
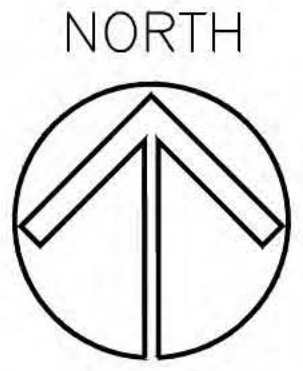




**LEGEND**

-  Application boundary
-  Access road
-  Areas of development
-  Soft landscaping
-  Flood zone 3
-  Existing path
-  Existing buildings
-  Existing trees



<p>Randle White Limited 11 Bradshaw Lane Grappenhall Cheshire WA4 2NJ 01925 601670 www.randlewhite.co.uk</p>	<p>Ray Broadsmith Pool Farm, Pool Lane, Lymm, Cheshire, WA13 9BW</p> <p><b>PROPOSED MASTERPLAN</b></p> <p>June 2019 RW Scale 1:250@A3 <b>18-098 (FEY)420 Rev_*</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: 8px;">Rev</th> <th style="font-size: 8px;">Date</th> <th style="font-size: 8px;">Initial</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> <td> </td> </tr> <tr> <td style="height: 20px;"> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev	Date	Initial							<p style="font-size: 8px;">The Copyright of this drawing belongs to Randle White Ltd and shall not be used or reproduced in any form without its express permission. The moral right of the Author is hereby asserted - Copyright © 2000.</p> <p style="font-size: 8px;">Do not scale from this drawing - Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.</p> <p style="font-size: 8px;">Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.</p> <p style="font-size: 8px;">Randle White Ltd shall not be liable for any use of drawings &amp; documents for any purpose other than for which the same were prepared by or on behalf of Randle White Ltd.</p>		
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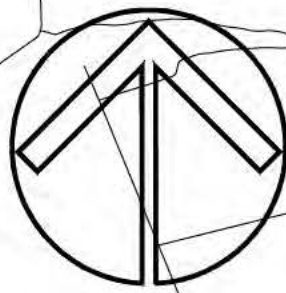
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n  
 Hotel



NORTH



Pool Farm

Coles Cottage

atham edge Hotel

WARRINGTON ROAD

**randle white architects**

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**RIBA**   
Chartered Practice

Ray Broadsmith  
Pool Farm, Pool Lane, Lymm, Cheshire, WA13 9BW  
**PROPOSED LOCATION PLAN**  
JUNE 2019 RW Scale 1:1250@A4  
**18-098 (FEY)450 Rev \***

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# Highway Statement



## Proposed residential development Pool Lane, Lymm, Cheshire

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Telephone: +44 (0)161 236 2757  
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[www.rsk.co.uk](http://www.rsk.co.uk)

Our reference: 662505-HS01-Rev00

### Introduction

RSK has been instructed to prepare a Highway Statement (HS) to support a site allocation for residential use of up to 9 dwellings on Pool Lane, Statham, Lymm.

This HS has been produced primarily to review the highway and transport aspects of the site to demonstrate to Warrington Borough Council that the development potential of the site meets the requirements of the highway authority in terms of access, sustainability and impact on the local highway network.

### Site location

The site is predominantly an area of grassland along with an access road serving commercial premises, and is located at Pool Lane, Statham, approximately 1.4km north west of the village of Lymm.

The site bounded by a commercial building to the north, open fields to the east and Pool Lane to the west. To the south of the site lies Oldfield Road which is a public footpath. The location of the application site is shown below:



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RSK Environment Ltd

Registered office

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Registered in Scotland No. 115530

[www.rsk.co.uk](http://www.rsk.co.uk)

## **Existing highway conditions**

Pool Lane is a horseshoe-shaped road connecting to Warrington Road at both ends. The site is located approximately 150m to the north of the westernmost junction onto Warrington Road which provides the main access to the site.

Pool Lane is a single-track rural road with a varying carriageway width between 3.4m to 5.5m only serving a few residential and commercial properties. The road is very lightly trafficked and although it is subject to a 60mph speed limit, due to the alignment and width of the road, these speeds are not achievable.

Statham Lodge Hotel is immediately to the west of Pool Lane and has a separate entrance to Warrington Road with an access road running parallel to Pool Lane. A secondary entrance/exit from Pool Lane to the hotel car park is located some 100 metres to the north of its junction with Warrington Road. As the road is very lightly trafficked, observations indicate that the road operates satisfactorily.

Warrington Road is a single carriageway road running in an east-west direction to the south of the site providing access from A56 Stockport Road to the village of Lymm. The road is subject to a 30mph speed limit and benefits from street lighting and an existing footway flanking the north side of the carriageway.

A review of STATS19 accident data covering a five-year period from 2013-2017 has been carried out within an area of 200m of the site access including the junction between Pool Lane and Warrington Road.

The data has demonstrated that no accidents have been recorded within the study area in the last five years. Therefore, the accident record does not demonstrate any existing pattern of incidents or trends that would suggest any underlying cause relating to the operation of the highway that could be affected by the potential future development.

## **Accessibility**

The site is located within a convenient location within acceptable walking distance from Lymm village centre which comprises various amenities and facilities, including a primary school, nursery, post office, police station, several pubs/restaurants, health facilities, food/retail shops and bus stops. All of these amenities are within a 20-minute walking distance from the site and can be accessed along Warrington Road, Star Lane and Whitbarrow Road.

Although Pool Lane does not provide a footway, the lightly trafficked and rural nature present a suitable environment for pedestrians and vehicles to share the road space. Manual for Streets highlights that such an environment is acceptable where two-way vehicle movements are less than 100 per hour. In addition, a public footpath passes along the southern boundary of the site, connecting to the cul-de-sac of Oldfield Road which serves residential properties and provides appropriate footways alongside and onward pedestrian connections to Warrington Road.

The site benefits from bus stops located immediately to the east of the junction between Pool Lane and Warrington Road, only a 2-minute walk from the site. The bus stops are served by The Cheshire Cat bus and provide services every 30 minutes between Altrincham Interchange and Warrington Interchange from Monday to Sunday. This would offer residents with the opportunity to use public transport to access employment, retail and leisure facilities in surrounding areas, as an alternative to the private car.

Overall, the site benefits from a good level of accessibility to a range of everyday facilities within walking distance from the development site.

### **Development potential**

The site has the potential to accommodate a residential development of up to 9 new homes with associated parking. Currently the site is accessed from an existing track which has been serving the commercial building adjacent to the north of the site.

The potential development would seek to improve the existing access which would be designed as a 5m carriageway with new 6m kerbed radii. The site would also include a 2m footway along the southern side of the road and a turning area to allow vehicles to turn within the site and exit in forward gear.

Furthermore, there is also potential to improve the site frontage within the existing adopted highway to widen the carriageway to 4.5m, allowing for two vehicles to pass. Oldfield Road, which is currently a Public Right of Way, could also be upgraded to provide an adequate pedestrian footpath with new surfacing and lighting.

The proposed site layout is included in appendix 1.

As previously mentioned, Pool Lane is subject to a 60mph speed limit. However, due to the restricted forward visibility and narrow carriageway, observed vehicles speeds are significantly less than the speed limit. The design speed has therefore been reduced to a more realistic 20 mph. This could be supported by a reduction in the speed limit and, if necessary, traffic calming features. However, the design of the road is expected to maintain low speeds.

The drawing included in appendix 1 illustrates that visibility splays of 2.4 x 25m, which represent a design speed for 20mph, are perfectly achievable.

The junction of Pool Lane onto Warrington Road is an established junction used by residents, commercial premises and the Statham Lodge Hotel. The existing entrance to the hotel is immediately to the west of this junction. However, both junctions are very lightly trafficked and are observed to not interfere with each other. The achievable visibility splays from Pool Lane are in line with Manual for Streets recommendations for 30 mph, equating to 2.4 x 43m in both directions. The walls alongside the hotel entrance are at a height of 600mm and therefore a driver's vision passes over the top of the wall.

The development proposals will add 9 dwellings to Pool Lane, which are expected to each generate an average of 5 total movements per day. This equates to a daily increase of just 45 vehicle movements at the junction onto Warrington Road, which will be spread across the day and highly unlikely to result in capacity issues either along Pool Lane or at the junction.

## **Conclusion**

RSK has been instructed to prepare a Highway Statement (HS) to support a site allocation for residential use of up to 9 dwellings with associated parking on Pool Lane, Lymm, Cheshire.

The potential development would seek to improve Pool Lane and also the Public Right of Way located to the south of the site.

The site benefits from a good level of accessibility to a range of everyday amenities and facilities and benefits from public transport located within a short walking distance.

Overall, the site has the potential to deliver a sustainable development that provides good connectivity to neighbouring areas to encourage active travel and reduce the use of the private car for short journeys.

On the basis of the above assessment it is concluded that there are no outstanding reasons why the site should not be allocated within the emerging Local Plan on highway grounds.

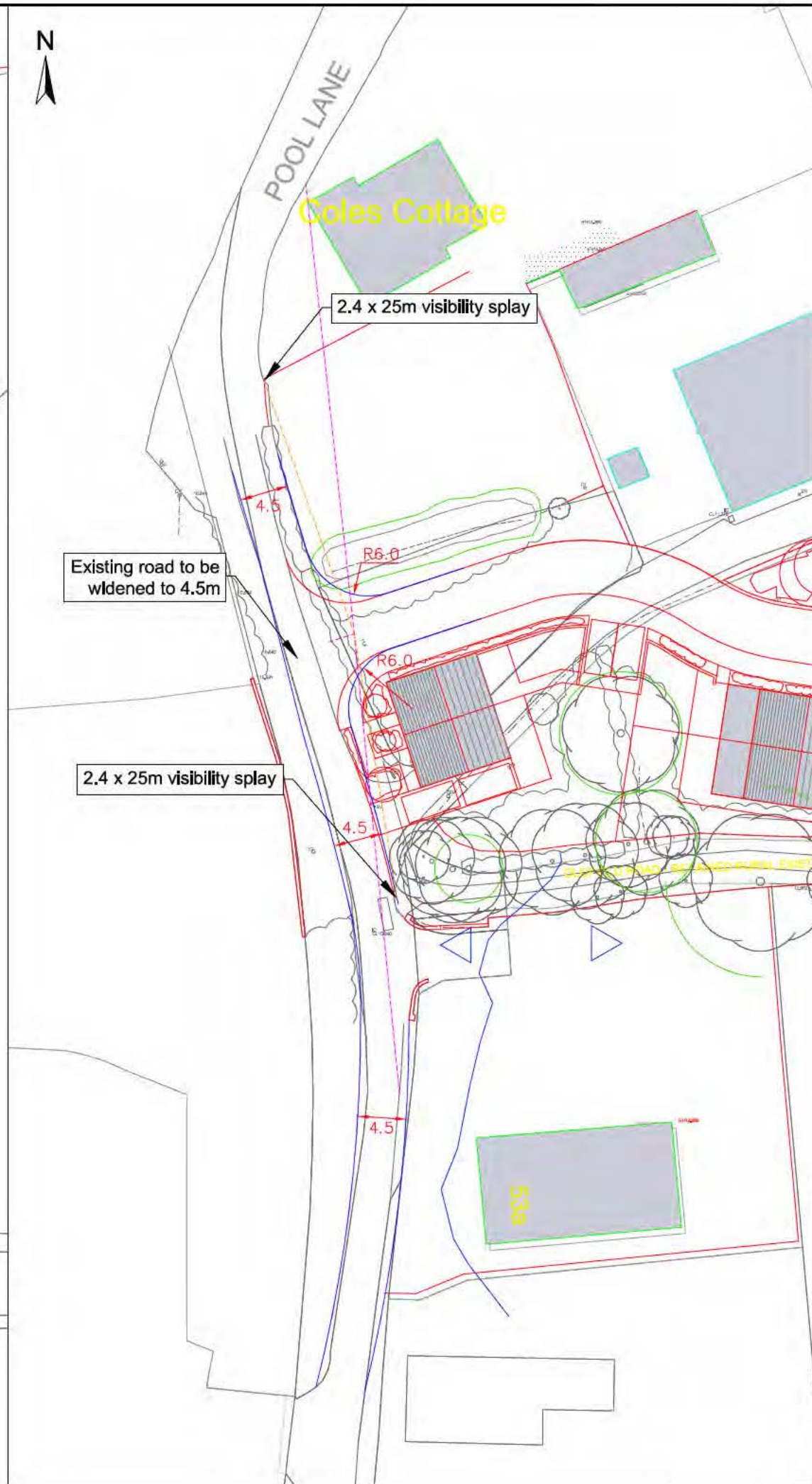
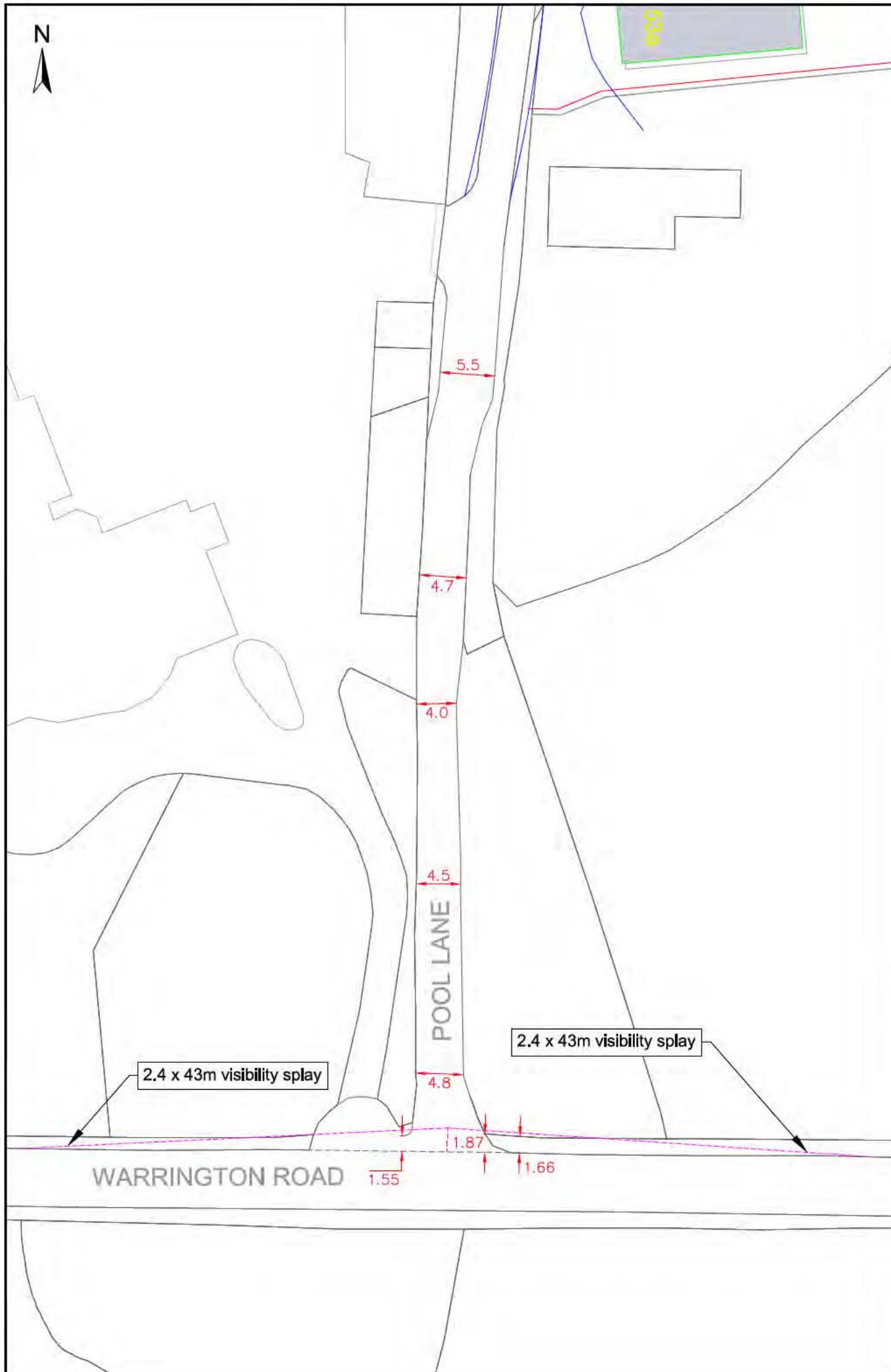


# **APPENDIX 1**

## **PROPOSED SITE ACCESS ARRANGEMENTS**

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**Legend**

Rev.	Date	Amendment	Drawn	Chkd.	Appd.



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Client

Project Title  
**Pool Lane, Statham, Lymm  
 Cheshire**

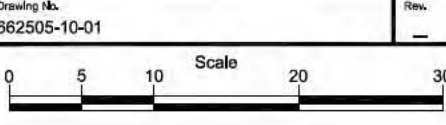
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**Proposed site access arrangements**

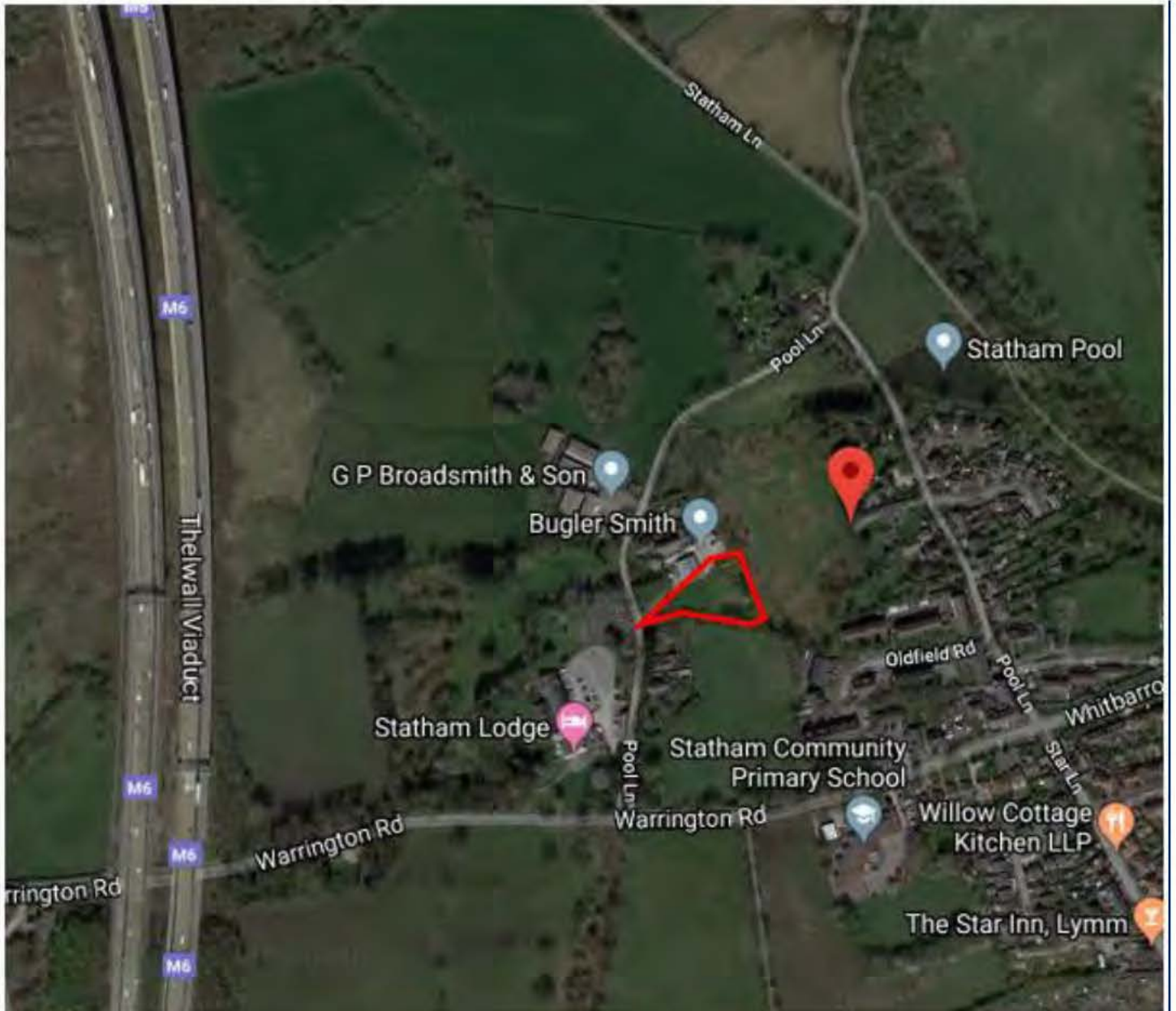
Drawn	Date	Checked	Date	Approved	Date
MQ	11/06/19	IW	11/06/19		

Scale	Orig Size	Dimensions
1:500	A3	METRES

Project No.	Drawing File
662505	

Drawing No.	Rev.
662505-10-01	





# Warrington Borough Council Draft Local Plan

Representations on behalf of GP Broadsmith &  
Son

## CONTACT DETAILS

### AGENT

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## 1.0 Introduction

- 1.1 These representations are made by Fisher German on behalf of the landowner, GP Broadsmith & Son, in respect of the Warrington Draft Local Plan Consultation.
- 1.2 Our client is presenting a triangular area of land at Pool Lane, Lymm, to the south of Pool Farm and Stannian Fold Offices. The site extends to approximately 0.288 hectares in area. The site was previously submitted during the 'Call for Sites' exercise and Local Plan Review consultation in 2017.
- 1.3 The site was assessed in Warrington's Green Belt Review Assessment 2018 Reference; R18/004, the outcome of the assessment being that the land makes a 'Weak contribution' to the Green Belt. Prior to the 2018 assessment, the site formed part of LY3 parcel in the Green Belt Assessment published October 2016.
- 1.4 The representation intends to comment on the proposed policy content of the Draft Local Plan and whether the Plan complies with the legal requirements of the 'duty to cooperate' and meets the 'Tests of Soundness'
- 1.5 The following documents submitted are supporting this representation:
- Flood Risk Assessment
  - 25 Years Period- undefended
  - 100 Years Period- undefended
  - Stage 1 Tree Survey
  - Ecology Walkover Survey
  - Highway Statement
  - Proposed Location Plan
  - Proposed Masterplan
  - Proposed Block Plan

## 2.0 Examination of Draft Policies

- 2.1 The representations to the following policies are made because they are in my client's interest and have relevance to their land.

### Policy GB1- Green Belt

- 2.2 We recognise that Warrington's Green Belt plays an important role in ensuring the separation from neighbouring towns and cities and essentially preventing urban sprawl.

- 2.3 Additionally, we recognise the requirement for Green Belt release to meet the development needs of the Borough. The land proposed for release is around 11% of the current total Green Belt.
- 2.4 Policy GB1 recognises the land which is proposed to be removed from the Green Belt. Although 11% Green Belt release sounds positive for development needs, there is some concern over distribution, with a heavy concentration around Warrington town. The largest Green Belt release allocations are focussed in two areas; The Garden Suburb and **Warrington's Waterfront / Port** area as seen in Figure 1. The Garden Suburb intends to be a large-scale strategic site providing a multi-use settlement for the borough. However, if this site or much of this site does not become fully deliverable for development, the Council has essentially targeted Green Belt un-strategically and the unplanned and unsustainable release of Green Belt areas elsewhere in the borough becomes a strong possibility.
- 2.5 Lymm is recognised in the policy as a settlement inset from the Green Belt, therefore within the settlement new build development is permissible providing it complies with policy. However, there is insufficient land within the settlement to meet development needs and settlement allocations have been sought for to be removed from Green Belt on the edge of Lymm Settlement boundary: these are identified in Figure 1.
- 2.6 Our client's land adjoins a draft allocation at Pool Lane (see details below), as part of the 'land at Lymm' removal from the Green Belt. As previously assessed by the Council, the land makes a 'weak contribution' to the Green Belt. It is a small area of land, divorced from the rest of the farm's land and is therefore of very limited agricultural value. It is essentially landlocked, with the adjoining field to the east being in a different ownership. The development of the land would represent a small infill site between housing to the south and the group of buildings around Pool Farm / Stannian Fold to the north and would be a highly logical and sustainable location to develop. Further details will be provided in the sections below.

#### Policy DEV1- Housing Delivery

- 2.7 The Plan identifies the requirement for a minimum of 18,900 homes to be delivered over the 20-year Plan period, and to support the increasing economic growth to the area.
- 2.8 Four sites have been allocated to be removed from Green Belt on the fringe of Lymm Inset Settlement Boundary and become '**Settlement Allocations**', as seen in Figure 1.

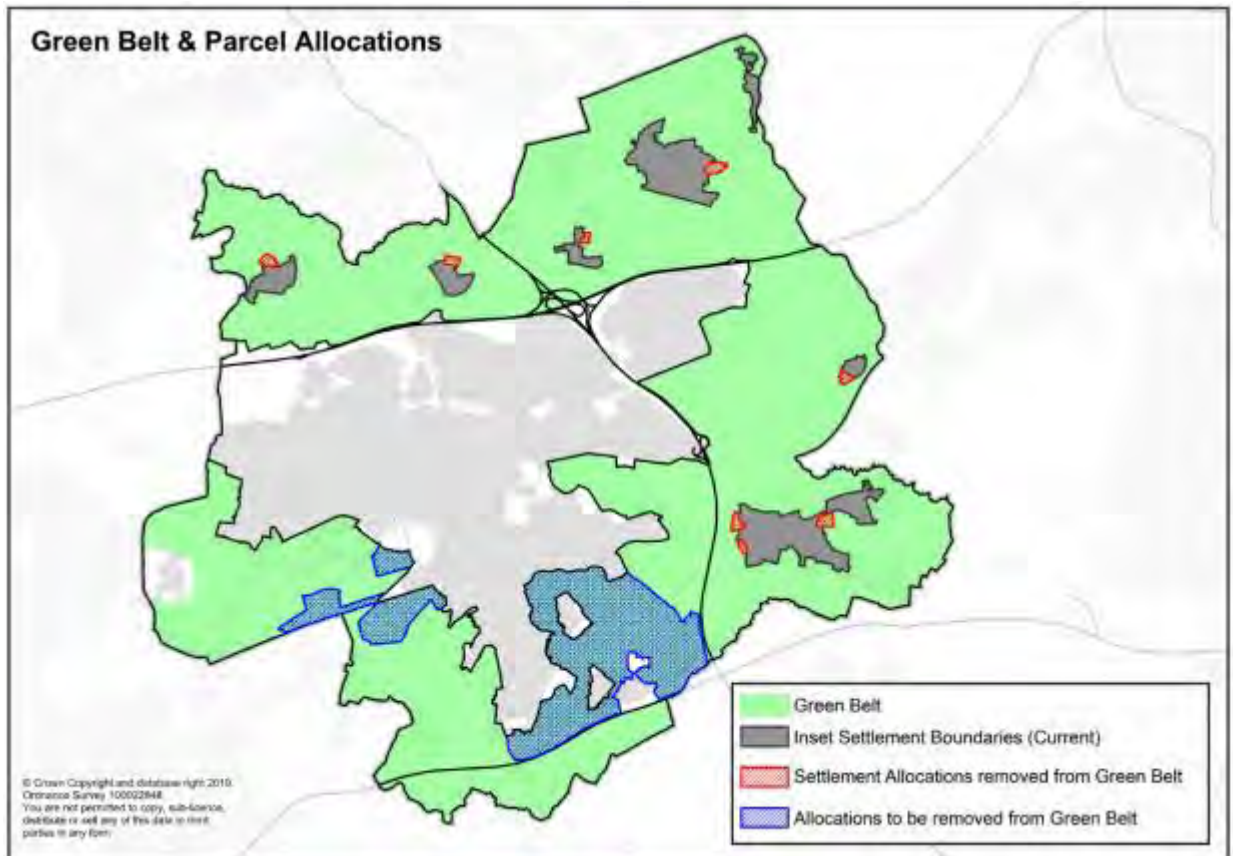


Figure 1. Location of Green Belt and Parcel Allocations (Warrington Council).

2.9 The following sites have been identified as 'Settlement Allocations' to be released around Lymm for residential development;

- Massey Brook Lane- minimum of 60 homes
- Pool Lane- minimum of 40 homes
- Rushgreen Road/ Tanyard Farm- minimum of 200 homes
- Warrington Road- minimum of 130 homes.

These sites comprise a total of 430 homes to be developed on the edge of Lymm.

Policy OS6- Lymm (Pool Lane)

2.10 The land at Pool Lane has been allocated for Green Belt release and for a residential development site providing a minimum of 40 homes. It is north of a larger proposed allocation called the 'Warrington Road site'. Together they represent a significant amount of greenfield Green Belt land to the west of Lymm of around 170 dwellings.

2.11 The proposed map of the allocation is as follows:

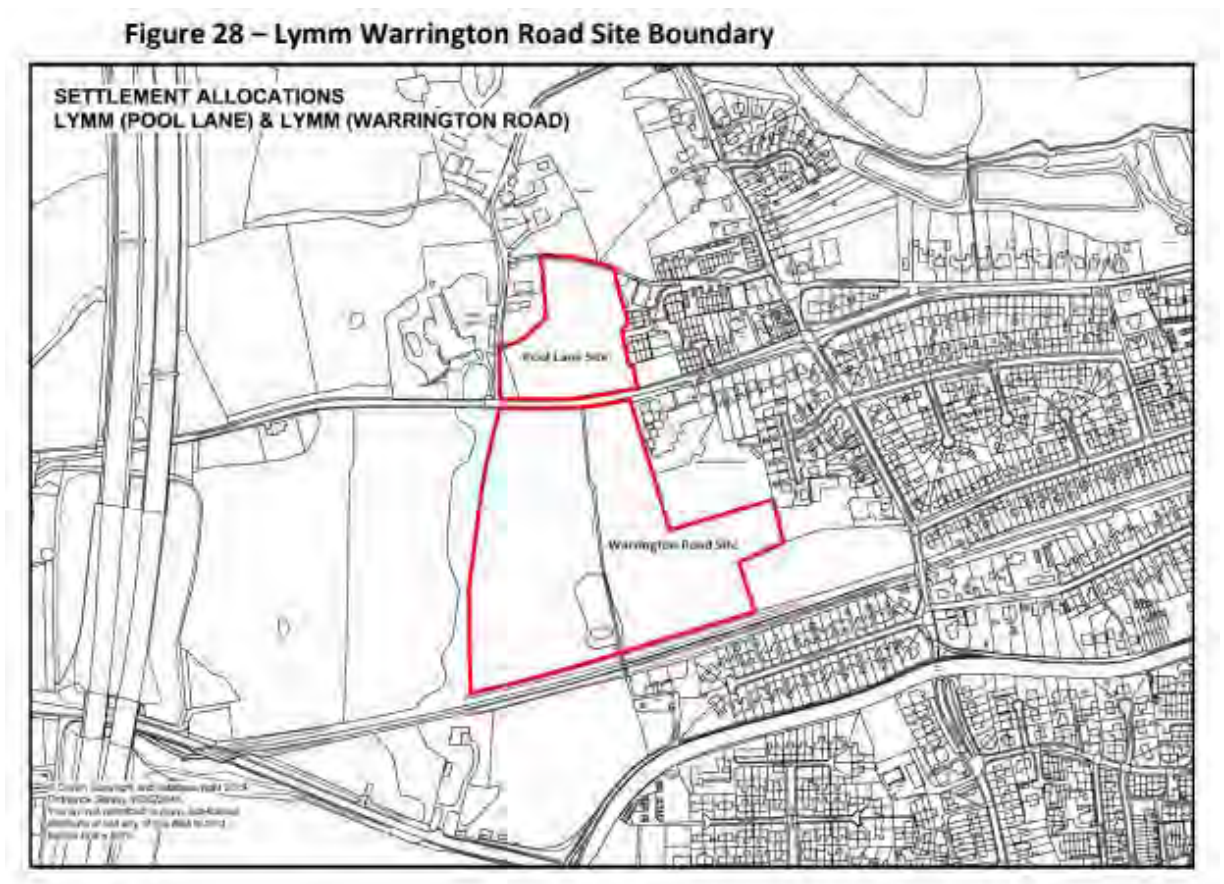


Figure 2. Pool Lane and Warrington Road Site Allocations (Warrington Borough Council).

- 2.12 The site is to be in line with the draft Neighbourhood Plan and provide a mix of types and tenures of housing to ensure a contribution is made to the boroughs identified needs. The Policy states a minimum of 30% should be affordable in accordance with Policy DEV2.
- 2.13 The policy goes on to identify the site for residential development and the requirements it will have to meet in terms of community facilities; open space and recreation, natural environment; Green Belt; transport and accessibility; utilities and environmental protection; and historic environment.
- 2.14 Paragraph 10.12.8 notes that the 'greenfield and relatively unconstrained nature of the site will enable the site to be delivered in the early part of the plan period'. This is not disputed, and it is encouraging to see a sensible and pragmatic approach being taken to the release of Green Belt land for development.
- 2.15 Notwithstanding, it is noted that the land is certainly more valuable in terms of its agricultural potential than our clients land, and it should not be taken as a given that such a Green Belt

release won't generate controversy. Even if the land is released, the delivery of large-scale development sites can very often end up more complex than originally envisaged and it is perfectly sensible to incorporate a buffer, particularly if there is adjoining land that is of low value by any definition and also readily available for development. Our clients land could be easily incorporated into the Pool Lane allocation to provide a more rounded and logical urban extension to the west of Lymm, and to prevent the creation of an awkward infill plot. In the interests of good planning, it is far more logical to enable a comprehensive plan to come forward that develops housing around an improved Oldfield Lane and overall represents a more sustainable use of the land.

### 3.0 Suitability of land at Pool Farm

- 3.1 Land at Pool Farm was promoted during the 'Call for Sites' process in 2017 (Ref: R18/004) as a residential allocation to be released from the Green Belt.
- 3.2 The site was assessed during the Green Belt Assessment in 2016, 2018 and during the SHLAA process. Although assessed and the outcome of Green Belt assessment being a weak contribution, the site has yet to be allocated for residential development and does have clear scope to provide a small-scale infill housing site on the edge of Lymm settlement boundary.
- 3.3 As identified in Policy OS6, Pool Lane has been allocated for 40 homes, and my client's site, a clear logical expansion of the proposed allocation, has been denied development potential despite its overall low value.
- 3.4 The site sits aside from the current draft allocation and places a clear 'gap' between the proposed residential site and the employment offices of Stannian Fold. As a low-impact B1 development, there is no environmental requirement for a buffer to be left to any new housing development to the south. The site was recognised in the assessment as not being overly important in creating a separation gap to any adjoining settlements, due to the M6 ensuring that a good degree of separation will always be retained, and therefore preventing two towns merging without the need to have the Green Belt designation.
- 3.5 That said, the site is not without some constraint, which at face value reduced its developability. However, on closer inspection the site does have potential, which will be demonstrated in this statement. Flood risk, access, ecology and arboricultural constraints have all been investigated and the results show that there is potential of enough scale to render a housing development as viable and eminently deliverable.



- 3.6 The attached plan provides a high-level analysis of the various constraints on the land, and this will be referred to in the various sections below.
- 3.7 The land is fully deliverable and available immediately. The housing trajectory of Policy Dev1, states within the first 5 years 847 homes per annum should be completed, and this site will enable the target to be met within the first 5 years of the plan. It is suggested that the site could accommodate up to 10 dwellings, and form part of a wider allocation to the west of Lymm. Scale is important to developers and a larger site will increase the chances of early delivery. The incorporation of the land would enable Oldfield Road to be incorporated into a design and improved, thereby greatly improving the connectivity of the development with the adjoining settlement.
- 3.8 In terms of housing development, the site is located currently on the edge of Lymm's existing settlement boundary, a settlement which is identified as sustainable for new residential development. The site is well located to Lymm and is well connected to the local infrastructure and public transport network, being also easily accessed from the M56 and M6 motorways. The excellent transport links with the region will create future growth opportunities.
- 3.9 Nationally, the government attaches great importance to Green Belts, with the fundamental aim of Green Belt policy preventing urban sprawl and keeping the land permanently open.
- 3.10 The Green Belt serves five purposes as stated in Paragraph 134 of National Planning Policy Framework (2019). Against those five purposes the following comments can be made:
- a) *To check the unrestricted sprawl of large built-up areas;*  
Lymm is a modest and well-contained built-up area, and the site will sit close to the main settlements; therefore, the release of the parcel would not create any sprawl of a large built-up area.
  - b) *To prevent neighbouring towns merging into one another;*  
The site represents a small infill plot between a draft allocation and a small commercial site and farm, with the hard barrier of Pool Lane beyond. There would be no prospect of towns merging as a result of developing this site.
  - c) *To assist in safeguarding the countryside from encroachment;*  
The land is contained by Stannian Fold to the north, Pool Lane to the west and Oldfield Road to the south, with a draft housing allocation beyond. The only possible boundary

with no physical barrier is to the east, but the land beyond is outside our client's control and is also subject mostly to flood zone 3 coverage, which will render future development very difficult. This means there would be no realistic prospect of encroachment by the development of the site.

d) *To preserve the setting and special character of historic towns; and*

The parcel of land has no impact on the preservation, setting or special character of historic towns due to its location away from the immediate settlement.

e) *To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

The purpose of Green Belt release allocations on the edges of Lymm is because there is very limited suitable brownfield or urban land to be recycled. The Council has already decided that Green Belt release is the only way to ensure the delivery of the Borough's development needs.

3.11 The test in NPPF terms regarding alterations to Green Belt boundaries is whether there are exceptional circumstances. The Council already considers that justification exists and has sought to strike the right balance between Green Belt release and protection. However, in our view, the compromise is not sufficiently weighted at this stage to ensure a realistic and deliverable plan. The incorporation of our client's land will enable a low-value and non-controversial site to be developed and to contribute towards meeting the borough's needs.

3.12 The attached plan (18-098 (FEY)410) provides a high-level indication of how a development could take place on the land. It has been prepared with reference to technical work regarding flood risk, highway access, ecology and trees that has been undertaken. A summary of those studies is provided below.

### Flood risk

3.13 The site is partially constrained by flood zone 3, but a good proportion is flood zone 2. The draft Pool Lane allocation includes a large amount of flood zone 2 land, meaning that the Council has already accepted that building on such land will be required to meet the Borough's development needs.

3.14 The attached Flood Risk Assessment (11<sup>th</sup> June 2019) demonstrates that none of the site lies within Flood Zone 3b 'Functional Floodplain', which is the flood zone showing the areas that flood the most frequent. The 100-year flood outline shows that there is a developable strip of land adjacent to Oldfield Road where housing could be erected, with an access linking with Pool Lane. The general zones are indicated on the attached plan (KRS.0423).

- 3.15 Paragraph 150 of the NPPF 2019 advises that new development should be designed to avoid increased vulnerability to the impacts of climate change, and that where development is brought forward in vulnerable areas, care should be taken to ensure risks can be managed through various measures.
- 3.16 Paragraph 155 advises that where development is to take place in areas at risk of flooding the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.17 As stated above, the Council has already accepted that development within flood zone 2 is justified to meet with the Borough's development needs. Paragraph 163 of the NPPF advises that it is important for flood risk to not be increased elsewhere. Beyond this, there is a range of criteria for assessment of individual schemes, which includes the location of vulnerable development on parts of the site of lowest flood risk.
- 3.18 There is enough land within flood zone 2 to render the site as suitable for development. The fact that the highest risk flood area represents only a 100-year probability points to a need to take a pragmatic approach on the site. A development could be designed to ensure suitable flood resistance and resilience, that a suitable drainage scheme is employed, that residual risk can be managed and that a suitable emergency plan can be formulated enabling an improved Oldfield Road to be used as a secondary escape route.
- 3.19 As such, it is not considered that flood risk is an insurmountable barrier to developing this site.

### Highway access

- 3.20 Initial design work has been carried out and this has established that a suitable access can be achieved, which is indicated on the attached plan (662505-10-01). There would need to be a more detailed analysis to accompany a planning application, but the initial work has shown that a safe and suitable highway access can be achieved.
- 3.21 In addition, the scheme would also address Oldfield Road and allow for its improvement, thereby providing an essential pedestrian link to Lymm and boosting the connectivity and sustainability credentials of the site.

## Ecology

- 3.22 The attached email, 'Pool Lane, Lymm- Ecology Walkover Survey' from Richard Roe confirms that a survey has been carried out and there are no features of ecological value on the site that might preclude development, subject to detailed design.

## Trees

- 3.23 A Stage 1 Tree Survey has been carried out and the attached documents (BS5837:2012) provide details of arboricultural constraints. Suffice to say, subject to detailed design, there is enough scope to develop the site whilst not causing an unacceptable arboricultural impact.

## 4.0 Conclusions

- 4.1 The current chosen draft allocations to be released from Green Belt at Lymm provide a minimum of 430 homes to be delivered over the plan period, and all sites have been assessed against Green Belt policy and published publicly. My **client's** site has been assessed as a weak contribution to Green Belt and therefore should be fully considered as a small residential development opportunity, as part of a wider site which is already a draft allocation for a minimum of 40 homes (Policy OS6). This shall provide a natural addition/ extension to an already allocated site.
- 4.2 Work has been carried out to show that, whilst constrained, the issues can be overcome, and the supporting information provides enough evidence to show that the site is developable for housing. The Council has demonstrated pragmatism in terms of the adjoining draft allocations, and it is perfectly logical and reasonable to apply the same logic to our client's land.
- 4.3 The site provides a small opportunity for Lymm to provide a few more than the minimum homes over the plan period and a site which will not affect the merging of any towns for urban sprawl due to the existence of clear physical barriers as described above.
- 4.4 As identified, national Green Belt policy is restrictive and essentially, Green Belt is fixed and should never need to be developed. The increased growth rates and targets that Local Authorities are facing has enabled this opportunity to review their Green Belts and provide a release of land to deliver the targets which cannot be done so on other brownfield sites in the borough.

- 4.5 It is good practice for Local Authorities to review their Green Belt during the process of preparing a new Local Plan, although with the recognition that this assessment should not be reviewed again until the end of the plan period. Therefore, providing enough land, not only for housing (although recognisably the largest target for land to be met nationally by government) but employment land is crucial to avoid slipping into a situation where speculative and unplanned developments come forward that may be much more harmful.
- 4.6 Warrington as a Local Authority is located within one of the key areas in the North West for employment opportunities and growth, given the positioning of road, rail and shipping networks. Growth in employment to the region generates the need for further residential development within the settlements in the borough, and it is sustainable for people to live and be employed within the same area, and for the economy to grow through retaining the income, therefore housing figures should coincide with economic growth.
- 4.7 **'Settlement Allocations'** are an ideal mode of enabling this through allocating land that has been assessed as a weak contribution to Green Belt and can clearly become developable once another development has been approved. **Our client's land is perfect for consideration** as part of the wider allocation.
- 4.8 My **client's** site is fully deliverable as a residential allocation and the land is fully available immediately.
- 4.9 Therefore, we request the land to be reassessed against Green belt policy for the suitability to enable the growth of the residential area of Lymm and provide more than the minimum requirement of homes for Lymm.
- 4.10 Warrington Council will not want to see the Local Plan as a failure and rather be a success, and the attractiveness and deliverability of sites is a key factor. At present, it is considered that the draft Local Plan is too rigid and perhaps bends too greatly in the direction of causing less controversy. It is apparent that tough decisions need to be made regarding the future of areas of Green Belt land in the Borough if its aspirations are to be realised.

**Our Ref:** KRS.0423.001.R.001.A

**Date:** 11<sup>th</sup> June 2019

**RE: FLOOD RISK ASSESSMENT: POOL FARM, POOL LANE, LYMM, CHESHIRE, WA13 9BW**

This Flood Risk Assessment (FRA) has been prepared by KRS Environmental Ltd for the proposed development at Pool Farm, Pool Lane, Lymm, Cheshire, WA13 9BW.

**Historic Flooding**

The Environment Agency has confirmed that the site did not flood during the December 2015 flood event. There are no records of anecdotal information of flooding at the site. The British Hydrological Society "Chronology of British Hydrological Event<sup>1</sup>" has no information on flooding within the vicinity of the site. No other historical records of flooding for the site have been recorded. Therefore, it has been concluded that the site has not historically flooded.

**Existing and Planned Flood Defence Measures**

A gated sluice structure is located on the Manchester Ship Canal and controls the flow backing up the Manchester Ship Canal from the River Mersey.

**Environment Agency Flood Zones**

A review of the Environment Agency's flood map indicates that the northern part of the site is located in Flood Zone 3 and therefore has a 'high' probability of fluvial flooding with a 1 in 100 or greater annual probability of river flooding (>1%) in any year. The southern part of the site is located in Flood Zone 2 and therefore has a 'medium probability' of fluvial flooding, with between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%) in any year.

The Flood Zones are the current best information on the extent of the extremes of flooding from rivers or the sea that would occur without the presence of flood defences, because these can be breached, overtopped and may not be in existence for the lifetime of the development.

**Flood Vulnerability**

In the Planning Practice Guidance to the NPPF, appropriate uses have been identified for the Flood Zones. Applying the Flood Risk Vulnerability Classification in the Planning Practice Guidance to the NPPF, the proposed use is classified as 'more vulnerable'. The Planning Practice Guidance to the NPPF state that 'more vulnerable' uses are appropriate within Flood Zone 2 after the completion of a satisfactory FRA.

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<sup>1</sup> <http://www.dundee.ac.uk/geography/cbhe/>

### **Fluvial (river) Flooding**

The Stratham Pools Brook is located approximately 150 metres to the north east of the site. Bridgewater Canal is located approximately 400m to the south of the site. Therefore, the risk of fluvial flooding is considered to be of **low significance**.

### **Tidal (coastal) Flooding**

The site is not located within the vicinity of tidal flooding sources and the risk of tidal flooding is considered to be **not significant**.

### **Groundwater Flooding**

Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded. Groundwater flooding tends to occur sporadically in both location and time. When groundwater flooding does occur, it tends to mostly affect low-lying areas, below surface infrastructure and buildings (for example, tunnels, basements and car parks) underlain by permeable rocks (aquifers). The site has a low risk of groundwater flooding, the risk of flooding from groundwater flooding is considered to be of **low significance**.

### **Surface Water (pluvial) Flooding**

The soil condition at the site and within the vicinity of the site and the topography of the site suggest that the site is relatively well drained and surface water flooding would not be expected to accumulate to any significant depths. Surface water flooding tends to occur sporadically in both location and time such surface water would tend to be confined to the streets around the development.

The Environment Agency Surface Water flood map shows that the site has very low risk of surface water flooding with a chance of flooding of less than 1 in 1000 (0.1%) years. Therefore, the risk of flooding from surface water flooding is considered to be of **low significance**.

### **Sewer Flooding**

Sewer flooding occurs when urban drainage networks become overwhelmed and maximum capacity is reached. This can occur if there is a blockage in the network causing water to back up behind it or if the sheer volume of water draining into the system is too great to be handled. Sewer flooding tends to occur sporadically in both location and time such flood flows would tend to be confined to the streets around the development.

It has been assumed there are existing sewers near to the site and these will inevitably have a limited capacity so in extreme conditions there would be surcharges, which may in turn cause flooding. Flood flows could also be generated by burst water mains, but these would tend to be of a restricted and much lower volume than weather generated events and so can be discounted for the purposes of this assessment.

Given the design parameters normally used for drainage design in recent times and allowing for some deterioration in the performance of the installed systems, which are likely to have been in place for many years, an appropriate flood risk probability from this source could be assumed to have a return period in the order of 1 in 10 to 1 in 20 years. The provision of adequate level difference between the ground floors and adjacent ground level would reduce the annual probability of damage to property from this source to 1 in 100 years or less. The risk of flooding from surface water flooding to the site is considered to be **not significant**.

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### **Flooding from Artificial Drainage Systems/Infrastructure Failure**

The Manchester Ship Canal is located approximately 450m to the north of the site. The principal flood risk to the site is from flooding from the Manchester Ship Canal. The risk of flooding from the Manchester Ship Canal is considered to be of **high significance**.

There are no other nearby artificial water bodies, reservoirs, water channels and artificial drainage systems that could be considered a flood risk to the site. Figure 5 shows that the site is not at risk of flooding from reservoir failure. The risk of flooding from artificial drainage systems/infrastructure failure is considered to be **not significant**.

---





**Subject:**  
**Date:**



Pool Lane, Lymm- Ecology Walkover Survey  
14 June 2019 11:46:40

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Hi Nial,

I completed an Ecology Walkover Survey at the Pool Lane site on the 29<sup>th</sup> May.,

In summary the site is mostly of limited ecological value comprising of areas of improved pasture plus a small corner of neglected pasture at the front of the site which has developed into coarse, species-poor, semi-improved grassland habitats.

The only features of conservation value are considered to be the footpath that runs along the southern boundary of the site and its associated double hedgerow/treeline and the agricultural hedgerow along the eastern boundary of the site. These features are likely to be of value to nesting birds and other wildlife including foraging bats, small mammals and invertebrates.

Where possible it is recommended that these features are retained along with an appropriate buffer between the hedgerows and any built development.

There are a series of pools located to the rear of the site. These include Statham Pool which is a large pond which is fished by Warrington Anglers Club. A further large pond is linked to Statham Pool and is located 120m to the northeast of the site. It is likely that this pond also supports dense populations of fish given its proximity.

Given the likely presence of fish within these ponds, it is unlikely that either supports great crested newt. However, for this to be fully confirmed it would at least be necessary to carry out GCN presence/absence survey of the nearer pond or to confirm that the pond is also stocked with coarse fish. Providing access permission was provided, this pond could be surveyed for GCN using eDNA survey techniques- these involve collecting water samples and sending them away to a laboratory for further analysis. The survey windows for GCN eDNA surveys is between 15<sup>th</sup> April and the 30<sup>th</sup> June.

If you have any queries, then please get in touch.

Regards

**Richard Roe- Director**

(BSc, MSc, CEnv, MCIEEM)

**[Kingdom Ecology LTD](#)**

**Mobile:** 

[www.kingdomecology.com](http://www.kingdomecology.com)

## **Stage 1 Tree Survey (BS5837: 2012)**

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**Land at Pool Farm, Pool Lane, Stratham, Lymm, WA13 9BW**

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Prepared for:

Mr R Broadsmith  
C/o Fisher German LLP

Our Ref: 19/AIA/WARR/27

June 2019

**Tree Solutions Ltd**

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# TREE SURVEY SCHEDULE (BS5837: 2012)

<b>SITE:</b>	LAND AT POOL FARM, POOL LANE, STRATHAM, LYMM, WA13 9BW
<b>CLIENT:</b>	MR R BROADSMITH
<b>BRIEF:</b>	STAGE 1 TREE SURVEY

<b>SURVEYOR:</b>	A. HENDERSON
<b>ASSESSMENT DATE:</b>	30/05/2019
<b>VIEWING CONDITIONS:</b>	GOOD
<b>JOB REFERENCE:</b>	19/AIA/WARR/27

PAGE 1 OF 2
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TREE NO. <small>T - Tree G - Group H - Hedge</small>	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m)				STEM/ MULTI-STEM DIA. (mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m <sup>2</sup> )
				N	S	E	W						
T1	Sycamore	EM	11 1N	2	2	2	2	270	G	<ul style="list-style-type: none"> <li>Self-set tree adjacent to public footpath</li> <li>Ivy clad, no significant value</li> <li>E.R.C. 10</li> </ul>	• N/A	C2	3.2 33m <sup>2</sup>
T2	Sycamore	EM	13 1.5N	3.5	5	3	1	260x7 (661)	M	<ul style="list-style-type: none"> <li>Multi-stem from past coppice</li> <li>Honey Fungus at base</li> <li>Decay at base</li> <li>E.R.C.10</li> </ul>	• Requires re-coppicing or removal & replacement with Oak or similar	C2	7.9 198m <sup>2</sup>
T3	Sycamore	EM	13 3N	6.5	5	4.5	5	250 600 300 (867)	M	• As T2	• As T2	C2	10.4 340m <sup>2</sup>
T4	Cherry	M	8 2N	3.5	1.5	3	4	310	G	<ul style="list-style-type: none"> <li>Small insignificant tree – easily replaced by new planting is required</li> <li>E.R.C. 10</li> </ul>	• Remove if required	C2	3.7 43m <sup>2</sup>
T5	Oak	M	12 4N	6	5	5	7	750	G	<ul style="list-style-type: none"> <li>Ivy clad impeding inspection</li> <li>Bifurcates to 2 co-dominant stems from 1.5m</li> <li>Appears in good health &amp; vigour</li> <li>Historically important to locale</li> <li>E.R.C. 40</li> </ul>	• N/A	A2	9 255m <sup>2</sup>

HEADINGS & ABBREVIATIONS

TREE NO.  
SPECIES:  
AGE RANGE/LIFE STAGE:  
HEIGHT:  
CROWN SPREAD:  
CROWN CLEARANCE & DIRECTION OF GROWTH:  
STEM DIA/MULTI-STEM DIA:  
VITALITY:  
E.R.C. = ESTIMATED REMAINING CONTRIBUTION:  
BS 5837 CATEGORY & SUB-CATEGORY GRADING:  
BS 5837 RADIUS & BS 5837 RPA:

REFERENCE NUMBER. REFER TO PLAN OR NUMBERED TAGS WHERE APPLICABLE (T = TREE, G = GROUP, H = HEDGE)  
COMMON NAME (LATIN NAMES AVAILABLE ON REQUEST)  
Y = YOUNG, SM = SEMI MATURE, EM = EARLY MATURE, M = MATURE, PM = POST MATURE  
ESTIMATED AND RECORDED IN METRES. APPROXIMATELY 1 IN 10 TREES ARE MEASURED USING A CLINOMETER AND THE REMAINDER ESTIMATED AGAINST THE MEASURED TREES  
MAXIMUM CROWN RADIUS MEASURED TO THE FOUR CARDINAL COMPASS POINTS FOR SINGLE SPECIMENS ONLY (MEASUREMENT FOR TREE GROUPS - MAXIMUM RADIUS OF THE GROUP)  
HEIGHT IN METERS OF CROWN CLEARANCE ABOVE ADJACENT GROUND LEVEL (TO INFORM ON GROUND CLEARANCE, CROWN/STEM RATIO AND SHADING)  
STEM DIAMETER - MEASURED AT APPROXIMATELY 1.5 METRES ABOVE GROUND LEVEL OR A COMBINATION OF STEMS FOR MULTI-STEMMED TREES  
A MEASURE OF PHYSIOLOGICAL CONDITION. D = DEAD, MD = MORIBUND, P = POOR, M = MODERATE, G = GOOD  
RELATIVE USEFUL LIFE EXPECTANCY (YEARS)  
A = HIGH QUALITY AND VALUE, B = MODERATE QUALITY AND VALUE, C = LOW QUALITY AND VALUE, U = UNSUITABLE FOR RETENTION (SUB-CATEGORY REFERS TO ARBORICULTURAL, LANDSCAPE AND CULTURAL/CONSERVATION VALUES)  
PROTECTIVE DISTANCE - RADIUS FROM THE CENTRE OF THE STEM TO THE LINE OF TREE PROTECTION (CONSTRUCTION EXCLUSION ZONE - CEZ) AND PROTECTIVE BARRIER ROOT PROTECTION AREA - BS 5837 (2012) ANNEX D (THE RECOMMENDATIONS STATE THAT THE RPA SHOULD BE CAPPED AT 707 M<sup>2</sup>) NOTE - ALL CALCULATIONS ROUNDED TO NEAREST DECIMAL

**TREE SURVEY SCHEDULE (BS5837: 2012)**

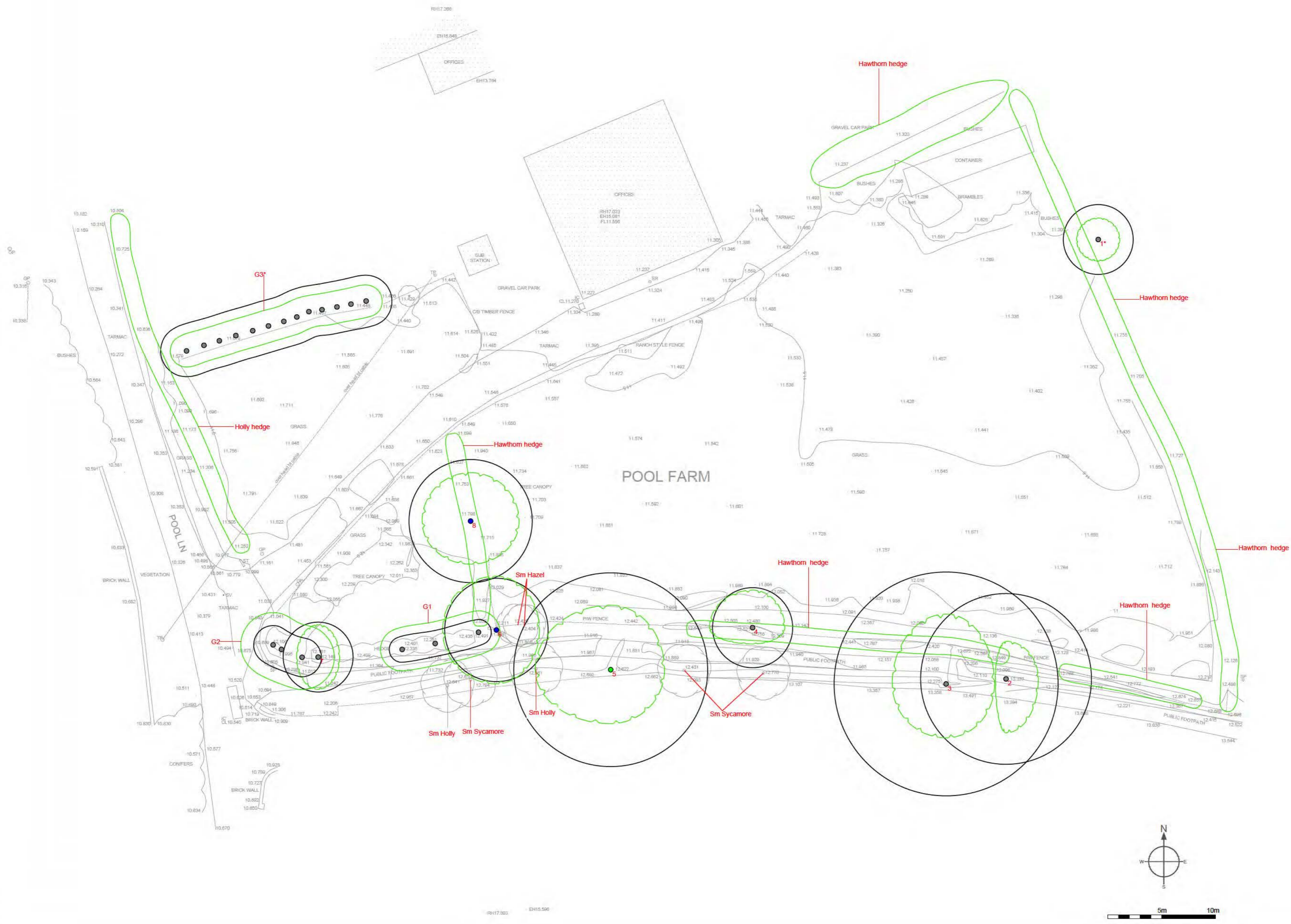
<b>SITE:</b>	LAND AT POOL FARM, POOL LANE, STRATHAM, LYMM, WA13 9BW
<b>CLIENT:</b>	MR R BROADSMITH
<b>BRIEF:</b>	STAGE 1 TREE SURVEY

<b>SURVEYOR:</b>	A. HENDERSON
<b>ASSESSMENT DATE:</b>	30/05/2019
<b>VIEWING CONDITIONS:</b>	GOOD
<b>JOB REFERENCE:</b>	19/AIA/WARR/27

TREE NO. <small>T - Tree G - Group H - Hedge</small>	SPECIES (COMMON NAME)	AGE	HEIGHT (m) + CROWN CLEARANCE/ DIRECTION OF GROWTH (N.S.E.W)	RADIAL CROWN SPREAD (m)				STEM/ MULTI-STEM DIA. (mm)	VITALITY	COMMENTS	MANAGEMENT	CATEGORY & SUB-CATEGORY GRADING BS 5837	BS 5837 RADIUS (m) RPA (m <sup>2</sup> )
				N	S	E	W						
T6	Sycamore	EM	16	5	5	4	5	400	G	<ul style="list-style-type: none"> <li>Naturally colonised tree of no particular merit</li> <li>E.R.C. 10+</li> </ul>	<ul style="list-style-type: none"> <li>Remove if required</li> </ul>	B2	4.8 72m <sup>2</sup>
T7	Sycamore	EM	5	3	3	2	2	270	G	<ul style="list-style-type: none"> <li>Laid during past hedgerow maintenance and now lapsed due to lack of ongoing management – subsequent all top growth from coppice stool</li> <li>E.R.C. 10</li> </ul>	<ul style="list-style-type: none"> <li>Re-coppice</li> </ul>	C1	3.2 33m <sup>2</sup>
T8	Sycamore	EM	14 1N	4.5	4	4.5	4.5	300 200 370 (477)	G	<ul style="list-style-type: none"> <li>Multi-stem from past coppice during boundary hedge management and allowed to re-grow due to lack of ingoing management</li> <li>Easily replaced with Oak or similar</li> <li>E.R.C. 10+</li> </ul>	<ul style="list-style-type: none"> <li>Remove &amp; replace if required</li> </ul>	B2	5.7 103m <sup>2</sup>
G1	Hazel	EM	≤5	2	2	2	2	≤100	G	<ul style="list-style-type: none"> <li>Cut to 1m during past hedge management &amp; allowed to re-grow due to no-ongoing maintenance</li> <li>E.R.C. 10</li> </ul>	<ul style="list-style-type: none"> <li>Re-coppice</li> </ul>	C2	1.2 5m <sup>2</sup>
G2	Sycamore	EM	≤5	3	3	3	3	≤150	G	<ul style="list-style-type: none"> <li>Laid during past hedgerow maintenance and now lapsed due to lack of ongoing management – subsequent all top growth from coppice stool</li> <li>E.R.C. 10</li> </ul>	<ul style="list-style-type: none"> <li>Re-coppice</li> </ul>	C2	1.8 10m <sup>2</sup>
G3	Leyland cypress	EM	≤8	1.5	1.5	1.5	1.5	≤250	G	<ul style="list-style-type: none"> <li>Overgrown hedge located outside site boundary</li> <li>E.R.C. 10</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	C2	3 28m <sup>2</sup>

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
<b>Trees unsuitable for retention</b> (see Note)				
<b>Category U</b> Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> <li>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li> <li>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li> </ul> <p><i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>			See Table 2
	<b>1 Mainly arboricultural qualities</b>	<b>2 Mainly landscape qualities</b>	<b>3 Mainly cultural values, including conservation</b>	
<b>Trees to be considered for retention</b>				
<b>Category A</b> <b>Trees of high quality</b> with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
<b>Category B</b> <b>Trees of moderate quality</b> with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
<b>Category C</b> <b>Trees of low quality</b> with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2



### Legend

Root Protection Area Modified to Account for Site Features

Category Crown Spread  
 Tree Number  
 Root Protection Area

Category A (High Quality)  
 Category B (Moderate Quality)  
 Category C (Low Quality)  
 Category U (Dead/Dying/In Decline)

NOTE: Tree/group numbers marked with an \* have approximate locations

Client:		Mr R. Broadsmith	
Project:		Land at Pool Farm, Pool Lane, Stratham, Lymm, WA13 9BW	
Title:		Preliminary Tree Constraints Plan	
Scale:	1:250 @ A2	Date:	June 2019
Drawn By:	NB	Revision:	-
Job Ref:	19/AIA/WARR/27	Drawing No.:	01

Do not scale from this drawing all dimensions to be checked on site.

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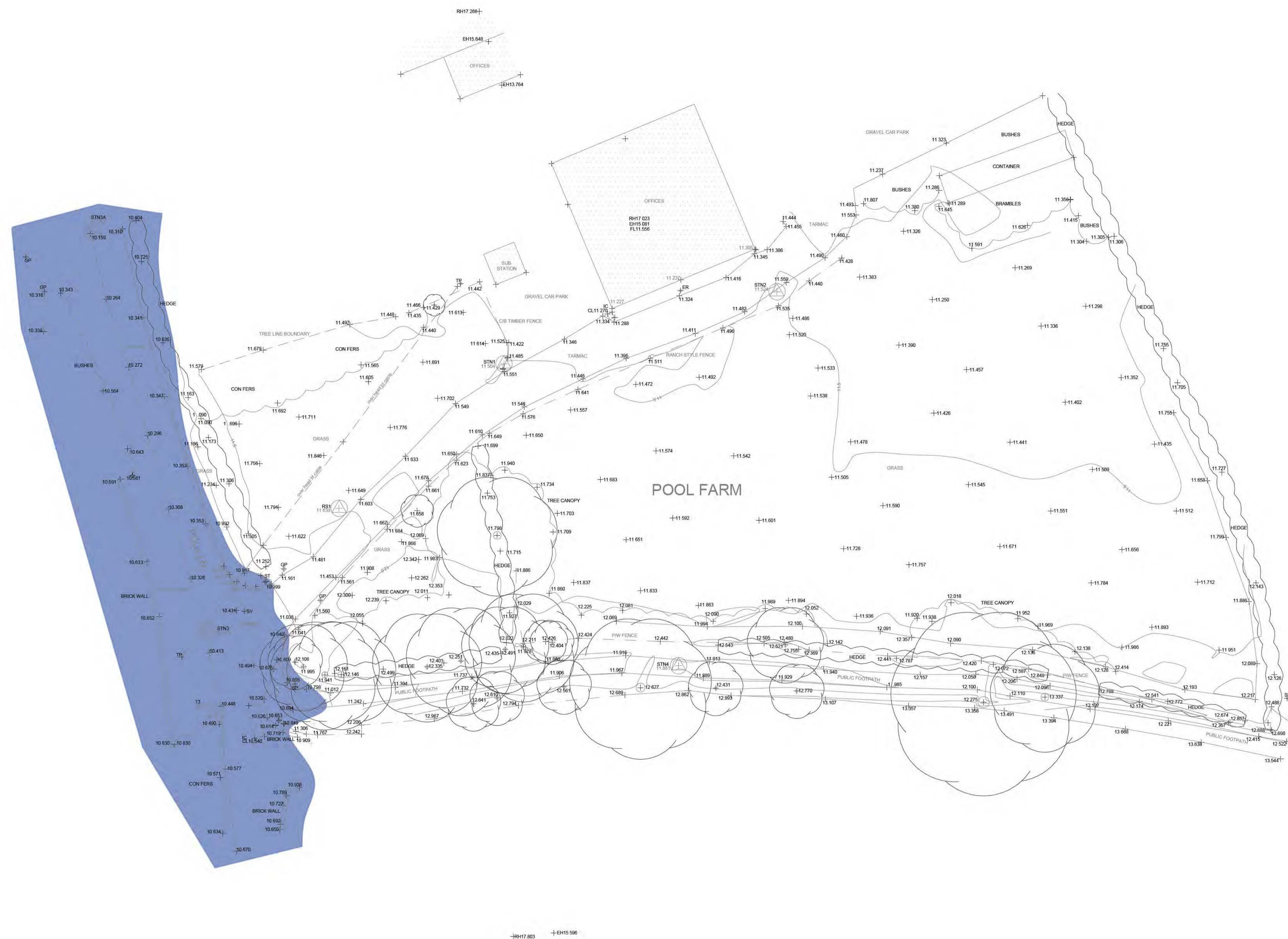
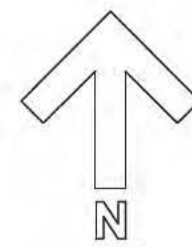
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 W: [www.tree-solutions.co.uk](http://www.tree-solutions.co.uk)  
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**LEGEND**

-  Application boundary
-  Access road
-  Areas of development
-  Soft landscaping
-  Flood zone 3
-  Existing path
-  Existing buildings
-  Existing trees



<p>Randle White Limited 11 Bradshaw Lane Grappenhall Cheshire WA4 2NJ 01925 601670 www.randlewhite.co.uk</p>	<p>Ray Broadsmith Pool Farm, Pool Lane, Lymm, Cheshire, WA13 9BW</p> <p><b>PROPOSED MASTERPLAN</b></p> <p>June 2019 RW Scale 1:250@A3 <b>18-098 (FEY)420 Rev_*</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: 8px;">Rev</th> <th style="font-size: 8px;">Date</th> <th style="font-size: 8px;">Initial</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> <td> </td> </tr> <tr> <td style="height: 20px;"> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p style="text-align: center; font-weight: bold; font-size: 12px;">RIBA</p> <p style="font-size: 8px;">Chartered Practice</p>	Rev	Date	Initial							<p>■ The Copyright of this drawing belongs to Randle White Ltd and shall not be used or reproduced in any form without its express permission. The moral right of the Author is hereby asserted - Copyright © 2000.</p> <p>■ Do not scale from this drawing - Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work.</p> <p>■ For the avoidance of doubt all dimensions are measured to wall structure and not the finishes unless otherwise stated.</p> <p>■ Where any discrepancy is found to exist within or between drawings and/or documents it should be reported to the architect immediately.</p> <p>■ Randle White Ltd shall not be liable for any use of drawings &amp; documents for any purpose other than for which the same were prepared by or on behalf of Randle White Ltd.</p>	<p style="font-size: 14px; font-weight: bold; color: white;">randle white architects</p>
Rev	Date	Initial											

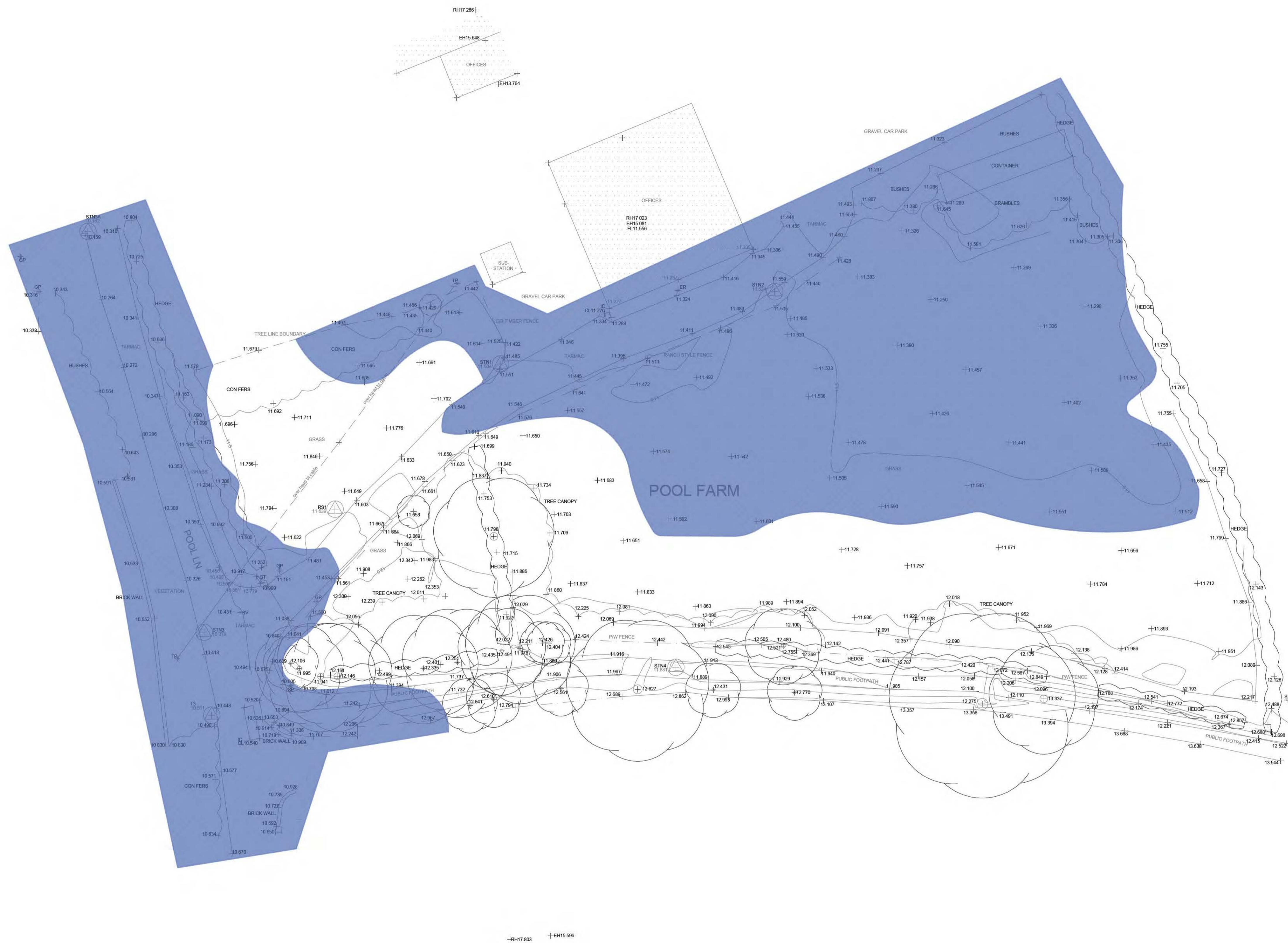
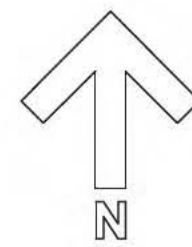


25 YEARS RETURN PERIOD  
10.95m UNDEFENDED

<b>KRS ENVIRONMENTAL</b> TEL: 01484 437420 MOBILE: 07857264376 3 PRINCES SQUARE PRINCES STREET MONTGOMERY POWYS SY15 6PZ	
<b>Job:</b>	POOL FARM, POOL LANE, LYMM WA13 9BW
<b>Client:</b>	G.P.BROADSMITH & SON
<b>Drawing Title:</b>	25 YEARS RETURN PERIOD - UNDEFENDED
<b>Date:</b>	JUNE 2019
<b>Drawing No:</b>	KRS.0423.001.002 revision:
<b>Scale:</b>	1:200@A1
<b>Drawn:</b>	AP
<b>Status:</b>	







# 100 YEARS RETURN PERIOD 11.60m UNDEFENDED

**KRS ENVIRONMENTAL**  
TEL: 01484 437420 MOBILE: 07857264376  
3 PRINCES SQUARE PRINCES STREET  
MONTGOMERY POWYS SY15 6PZ



Job:	POOL FARM, POOL LANE, LYMM WA13 9BW
Client:	G.P.BROADSMITH & SON
Drawing Title:	100 YEARS RETURN PERIOD - UNDEFENDED
Date:	JUNE 2019
Drawing No:	KRS.0423.001.004 revision:
Scale:	1:200@A1
Drawn:	AP
Status:	