
-  Potential Emergency Access
-  Potential pedestrian connections to surrounding footpaths and open space
-  Proposed main road
-  Proposed secondary road
-  Proposed private drive
-  Existing Public Right of Way
-  Proposed footpath network









## Proposed Allocations and Designations

The adjacent plan shows the promoted land alongside the existing proposed allocation OS7. The land promoted by Peel would form a logical extension to the existing built form whilst also allowing an extended area to be allocated alongside OS7. Land to the south could be safeguarded for future development, or reclassified as Green Wedge.

### Key

-  Green Belt parcel LY16 priority land to be released from the Green Belt
-  Area proposed by Peel to be allocated for development during the plan period
-  Area proposed by Peel to be designated as safeguarded land for future development or Green Wedge
-  Consented appeal scheme





Green Road

Water Canal

# 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)
- Heritage Appraisal (Turley)
- Preliminary Drainage Strategy (Shepherd Gilmour)
- Flood Risk Advice (Shepherd Gilmour)
- Landscape Sensitivity Assessment (Randall Thorp)
- Health and Safety Check (Shepherd Gilmour)
- Noise Screening Assessment (Miller Goodall)
- 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

An initial Ecological Appraisal has been carried out to identify the ecological constraints and opportunities and the development potential of the site.

The site does not form part of any statutory or non-statutory nature conservation designations. Woolston Eyes is the closest nationally protected nature conservation site and lies approximately 1.8km north west of site, it is designated as an internationally important site for breeding birds. Woolston Eyes is designated as a Site of Special Scientific Interest (SSSI) and as a Local Nature Reserve. Given the lack of connectivity between the site and Woolston Eyes it is unlikely to be negatively impacted by development opportunities. Owing to the distances (>1km) of other statutory or non-statutory nature conservation designations in the wider area, and taking account of the residential nature of the development proposals, it is very unlikely the development would result in any adverse effects on these sites.

The majority of the site has been identified as being of low ecological constraint, consisting of semi-improved neutral grassland vegetation 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, native species-rich hedgerow and trees, 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 compensation will be provided.

The presence of any protected species will be protected through the adoption of relatively simple design principles, which will be informed by future detailed survey work.

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 be 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 and Japanese knotweed) recorded within the site boundary which will enhance existing green corridors by removing species that exclude native vegetation.

**There are no ecological reasons to prevent the site being allocated for residential development.**



Heritage	<p>A Heritage Appraisal has been undertaken. This identifies heritage assets with the potential to be affected by development of the site, whilst also briefly describing their significance and setting.</p> <p>There are no significant heritage constraints. Any effect is likely to be minor and limited. Significance of the Grade 2 listed Lloyd Bridge is not affected by setting, as significance lies primarily in its age, intactness former function and association with the canal. Development of the type and arrangement identified in the masterplan will not adversely impact heritage assets.</p> <p><b>There is no heritage reason to prevent the site being allocated for residential development.</b></p>
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. Development can be located entirely within Flood Zone 1. 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><b>There is no flood risk reason to prevent the site being allocated for residential development.</b></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 there is nothing to indicate that there is anything about the landscape character of the study area which should be considered remarkable or out of the ordinary with the exception of the SSSI Woolston which is located to the north of the Study Area beyond the Manchester ship canal at a distance of 1.7km.</p> <p>The site is contiguous with the edge of the settlement of Lymm. The site comprises agricultural land, including a number of paddocks. The site is well related to the settlement of Lymm and is enclosed on three sides by the existing residential properties. The Bridgewater Canal forms the southern boundary of the site.</p> <p>The existing landscape features within the site would be preserved, and enhanced with new woodland areas to create green corridors and provide screening to the surrounding properties. New ponds and ditches could be linked to existing water courses to create a sustainable and attractive drainage network and improve biodiversity. The existing public right of way could be retained through a green corridor and a network of new footpaths and cycle routes could be incorporated into the design improving connectivity to the surrounding landscape and existing recreational route.</p> <p>The appraisal considers there is no reason why a well designed development that preserves and enhances the existing landscape features and Public Rights of Way within a green infrastructure network would have any significant effects the character of Lymm, or the character of the wider landscape of the Study Area.</p> <p><b>There is no landscape reason to prevent the site being allocated for residential development.</b></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><b>There are no arboricultural reasons to prevent the site being allocated for residential development.</b></p>
Land Quality	<p>The most recent use of the site was for agricultural purposes and it has never been subject to a use which may pose insurmountable contamination risks.</p> <p>A Predicted Agricultural Land Classification report has been carried out and states that the land comprises Grades 2 and 3a. Development may result in the loss of high quality agricultural land, however the benefits of development of development on Land at Rush Green Road have been outlined within this prospectus and within Peel's main representation and outweigh harm to agricultural land.</p> <p><b>There is no contamination reason to prevent the site being allocated for residential development.</b></p>
Health and Safety	<p>A preliminary consultation with the Health and Safety Executive (HSE) indicated that a Local High Pressure main passes along the southern boundary of the site and this is considered to be a major accident hazard pipeline. The site masterplan has been prepared to ensure that all development is located outside of any HSE zoning.</p> <p><b>There is no health and safety reason to prevent the site being allocated for residential development.</b></p>
Noise	<p>A Noise Screening Assessment has been carried out to review potential impacts of noise on the site. It is considered that noise would not be a barrier to residential development on the site although some areas of the site should be treated sensitively to preserve tranquillity. Good acoustic design should be considered in order to protect existing and future noise sensitive receptors.</p> <p><b>There is no reason to prevent the site being allocated for residential development on the basis of noise impacts.</b></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>A range of facilities and services within walking and cycling distance serves the site, including the adjacent Oughtrington primary school, the nearby Lymm high school; the adjacent Sainsbury's food store; and a range of health, shopping and leisure facilities in Lymm town centre.</p> <p>The appraisal confirms main access to the site can be achieved through Bucklow Gardens and feasibility level designs have been produced and the capacity of these assessed. Both will operate satisfactorily without giving rise to unacceptable residual highways effects on the local network. Site access is deliverable and achievable.</p> <p>Development in any location in the Borough will increase traffic flows on the local broad network surrounding it. The site at Lymm affords significant and many opportunities for local active travel making which will reduce traffic flows. Indications of traffic speeds in and around Lymm show that traffic conditions could not be categorised as severe and the Council's own conclusion is that there are no significant issues during peak hours.</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><b>There is no highways reason to prevent the site being allocated for residential development.</b></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.</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 onsite combined sewer. Further consultation will be conducted with UU.</p> <p><b>There is no drainage or sewerage reason to prevent the site being allocated for residential development.</b></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><b>The provision of services will not constrain the development of the site.</b></p>

## Suitability Conclusion

The technical appraisal demonstrates that the site is not affected by insurmountable constraints. The Masterplan as presented is fully deliverable.





# 8. Benefits

Site: Rushgreen Road, Lymm

Proposed development: 112 residential dwellings



**30%**  
affordable housing



Creation of new footpath links to the  
**Bridgewater Canal**



Creation of a network of  
**foot and cycle routes**

## Construction Phase<sup>1</sup>



**£25.9 million**

Estimated investment in the construction of the proposed development



**55 gross direct**

FTE (full time equivalent) jobs per annum of construction (4 years)

**45 direct net additional**

FTE jobs including 20 in Warrington

**25 indirect/induced**

FTE jobs, including 5 in Warrington



**£17.2 million**

Total GVA<sup>2</sup> economic output over a 4 year build period, including £6.4m in Warrington

## Operational Phase<sup>1</sup>



**£2.8 million**

Uplift in annual retail expenditure



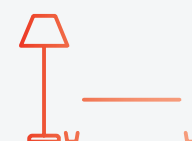
**£1.5 million**

Uplift in annual leisure expenditure



**35 Jobs**

Supporting retail and leisure related jobs annually



**£1.1 million**

Expenditure upon first occupation to make a 'house feel like home'



**235**

Working-age employed residents estimated to live on the new development



**£5.9 million**

Uplift in gross annual income from new employed residents



**£3.7 million**

Additional Council Tax revenue per annum for Warrington Borough Council

**£900,000**

Total New Homes Bonus payment to Warrington Borough Council

<sup>1</sup> All impacts net additional

<sup>2</sup> 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 Lymm

The site presents a sustainable and achievable development opportunity comprising residential development. It is capable of accommodating 112 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 Lymm whilst making a positive contribution to the long term sustainability of Lymm and its local services and infrastructure.

The site has the potential to form an attractive and desirable new neighbourhood which is a valuable addition to Lymm and which is fully integrated with it.

The concept masterplan provides a framework which responds to its context. An enhanced footpath network which links to existing routes beyond the site significantly enhances the accessibility and connectivity of the site with the surrounding countryside and provides an important recreation opportunity. The green buffer this creates along the southern boundary serves to significantly soften the appearance of the site and reflects the more rural character to the south. Existing features are retained and enhanced, with a particular emphasis on strengthening field boundaries and the canal frontage.

## 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. Moreover, there are no legal or ownership constraints which might present an obstacle to the early delivery of the site.

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 at Rush Green Road, Lymm. It is submitted as part of Peel's representations to the Warrington Local Plan Proposed Submission version consultation.

It demonstrates that the site represents a sustainable opportunity capable of accommodating a desirable and high quality residential development surrounded by a new linear park. It presents the opportunity to create a new community, integrated with Lymm and the surrounding area. Existing natural features will be retained and enhanced within and surrounding the site, particularly along the canal frontage.

The concept masterplan presented within the document provides a framework which responds to its context. It demonstrates that site is capable of accommodating 112 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, alongside improvements to green infrastructure.

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# 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 in this 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.
Reduce poverty, deprivation and social exclusion and secure economic inclusion	The provision and supporting of jobs and the generation will contribute to achieving this objective.

## Health and Wellbeing

Improve physical and mental health and reduce health inequalities	The site will incorporate areas of open space, including a large linear park adjacent to the canal, and a network of walking / cycling routes (which allow access to the surrounding countryside). These facilities will contribute to physical and mental health wellbeing for future residents and others in Lymm.
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 tenure, and a new linear park, 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 linear park, open space and walking / cycling routes proposed can be used for recreation and which 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 (Lymm). By providing good linkages between the site and the surrounding area future residents will have access to a range of facilities and services present in the town without the need to travel by car.</p> <p>Lymm is accessible by bus with regular bus services serve the town, running between Warrington town centre and other local settlements.</p>
Protect and enhance accessibility for all the essential services and facilities.	An increase in population in Lymm 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 and a large country park. It is capable of accommodating around 400 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 Lymm.
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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. A linear park and footpath network which links to existing routes beyond the site significantly enhances the accessibility and connectivity of the site with the surrounding countryside and provides an important recreation opportunity. The green buffer this creates along the southern boundary serves to significantly soften the appearance of the site and reflects the more rural character to the south. Existing features are retained and enhanced, with a particular emphasis on strengthening field boundaries and the canal frontage.

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 environmental 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. The canal-side context of the site is reflected in the proposed masterplan.

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.

There are no heritage assets close to the site.

## Biodiversity and Geodiversity

Protect and enhance biodiversity and geodiversity.

The supporting ecological appraisal provided within the technical appendix to this prospectus demonstrates that the site's ecological value is limited. The development provides the opportunity to enhance the site's ecological value through a careful and considered design approach and inclusion of features which will promote this.

## 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.

