

Your Ref :
Our Ref : 2019-06-14 Warrington BC
Date : 14 June 2019

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Dear Sir/Madam

WARRINGTON PROPOSED SUBMISSION VERSION LOCAL PLAN

Thank you for consulting us in respect of the emerging Local Plan.

On behalf of The Strategic Land Group I enclose our representations which concern the following policies:

- Policy DEV 1.
- Policy MD2.
- Policy MD3.
- Policy OS6.
- Policy OS8.

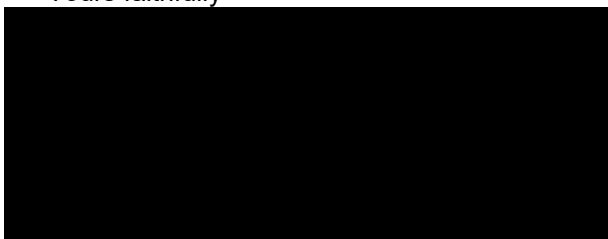
The representations also address issues relating to Safeguarded Land.

Clarification is also sought in respect of the healthcare facility required by Policy OS7.

The representations also contain information relating to our client's site at Rushgreen Road/Reddish Crescent, Lymm which we are promoting for around 60 homes. Having regard to the Council's evidence base documents I am very concerned that our client's site has been discounted in error by the Council applying the wrong Green Belt assessment to the land and in that respect an urgent meeting is sought with Officers.

I look forward to your acknowledgement of these representations and to hearing from you in due course.

Yours faithfully



MARC HOURIGAN BA (Hons) BPI MRTPI
Executive Director

cc: The Strategic Land Group

Encl.

WARRINGTON BOROUGH COUNCIL

RESPONSE TO: WARRINGTON SUBMISSION VERSION LOCAL PLAN

CLIENT:
The Strategic Land Group

DATE:
13 June 2019

Report Drafted By	Report Checked By	Report Approved By
BM/MH	MH	MH
08.05.19	13.06.19	13.06.19

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1. INTRODUCTION

BRIEF

- 1.1 Hourigan Connolly is instructed by The Strategic Land Group (hereafter referred to as SLG) to make submissions to Warrington Borough Council (hereafter referred to as the Council) in respect of the Proposed Submission Version of the Warrington Local Plan. Our submission is made in the context of SLG's land interests in the village of Lymm. The land in question is identified in Figure 1.1 below. The site is known as land at Rushgreen Road and Reddish Crescent, Lymm, Warrington¹.



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

¹ The site has been allocated the following reference numbers by the Council: SHLAA Ref: 1565 / Site Ref: R18/014 / Site Ref: R18/P2/118.

BACKGROUND

- 1.2 SLG has responded to all of the previous stages of consultation on the emerging Local Plan. The submissions contained herein should therefore be read in conjunction with previous comprehensive representations submitted to the Council in November 2016 and 30 August 2017². The latter response was made in respect of the Council's Regulation 18 Preferred Development Option. It should be noted that at the second Regulation 18 stage the Council did not disclose which sites were proposed to be allocated for development in Lymm, rather it proposed a quantum of development to be directed to Outlying Settlements. This latest consultation therefore represents the first opportunity to comment on the quantum of development to be directed to Lymm and the proposed allocation of land for development in the village.
- 1.3 In passing it is also worth stating that we have repeatedly asked the Council to meet with us to discuss SLG's site and on all occasions our request has been denied. That is disappointing because in the context of these representations it is submitted that an opportunity has been lost to discuss a site which is clearly deliverable, and one which is preferable in planning terms to some of the land the Council has proposed to allocate for residential purposes in Lymm in the Submission Version of the Local Plan. .

SCOPE

- 1.4 As well as focusing on our client's site this submission also deals with:
- The delivery of housing in the Borough to meet the identified housing requirement.
 - The proposed stepped housing requirement.
 - The spatial distribution of housing.
 - Sites proposed to be allocated for housing in Lymm.
 - The Council's failure to identify safeguarded land in Lymm.

SOUNDNESS

- 1.5 Our submissions are made having regard to the provisions of Section 35 of the National Planning Policy Framework (February 2019) (hereafter referred to as the Framework) which states:

² It should be noted the previous submissions have also contained various technical assessments in addition to planning submissions.

“Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements and whether they are sound. Plans are ‘sound’ if they are:

Positively prepared – *providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;*

Justified – *an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;*

Effective – *deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and*

Consistent with national policy – *enabling the delivery of sustainable development in accordance with the policies in this Framework.”*

1.6 In relation to being positively prepared footnote 19 states that:

“Where this relates to housing, such needs should be assessed using a clear and justified method, as set out in Paragraph 60 of this Framework”.

2. WILL SUFFICIENT HOUSING BE DELIVERED OVER THE PLAN PERIOD - POLICY DEV 1, MD2 & MD3?

2.1 In this Chapter we consider whether the Council's approach to delivering a minimum of 18,900 new dwellings in the period 2017 – 2037 under Policy DEV 1 is sound. This Chapter looks particularly at lead-in times and delivery rates and also considers some of the proposed allocations and whether the approach to delivery is also sound. It should be noted that SLG does not object to the allocation of sites in the Submission Local Plan other than specific sites in Lymm.

LEAD IN TIMES & DELIVERY RATES

2.2 Lead-in times and delivery rates have been the subject of much debate in planning inquiries/Development Plan Examinations over recent years. As the Framework and NPPG acknowledge these matters are highly relevant to accurately determining whether a local authority can demonstrate a 5 year supply of deliverable dwellings (plus buffer) and ensuring sufficient homes are delivered across a Plan period.

2.3 In February 2014 Hourigan Connolly completed a national study on the delivery of urban extensions. This study considered factors associated with bringing forward major urban extensions of 500+ dwellings before moving on to look at specific case studies from each of the English regions, Scotland and Wales. Based upon the analysis of the results received from Local Authorities, the Study suggest that the delivery of houses from urban extensions takes approximately 9 years from the date upon which work is started on an outline planning application. Whilst there were instances of speedier delivery, these were in the minority whereas there were many more examples of sites that took far longer to deliver houses, with many identified that were to deliver any houses at all.

2.4 On 31 October 2014 Savills (on behalf of Barratt) produced a Study looking at delivery rates on urban extensions and concluded that on average across all sites analysed, an urban extension site starts construction on the first phase of housing more than four years after the submission of an outline application. Considering only sites coming forward since 2010, the average time taken to start on site drops to under three years after the submission of an outline application. The Savills work draws heavily on the Hourigan Connolly study but of course does not factor in the time necessary to prepare an outline planning application and all of the negotiations that precede it.

2.5 In November 2016 Lichfields published extensive research in relation to "How Quickly Do Large Scale Housing Sites Deliver". It is notable that the Lichfields research identified that sites of circa 500 dwellings take 5 years to deliver dwellings following validation of a planning application but of course this does not factor in the time necessary to prepare an outline planning application and all of the negotiations that precede it.

- 2.6 The above-mentioned studies are mentioned to simply illustrate the point that the delivery of major housing schemes is not at all straightforward and is time consuming but it is highly relevant in the Warrington context where there is a significant reliance on large sites to meet the housing requirement.

SOURCES OF SUPPLY

WARRINGTON WATERFRONT, TOWN CENTRE, SHLAA SITES & SMALL SITES ALLOWANCE

- 2.7 Policy DEV 1 notes that SHLAA sites have the potential to deliver 13,726 dwellings. Policy DEV 1 confirms that of this total 930 already have planning permission and will form part of the Garden Suburb mentioned below.
- 2.8 Given the constraints on previously developed land included within the 13, 726 figure SLG would question the potential delivery figures from in the first five years of the Local Plan and five years from adoption of the Local Plan. Many of these sites are known to be constrained by various factors. Having regard to the trajectory in the Submission Version Local Plan and just taking the next monitoring year (2020/2021 – Year 5 of the Plan period) as an example 1,191 dwellings (out of a total expected of 1,367 dwellings) are expected to come forward from the Waterfront, Town Centre, SHLAA Sites and via the small sites allowance. This illustrates the high reliance on such sites. It puts the Council in a very difficult position if the numbers do not materialise as envisaged and it is clearly the justification for the stepped housing requirement discussed later in this document.

WARRINGTON GARDEN SUBURB (POLICY MD2)

- 2.9 The proposed Warrington Garden Suburb is said to have a minimum capacity of 6,490 homes of which a minimum of 4,201 homes will be delivered in the Plan Period. This is in addition to the 930 homes within the allocation which already have consent and are included in the capacity of the existing urban area set out above. Effectively then the Council claim that the Garden Suburb will deliver 7,420 dwellings by 2037. Policy MD2 contains multiple requirements and restrictions on the bringing forward of development in advance of infrastructure being delivered. In the interests of brevity there is no need to set them all out here.
- 2.10 The Council's justification for the build rates appears in the Options and Site Assessment Technical Report, Paragraph 6.14 states that:

“The new build rate is based on delivery running concurrently across the three ‘villages’ and neighbourhood centre within the Garden Suburb, as illustrated in the concept plan provided in the Development Framework. It

is based on 40 units per annum per outlet and with no more than 9 outlets operating at any one time across the whole area”.

2.11 In an attempt to justify this approach, the Council has referred to a number of other areas which feature multiple developers. Paragraph 6.15 states:

“For context the Council has reviewed a number of other areas in the North West where significant development is underway across a similar sized area:

- *Crewe/Nantwich – 10 outlets.*
- *North Preston – 11 outlets.*
- *Wider Wigan – 13 outlets.*
- *Congleton - 7 outlets”.*

2.12 Further details of the sites mentioned in Paragraph 6.15 are given in Appendix 6 of the Options and Site Assessment Technical Report. Hourigan Connolly has been involved with a number of sites listed by the Council in areas such as Congleton, Nantwich and Wigan. The first point to make in that respect is that sites do not all come forward together and neither do they ever perform at consistent delivery rates across an area. Delivery rates often start low before full production is underway. Therefore, the Council’s approach appears overly simplistic.

2.13 A housing trajectory for the Garden Suburb appears at Appendix 1 of the Submission Version Local Plan; however nowhere in the evidence base is there an explanation of the lead-in times used and a detailed breakdown of how the site will actually deliver. This information must be available for the Council to have arrived at the headline figures for each year of the trajectory.

2.14 At this stage we are therefore unable to conclude whether the Council’s approach is sound as insufficient information has been published to enable any meaningful assessment. In those circumstances the only safe conclusion to reach at this stage is that Policy DEV 1 and Policy MD 2 are unsound. This is because there is insufficient information to determine whether the approach has been positively prepared to meet the area’s objectively assessed needs. Secondly, there is insufficient information to determine whether the approach is effective and will be deliverable over the Plan period. Finally, the approach is considered inconsistent with national planning policy in particular Paragraph 72 (d) of the Framework which requires the Council to:

“make a realistic assessment of likely rates of delivery, given the lead-in times for large scale sites, and identify opportunities for supporting rapid implementation (such as through joint ventures or locally-led development corporations).”

SOUTH WEST URBAN EXTENSION (POLICY MD3)

- 2.15 The South West Urban Extension is said to have a minimum capacity of 1,631 homes to be delivered in full in the Plan Period. Again, the same points made above about lead-in times and delivery rates apply to this site and hence the only safe conclusion to reach at this stage is that the approach in Policy DEV 1 is unsound as is Policy MD 3.
- 2.16 A further point to note is with regard to the proximity of the South West Urban Extension to the Garden Suburb (see Key Diagram Figure 3 of the Submission Version Local Plan) in the context of the Council's justification for the build rates at the Garden Suburb set out at Paragraph 6.14 of the Options and Site Assessment Technical Report (see extract above). Put simply the sites are relatively close together. Looking at the trajectory for the South West Extension the build rates equate to 3 developers building circa 40 dwellings per annum. If a maximum of 9 developers are to deliver the Garden Suburb then potentially 12 developers would need to be active in a relatively small area; we would question the ability of the market to deliver that level of development in such a concentrated area.

OUTLYING SETTLEMENTS

- 2.17 A minimum of 1,085 homes will be delivered on allocated sites to be removed from the Green Belt adjacent to the following outlying settlements:
- a. Burtonwood – minimum of 160 homes.
 - b. Croft – minimum of 75 homes.
 - c. Culcheth – minimum of 200 homes.
 - d. Hollins Green – minimum of 90 homes.
 - e. Lymm – minimum of 430 homes.
 - f. Winwick – minimum of 130 homes.
- 2.18 Notwithstanding our objections to a number of sites in Lymm the size of sites in Outlying Settlements are such that they could be delivered during the Plan period.

OVERALL ASSESSMENT

- 2.19 Our overall position on housing delivery is that there is an over reliance on SHLAA sites in the early years of the Plan period and the lead-in times and delivery rates for the Warrington Garden Suburb and South West Urban Extension are potentially over-optimistic, although there appears to be a lack of detailed justification for the rates assumed.
- 2.20 In summary, and for the reasons already stated we consider Policy DEV 1, MD2 and MD 3 are unsound.

3. IS THE STEPPED HOUSING REQUIREMENT JUSTIFIED – POLICY DEV 1?

3.1 In this Chapter we consider whether the Council's stepped housing requirement is sound.

3.2 Policy DEV 1 sets out a stepped housing requirement as follows:

- a. 2017 to 2021³ (first 5 years) – 847 homes per annum.
- b. 2022 to 2037 (following 15 years) – 978 homes per annum.

3.3 Having regard to the previous Chapters it is fairly evident that the stepped requirement has been proposed to avoid the Council being penalised for low delivery rates in the first 5 years of the Plan period. The question is whether that approach is justified in the context of the Framework and the Planning Practice Guidance.

3.4 At the time of writing we are at year 3 of the Plan period. Having regard to the completions data at Appendix 1 of the Submission Version of the Local Plan by the end of this monitoring year the Council expects to have completed 1,349 dwellings (359 + 402 + 588). Consequently, by 31 March 2020 the Council will have already accumulated a backlog of 1,192 dwellings against the proposed stepped trajectory. In passing it should also be noted that if the housing requirement for the Plan period (18,900) was divided equally over 20 years the annual requirement would be 945 dwellings and on this basis by 31 March 2020 there would be an accumulated backlog of 1,486 dwellings.

3.5 What is startling from the figures given at Appendix 1 of the Submission Version of the Local Plan is the jump in expected completions from 2019/2020 (588 forecast completions) to 2020/2021 (1,416 completions) and then 1,367 dwellings in 2021/2022. On the basis of our submissions in the previous Chapter this seems highly unlikely.

3.6 It is notable also that the Council expects no contribution from allocations in Outlying Settlements before 1 April 2022 which seems odd given that the Local Plan is expected to be adopted in late 2020 according to Paragraph 1.3.3 of the Submission Version of the Local Plan. In that respect it is fairly evident that had more, easy to deliver sites (such as the SLG site at Lymm) been allocated it would assist the Council in making greater efforts to meet the housing requirement early in the Plan period.

3.7 Paragraph 4.1.20 of the Submission Version Local Plan states

The trajectory confirms that the Plan provides for a sufficient land supply to deliver the overall housing requirement for the Borough. However, the need to release Green Belt land and the lead in times for the major

³ Reference in the policy to 2021 must be a typo as this would only equate to 4 years.

infrastructure required to support the Waterfront, Garden Suburb and South West Extension means that there will be a relatively lower level of housing delivery for the first 5 years of the Plan Period at annual average of 847 homes per annum. The annual average housing requirement over the remaining 15 years of the Plan is then increased to 978 homes per annum to ensure the minimum of 945 homes per annum is delivered over the Plan period.

This is known as a Stepped Housing Trajectory and the Government's planning guidance recognises that such an approach is appropriate where strategic sites such as those being proposed by the Council will have a phased delivery or are likely to be delivered later in the plan period (PPG Housing and Economic Land Availability Assessment para 34).

3.8 The full text of Paragraph 34 of the PPG is set out below:

"A stepped requirement may be appropriate where there is to be a significant change in the level of housing requirement between emerging and previous policies and/or where strategic sites will have a phased delivery or are likely to be delivered later in the plan period. Strategic policy-makers will need to set out evidence to support using stepped requirement figures, and not seek to unnecessarily delay meeting identified development needs. In reviewing and revising policies, strategic policy-makers should ensure there is not continued delay in meeting identified development needs".

3.9 It is noteworthy that the PPG uses the words "may be appropriate".

3.10 As set out above the difference between the stepped housing requirement and traditional approach is a backlog of 1,192 dwellings versus a backlog of 1,486 dwellings by 31 March 2020 (-294). If the position is projected to the end of the 2022 monitoring year (to coincide with the step) then the position is 4,132 completions against a requirement of 4,235 dwellings (847 x 5) using the stepped requirement (-103). In the alternative using the traditional approach the requirement is 4,890 against completions of 4,132 giving a backlog of 758 dwellings. As noted above if more sites like the SLG land at Lymm had been allocated and such sites were brought forward earlier in the Plan period there would be no justification for a stepped approach in Warrington. The stepped approach is therefore a consequence of the sites the Council have chosen to allocate for development – there are sufficient deliverable sites from which the Council could choose to make allocations to render unnecessary the need for stepped requirement. Consequently, we consider the approach adopted by the Council will – to quote the PPG - "unnecessarily delay meeting identified development needs." The approach is not sound as it is not positively prepared or justified.

4. IS THE SPATIAL DISTRIBUTION OF HOUSING DEVELOPMENT JUSTIFIED – POLICY DEV 1?

4.1 Policy DEV 1 establishes that a minimum of 1,085 homes will be delivered on allocated sites to be removed from the Green Belt adjacent to following Outlying Settlements:

- a. Burtonwood – minimum of 160 homes.
- b. Croft – minimum of 75 homes.
- c. Culcheth – minimum of 200 homes.
- d. Hollins Green – minimum of 90 homes.
- e. Lymm – minimum of 430 homes.
- f. Winwick – minimum of 130 homes.

4.2 Whilst we support the largest proportion of development being directed to Lymm as the largest settlement outside of Warrington the justification for the number of homes proposed is unclear. It appears to be the residual requirement for the Borough once SHLAA sites and the urban extensions have been accounted for and appears to bear no relation to the settlement's capacity to absorb future growth. In the case of Lymm it is unclear to us why a perfectly deliverable site such as the SLG land has been discounted particularly given the figures set out in the policy are minimum requirements. Consequently, we consider the approach adopted by the Council is not sound as it is not positively prepared or justified.

5. ARE THE PROPOSED RESIDENTIAL SITE ALLOCATIONS IN LYMM JUSTIFIED - POLICIES OS5, OS6, OS7, OS8?

5.1 This Chapter sets out our observations on some of the sites proposed to be allocated for residential development in Lymm⁴.

POOL LANE (POLICY OS6)⁵

5.2 Policy OS6 allocates the Pool Lane site for a minimum of 40 homes and these are to be developed in conjunction with land allocated to the south at Warrington Road under Policy OS8 (allocated for a minimum of 130 homes):

Figure 26 – Lymm Pool Lane Site Boundary

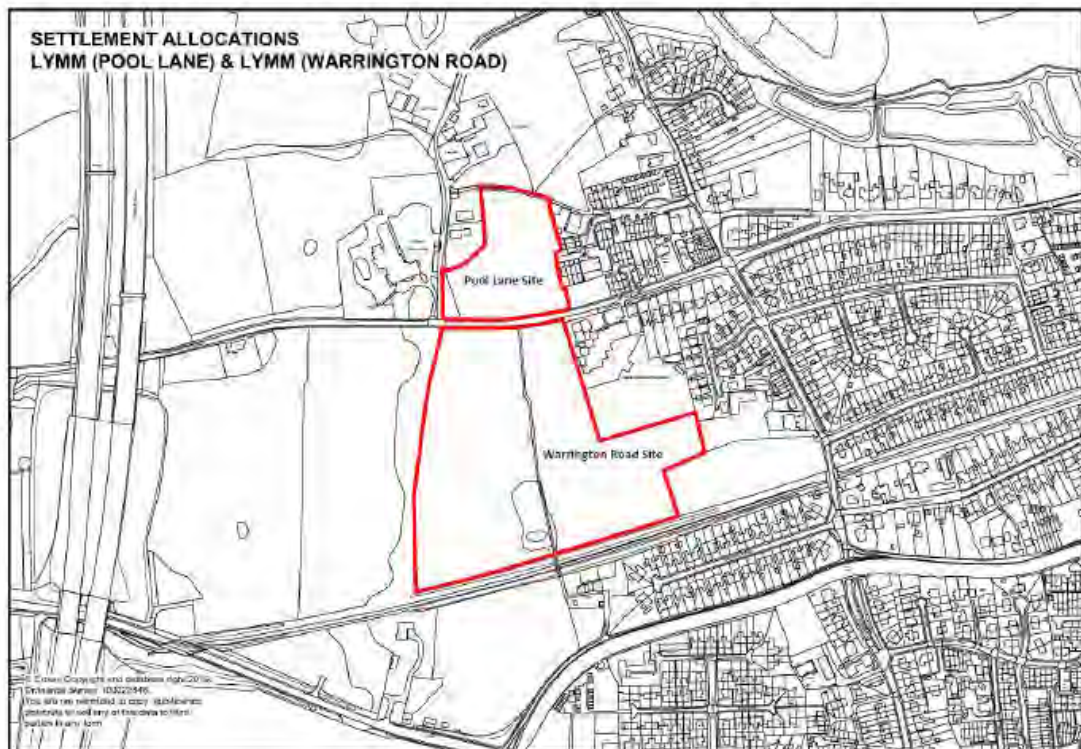


Figure 5.1. Taken from page 231 of the Submission Version Local Plan

5.3 The site is being promoted by an unknown promoter on behalf of the land owner; the details available to view on the Council's online resource have been redacted. The information submitted for Pool Lane is exactly the same as that submitted for the Warrington Road site, therefore being promoted under the same details.

⁴ No comments are made in respect of Policy OS5.

⁵ The SHLAA reference number for this site is 1622.

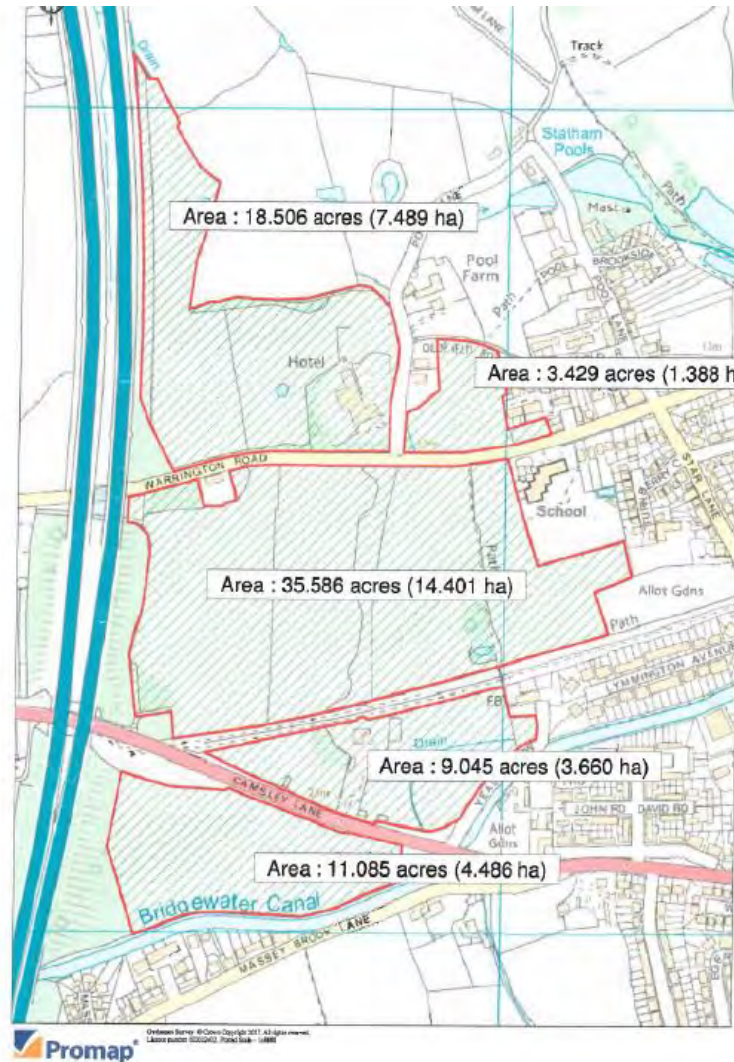


Figure 5.2 - Source: Representation Reference R18_P2_001

5.4 The 'Call for Sites form' simply says that the site is immediately available and that there are no known constraints, although no technical work has been completed. The form also notes that the site is in single ownership, is being marketed and that enquires are being received; this information is not expanded on.

COMMENTS ON PROPOSED POLICY OS6

GENERAL OBSERVATIONS

5.5 Given that there is no technical evidence available to view in the public domain, the availability, viability and deliverability of the site is questionable. There is no evidence of any substance which supports the delivery of a minimum 40 new homes at the Pool Lane site and therefore it is not clear on what basis the Council has concluded that the site is free from constraints and could deliver a minimum of 40 new homes within the Plan period. In the absence of this information, we question the capability of the site to deliver as the Council anticipates.

FLOOD RISK - SEQUENTIALLY PREFERABLE SITES ARE AVAILABLE

- 5.6 The Council's Site Assessment Proforma (Pages 24 – 29) states that the site falls within Flood Zone 2 and the western edge of the site is adjacent to Flood Zone 3. We enclose below an extract from the Flood Map for Planning for ease of reference:

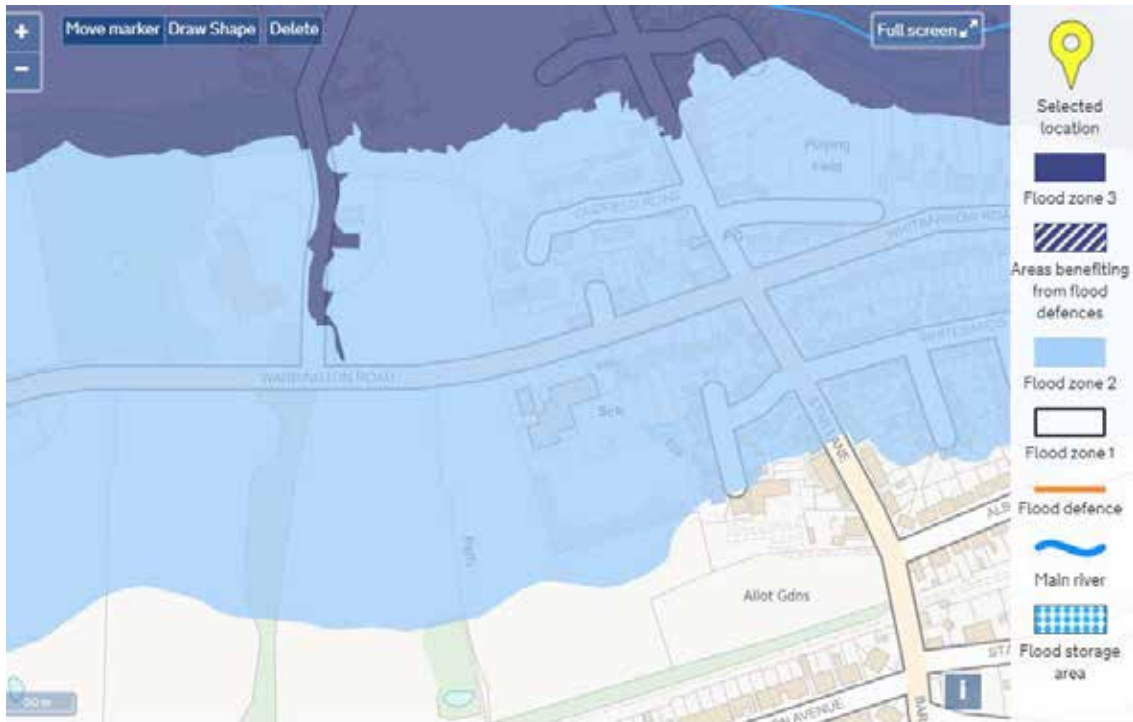


Figure 5.3 – Flood Map For Planning.

- 5.7 The Council's Development Options and Site Assessment Technical Report also considers the site at and states that:

“.....there are some suitability issues as the site is within Flood Zone 2”.

- 5.8 There does not appear to have been any consideration by the Council with regard to sequentially preferable sites available in the village to meet housing needs. However, that is a requirement of Paragraph 157 of the Framework:

“All plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

- a) applying the sequential test and then, if necessary, the exception test as set out below;*
- b) safeguarding land from development that is required, or likely to be required, for current or future flood management;*

c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques); and

d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations”.

5.9 Furthermore Paragraph 158 of the Framework states that:

“The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding”.

5.10 The Council has produced an up-dated Level 1 Strategic Flood Risk Assessment (JBA – July 2018) (see Map 22 for details of this site) which confirms the points made above in respect of flood risk at the site. A Level 2 Site Screening Report has also been published by the Council (JBA - March 2019), although this only appears to consider land to the north of the proposed allocation (Page 60 onwards).

5.11 Acting on behalf of SLG LK Consulting flood risk engineers have produced a Technical Note which appears at **Appendix 1** but put simply the Council has failed to apply the sequential test to allocating land for housing development in Lymm. In that respect information has been before the Council since 2016 which demonstrates that the SLG site proposed for residential development is within Flood Zone 1 and is therefore sequentially preferable.

TREES & ACCESS

5.12 The Council's Site Assessment proforma also notes that an access could be achieved but this would result in the loss of existing mature trees. In contrast the SLG site would not require the removal of any trees to form an appropriate access. Clearly the SLG site is preferable from a tree loss perspective.

LOCATION IN RELATION TO GP SERVICES

5.13 Throughout the Council's evidence base it is noted that GP services in Lymm are unable to accommodate new patients and existing facilities have no opportunities to expand. Accordingly, a new medical facility is proposed as part of Policy OS 7. That site lies immediately to the south

of the SLG site, to the east of the village, and so clearly the SLG site is locationally preferable to Policy OS6 in that respect.

SUMMARY – POLICY OS6 – SOUNDNESS ASSESSMENT

- 5.14 Policy OS6 fails the test of soundness for the following reasons.
- 5.15 Policy OS6 is not justified as it is not an appropriate strategy taking account the reasonable alternative presented by the SLG site which is in Flood Zone 1 and which does not require the removal of mature trees to form an access. Neither is Policy OS 6 consistent with national policy with regard to the application of the sequential approach to flood risk.
- 5.16 Policies need only fail one of the soundness tests to be considered unsound. In this case Policy OS6 fails two of the tests. Policy OS6 should therefore be deleted from the Local Plan and the SLG site at Rushgreen Road/Reddish Crescent should be allocated for around 60 homes.

WARRINGTON ROAD (POLICY OS8)⁶

- 5.17 Land at Warrington Road is proposed to be allocated for a minimum of 130 homes in conjunction with land to the north which has also been allocated under Policy OS6.

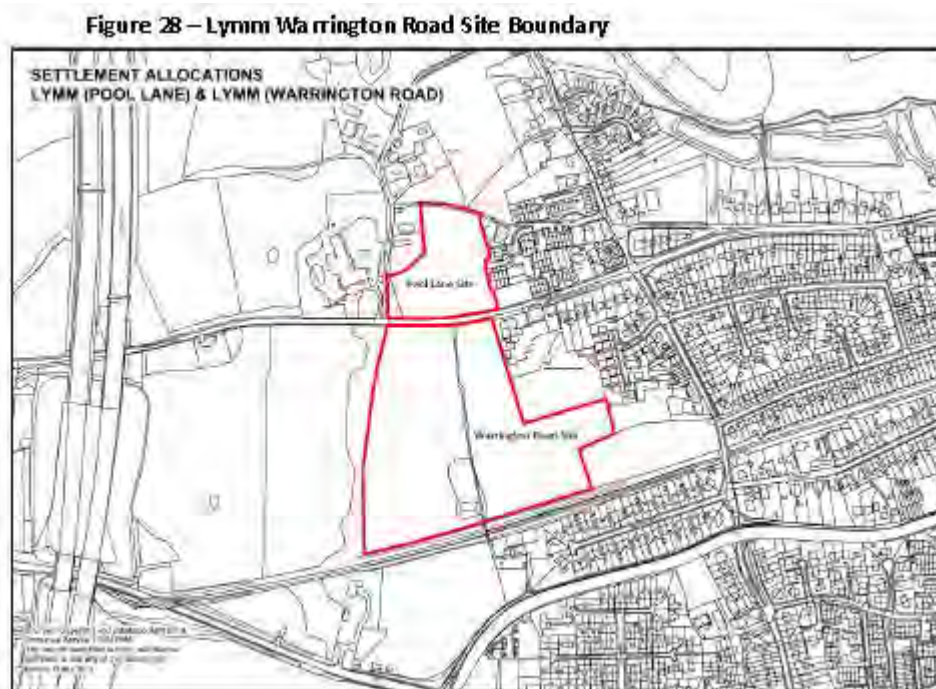


Figure 5.4 taken from page 240 of the Submission Version Local Plan.

⁶ The SHLAA Reference for this site is: 1528 (part) and the LPA Site Reference is: R18/162.

- 5.18 The site is being promoted by an unknown promoter on behalf of the land owner; the details available to view on the Council's online resource have been redacted. The information submitted for Warrington Road site is exactly the same as that submitted for the Pool Lane site, therefore being promoted under the same details.
- 5.19 The 'Call for Sites form' simply says that the site is immediately available and that there are no known constraints, although no technical work has been completed. The form also notes that the site is in single ownership, is being marketed and that enquires are being received; this information is not expanded on.

GENERAL OBSERVATIONS

- 5.20 Given that there is no technical evidence available to view in the public domain, the availability, viability and deliverability of the site is questionable. There is no evidence of any substance which supports the delivery of a minimum 130 new homes at the Pool Lane site and therefore it is not clear on what basis the Council has concluded that the site is free from constraints and could deliver a minimum of 130 new homes within the Plan period. In the absence of this information, we question the capability of the site to deliver as the Council anticipates.

FLOOD RISK - SEQUENTIALLY PREFERABLE SITES ARE AVAILABLE

- 5.21 The Council's Site Assessment Proforma (Pages 21 – 23) states that the site falls within Flood Zone 2. We enclosed above at Figure 5.3 an extract from the Flood Map for Planning for ease of reference:
- 5.22 The Council's Development Options and Site Assessment Technical Report however does not consider flood risk issues at the site.
- 5.23 There does not appear to have been any consideration by the Council with regard to sequentially preferable sites available in the village to meet housing needs. However, that is a requirement of Paragraphs 157 and 158 of the Framework as detailed above.
- 5.24 The Council has produced an up-dated Level 1 Strategic Flood Risk Assessment (JBA – July 2018) (see Map 22 for details of this site) which confirms the points made above in respect of flood risk at the site. A Level 2 Site Screening Report has also been published by the Council (JBA - March 2019), although this does not consider the site.
- 5.25 Acting on behalf of SLG LK Consulting flood risk engineers have produced a Technical Note which appears at **Appendix 1** but put simply the Council has failed to apply the sequential test to allocating housing development in Lymm. In that respect information has been before the Council since 2016 which demonstrates that the SLG site proposed for residential development is within Flood Zone 1 and is therefore sequentially preferable.

TREES & ACCESS

- 5.26 The Council's Site Assessment proforma also notes that an access could be achieved but this would result in the loss of existing trees. In contrast the SLG site would not require the removal of any trees to form an appropriate access. Clearly the SLG site is preferable from a tree loss perspective.

ECOLOGY

- 5.27 It is also noted that the Council's Site Assessment Proforma states that the site contains a locally important site although no further details are given. In contrast the SLG site is not important in relation to ecological interests.

LOCATION IN RELATION TO GP SERVICES

- 5.28 Throughout the Council's evidence base it is noted that GP services in Lymm are unable to accommodate new patients and existing facilities have no opportunities to expand. Accordingly, a new medical facility is proposed as part of Policy OS 7. That site lies to the east of the village and immediately to the south of the SLG site and so clearly the SLG site is locationality preferable to Policy OS6 in that respect.

SUMMARY – POLICY OS8 – SOUNDNESS ASSESSMENT

- 5.29 Policy OS8 fails the test of soundness for the following reasons.
- 5.30 Policy OS8 is not justified as it is not an appropriate strategy taking account the reasonable alternative presented by the SLG site which is in Flood Zone 1 and which does not require the removal of trees to form an access. Neither is Policy OS8 consistent with national policy with regard to the application of the sequential approach to flood risk.
- 5.31 Policies need only fail one of the soundness tests to be considered unsound. In this case Policy OS8 fails two of the tests. Policy OS8 should therefore be deleted from the Local Plan and the SLG site at Rushgreen Road/Reddish Crescent should be allocated for around 60 homes to address (in part) the deletion of this site.

RUSHGREEN ROAD / TANYARD FARM (POLICY OS7)

- 5.32 Policy OS7 proposes that land be removed from the Green Belt and allocated for residential development of a minimum of 200 dwellings and a new health care facility. The proposed boundaries of the allocation are shown below at Figure 5.5:

Figure 27 – Rushgreen Road/Tanyard Farm Site Boundary

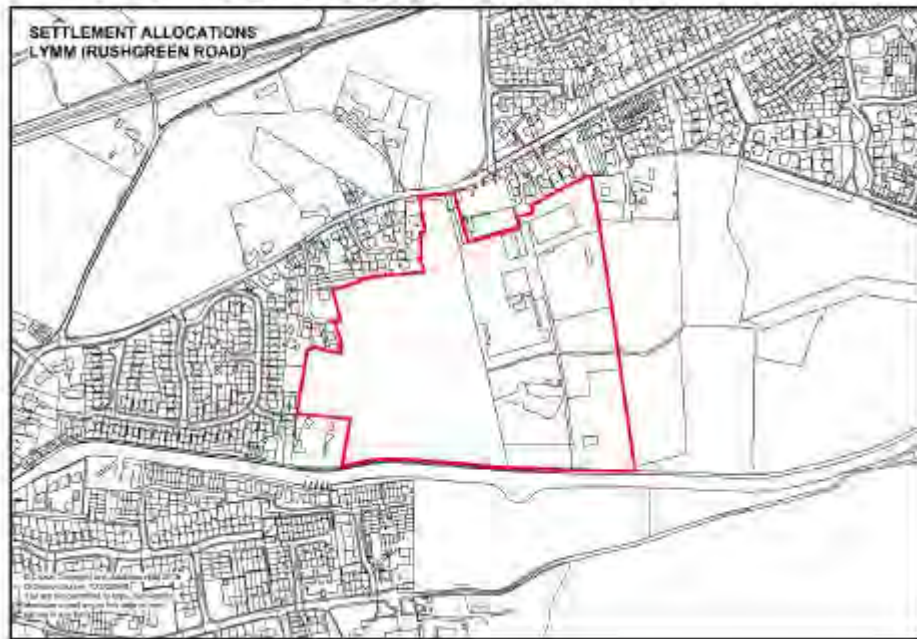


Figure 5.5 taken from Page 235 of the Submission Version Local Plan

- 5.33 This site comprises three areas of land which have been promoted both separately and conjointly. The first parcel of land is known as 'land at Tanyard Farm' promoted by Avison Young (formerly known as GVA HOW Planning and HOW Planning) on behalf of Bellway Homes Limited (Manchester division), the second parcel of land known as 'land off Rushgreen Road' promoted by Emery Planning on behalf of Majornet Limited, and the final parcel is known as 'Watercress Farm' also promoted by Emery Planning on behalf of an unknown party⁷. The separate land parcels are indicated below at Figures 5.8 – 5.8.

⁷ The details of who Emery Planning are acting on behalf of have been redacted in document reference R18_P2_055 and R18_P2_055_2.



Figure 5.6: Land edged in red is land at Rushgreen Road (Emery Planning). Land edged in blue is Land at Tanyard Farm (Avison Young/Bellway Homes). Source: document reference R-18_P2_132



Figure 5.7: Land at Watercress Farm (Emery Planning). Source: document reference R-18_P2_055. Note that the blue area has not been included in the land allocation.

5.34 The far eastern portion of land, that being land at Tanyard Farm, is being promoted by Bellway Homes. This portion of the allocation has an extant full planning permission for the redevelopment of the land for 64 dwellings having been allowed at appeal on 27 September 2018 (Appeal reference APP/M0655/W/18/3200416).

- 5.35 The Council considered the sites as part of its SHLAA Assessment (2018) (Site References R18/117 and R18/118) noting that the land parcels are within close proximity of the Sainsbury's supermarket (being located adjacent) and within walking distance of local services and the Neighbourhood Centre. The Council concluded that there were no known technical constraints to development and the overall site is well contained by durable boundaries.
- 5.36 The land known as Watercress Farm is positioned on the western side of the proposed allocation as shown above at Figure 5.7. The Representation by Emery Planning submitted that the site measures approximately 0.49ha and had potential to deliver around 15 dwellings (at 30 dwellings per hectare). The land is bounded to the north, west and south by existing residential development, with the agricultural land to the east (the aforementioned 'land at Rushgreen Road') also forming part of the proposed allocation. The submission concluded that the site is well-contained and forms a highly logical urban extension to the settlement boundary.

COMMENTS ON PROPOSED ALLOCATION OS7

- 5.37 SLG supports the allocation of a new primary health care facility for a minimum of 1,500 sq. m. as a requirement of Policy OS7 particularly given existing provision in the village. However, SLG would question where and when this will be delivered because it is not a feature of the Bellway scheme approved on appeal, it is not mentioned in the Emery Planning representations, nor is it shown in the Framework Plan submitted with the Emery Planning representations.

SUMMARY – PROPOSED RESIDENTIAL ALLOCATIONS – LYMM

- 5.38 In summary it is considered that Policies OS6 and OS8 are unsound for the reasons stated. That gives rise to a need to find alternative land in Lymm to accommodate a minimum of 170 dwellings (40 + 130). In that respect it is firmly submitted that the SLG site could help to meet around 60 dwellings of that need.

6. PROPOSED RESIDENTIAL ALLOCATION – LAND AT RUSGREEN ROAD/REDDISH CRESCENT, LYMM

SITE LOCATION

6.1 The site's general location is denoted by a red dot at Figure 6.1 below:

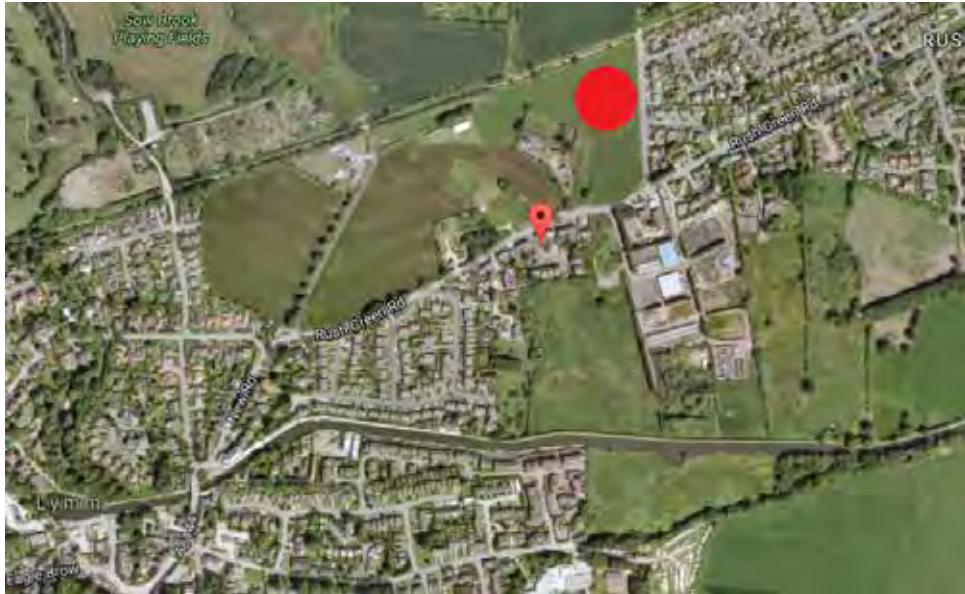


Fig 6.1 – Land at Rushgreen Road and Reddish Crescent, Lymm, Warrington – red dot indicates the site's general location – not to scale.

6.2 The site boundaries are identified in Figure 1.1⁸.

6.3 The site is located to the north of Rushgreen Road (A6144) and to the west of Reddish Crescent.

6.4 As is evident from the aerial image above the site has a close physical relationship with the existing built up part of the settlement.

SITE DESCRIPTION

6.5 Photographs of the site appear at **Appendix 2**.

6.6 The site extends to circa 2.5 hectares (6.3 acres) and was last in arable use, however it has recently been granted planning permission for the change of use to equestrian uses and associated works (application reference: 2017/29906). We are instructed that the land is not part of a tenanted agricultural holding.

⁸ The site has been allocated the following reference numbers by the Council: SHLAA Ref: 1565 / Site Ref: R18/014 / Site Ref: R18/P2/118.

- 6.7 The topography of the site is broadly flat.
- 6.8 An existing agricultural open-sided shippon lies in the north western portion of the site together with two storage containers which are lawfully present on the land⁹ and now have permission to be reused as part of the recent equestrian permission. These structures are prominent in the local landscape and are accessed via a farm track off Reddish Lane to the west.
- 6.9 Bridleway Number 46 is located within the site and runs alongside the northern boundary of the land in an east west direction providing a link from Reddish Crescent to Reddish Lane (via the farm track mentioned above) further to the west.
- 6.10 An underground surface water drain crosses the site from east to west and there are a number of manhole covers located on the route of the drain. The route of the surface water drain is illustrated below:

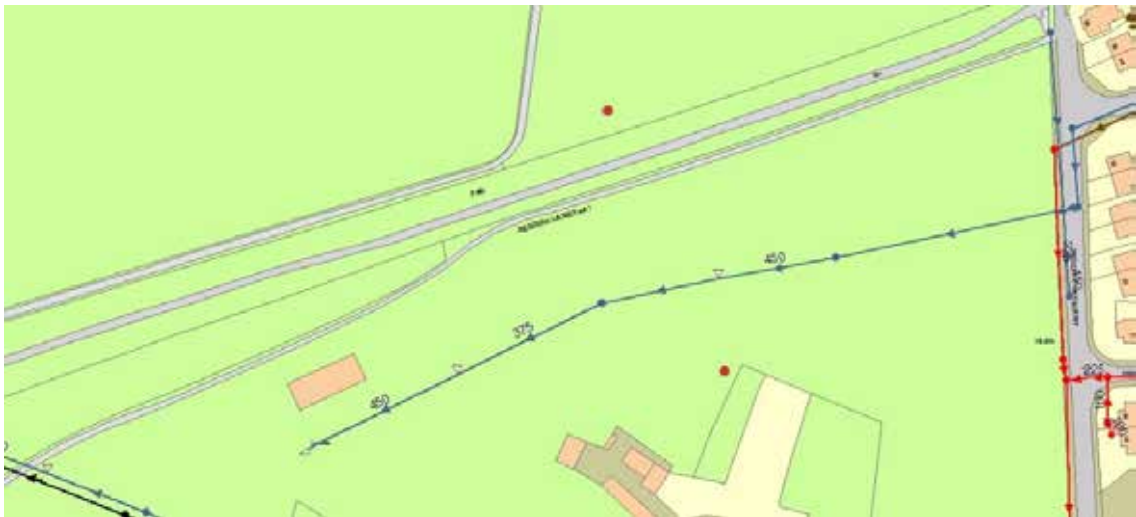


Figure 6.2 – Surface water drain crossing the site shown as blue line. Existing foul sewer shown as red line – source United Utilities searches.

- 6.11 All necessary utilities required to service a residential development are available close to the site as evidenced by the utility searches contained within **Appendix 3**.
- 6.12 The northern boundary of the site is made up of a number of semi mature trees and hedgerows and a very limited number of mature trees. The northern boundary also has post and rail fencing in places. Along the northern boundary and in close proximity to the shippon mentioned above are two beech trees that are the subject of a Tree Preservation Order¹⁰.
- 6.13 The eastern boundary is not enclosed and is open to Reddish Crescent.
- 6.14 The southern boundary is also not enclosed and is open to Rushgreen Road.

⁹ LPA Reference: ENF/8/92.

¹⁰ TPO No. 519 - Old Reddish Lane, Lymm: TPO confirmed on 21 April 2016.

- 6.15 The western boundary of the site mainly comprises a mature native hedgerow (with some hedgerow trees) forming the boundary between the site and “Willoways”, a detached dwelling which lies in extensive grounds to the west.
- 6.16 Further along the western boundary (and in the vicinity of the agricultural building mentioned above) the land is open with the boundary being marked by an open watercourse¹¹. An outfall to the watercourse for the underground surface water drain mentioned above is present on this boundary.

SURROUNDING AREA

- 6.17 To the north of the site lies the Trans Pennine Trail, the northern and southern boundary of which comprises mature trees and hedgerows. These features effectively screen out views of the countryside further to the north and vice versa. It should also be noted that the former waste water treatment works to the north of the Trans Pennine Trail has the benefit of planning permission for an equestrian centre with a 2,212 sq. ft. (205 sq. m.) three bedroom house, stabling, office, manège and paddocks - in all about 6 acres.
- 6.18 To the east lies an established residential area accessed from Reddish Crescent (which has street lighting and pavements on both sides of the highway); here the dwellings comprise a mix of dormer bungalows and traditional two storey houses. Along Reddish Crescent some dwellings overlook the site. Reddish Crescent is subject to a 20 mph speed limit.
- 6.19 To the south of the junction of Reddish Crescent and Rushgreen Road lies a mix of commercial and residential properties. A Sainsburys supermarket (formerly Netto) is located on the south side of Rushgreen Road and it should be noted that dropped kerbs and new tactile paving has been installed on Rushgreen Road to facilitate safe access to the supermarket from Reddish Crescent and vice versa.
- 6.20 Rushgreen Road is well lit, has pavements and is subject to a 30 mph speed limit.
- 6.21 Residential properties located along Rushgreen Road are generally two storeys in height.
- 6.22 A local industrial/commercial area which comprises of ad hoc light industrial development, parking areas, a gym and derelict land also lies to the south of Rushgreen Road. This area is screened from nearby residential development by a dense tree line bordering Rushgreen Road.
- 6.23 To the west Willoways is a detached dwelling which lies in extensive grounds with numerous outbuildings and paddocks. The subject site effectively wraps around the northern and eastern boundary of Willoways. Beyond Willoways is further agricultural land (which runs up to Reddish Lane (westwards) and which then continues westwards up to the rear boundaries of residential

¹¹ According to the Council’s on-line mapping system this is classed as a main river by the Environment Agency.

properties on Dane Bank Road East and Lymmhay Lane. There are also some two storey terraced and detached dwellings which front on to Rushgreen Road with agricultural land to the rear.

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

ECOLOGY

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

FLOOD RISK

- 6.28 Figure 6.3 shows that the site itself predominantly lies entirely within Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual risk of flooding from rivers of the sea). The Environment Agency's flood map for planning suggests some flood risk in a very small area adjacent to Rushgreen Road which can be safeguarded from any future development if this high level mapping proves to be accurate once a detailed Flood Risk Assessment is undertaken to support

future development proposals. The illustrative layout previously submitted to the council, and reproduced at **Appendix 7**, proposes to leave that area of the site undeveloped.

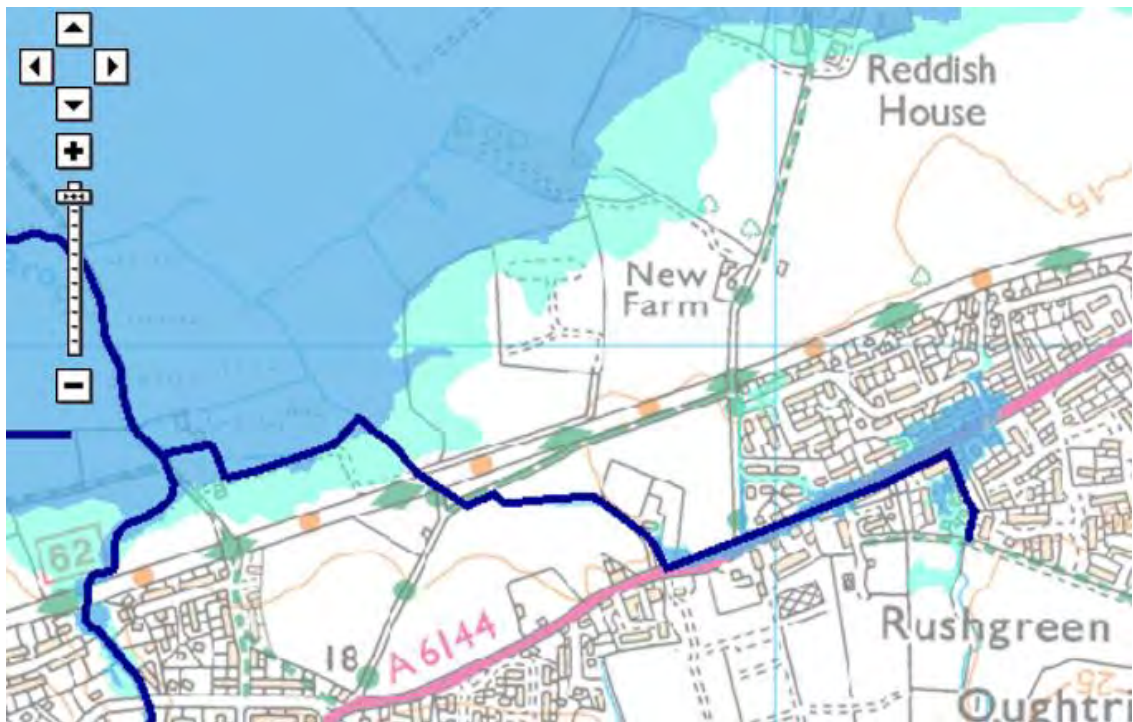


Figure 6.3: Areas at risk from flooding – Source: Flood Map for Planning.

6.29 Flood risk is dealt with in more detail in the Technical Note produced by LK Consulting at **Appendix 1**.

LANDSCAPE

6.30 The Council carried out a Landscape Character Assessment in 2007. Within this document, Lymm and its environs are defined as falling into 'Character Area 3.C: Lymm (Red Sandstone Escarpment)'. Whilst the document notes that the need for housing development around Lymm has altered the landscape, broadly speaking, *'the nature of the landscape, with its luxuriance of hedgerows and hedgerow trees and more intimate landform, creates a less sensitive environment in which to absorb small scale development.'*

6.31 The topography of the site, the existing screening to the north and the presence of existing development immediately to the east, south and west (in part) means that the development of this site would have a minimal impact upon local landscape character.

AGRICULTURAL LAND QUALITY

6.32 High level data obtained from Natural England suggest that large tracts of land around the existing built up part of Lymm are likely to be Grade 2 (see Figure 3.4 below), although site specific surveys

would be required to determine if this is indeed correct. In the context of Paragraph 171 and Footnote 53 of the Framework the amount of land proposed to be developed here is not significant and is well below the 10 hectares widely accepted as being the threshold in determining significance.

- 6.33 Furthermore, the site is now subject to planning permission for the change of use to equestrian uses and associated works. Therefore, there is a fallback position, whereby the site can come out of agricultural use in any event.



Figure 6.4 Agricultural Land Classification – Source: Natural England – 1:250,000 Agricultural Land Classification.

HERITAGE

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

PUBLIC RIGHTS OF WAY

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



Figure 6.5 – Bridleway Number 46 – denoted by bright green line – source Warrington Borough Council on-line mapping.

TREE PRESERVATION ORDERS

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



Figure 6.6 – TPO 519 – 2 no. beech trees identified by red circles - source Warrington Borough Council on-line mapping.

PLANNING HISTORY

PLANNING APPLICATIONS

- 6.38 The site has a limited planning history. As mentioned earlier the two existing storage containers have the benefit of planning permission¹².
- 6.39 Furthermore, application 2017/29906 was approved on 5th June 2017 for the change of use of the site and existing buildings to equestrian use with associated works including the conversion of existing barn to stables and tackroom and new gate and fences.

PREVIOUS DEVELOPMENT PLAN CONSIDERATION

- 6.40 Of further relevance is the consideration of the site and the undeveloped area between Reddish Crescent and the rear of properties on Lymmhay Lane in previous Development Plans as described below.
- 6.41 The points made below are of relevance to the consideration of the release of our client's site from the Green Belt at a time when there is an acknowledged need by the Council to release such land for development in order to meet the needs of the Borough going forward.

¹² LPA Reference: ENF/8/92.

WARRINGTON LOCAL PLAN

- 6.42 Inspector Collyer was appointed by the then Secretary of State for the Environment to hold a Public Inquiry into objections to the Deposit Draft of the Warrington Borough Local Plan. The Inquiry opened on 23 January 1996, sat for 48 days, and finally closed on 31 January 1997.
- 6.43 The subject site and the wider area were considered by the Inspector and relevant extracts from the Inspector's report are reproduced below. The site specific conclusions reached by Inspector Collyer are material to consideration of the release of the site from the Green Belt at this time and in the context that Green Belt release is necessary to meet the Borough's housing needs going forward.
- 6.44 This Plan was not formally adopted and the Council resolved to stop work on it to begin work on a Borough wide Unitary Development Plan in June 1999 due to the Council gaining Unitary status in 1998 which would legally prohibit adoption of the Local Plan.

AREA OF SEARCH 14

- 6.45 Land to the west of Reddish Lane, Lymm was identified as Area of Search 14 in the Deposit Draft Local Plan – see Figure 4.1 below.

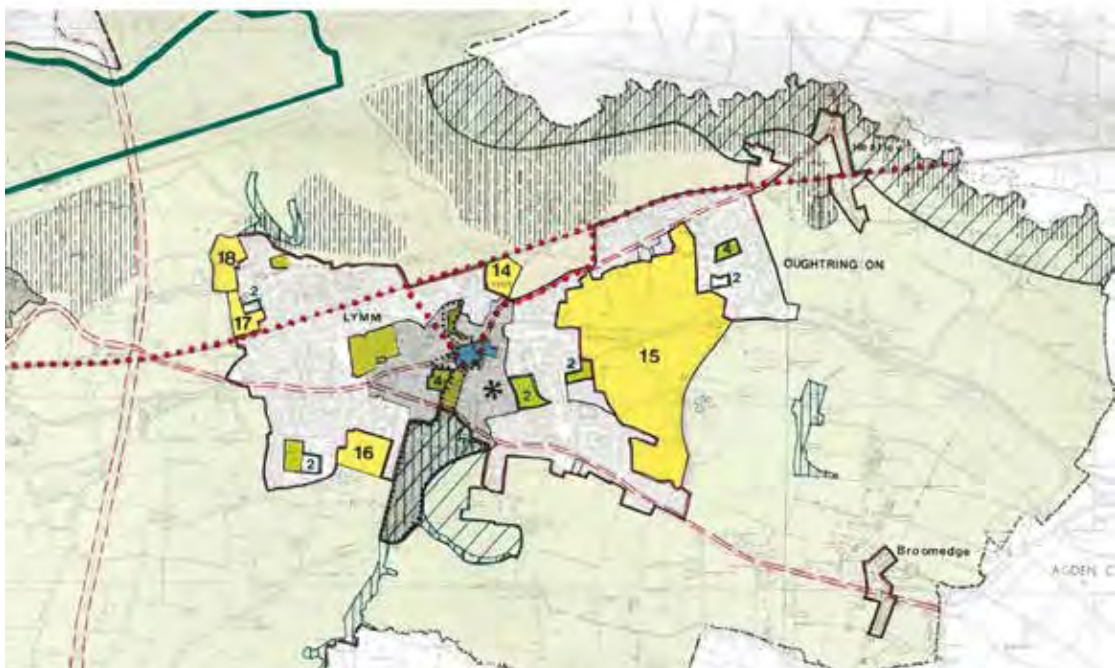


Figure 6.7 – Warrington Deposit Draft Local Plan – Lymm Proposals Map Extract 2 December 1994. Area of Search 14 highlighted in yellow and the subject site shown as Green Belt (light green).

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

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

3.AS14.3 This site is in itself open in nature and, together with the series of fields directly to the east, it gives clear definition to the built-up edge of the village. However it does not, in my opinion, have the appearance of open countryside. From several vantage points it is seen against the backdrop of residential properties to the west and south; the housing to the south-east, on the far side of Rushgreen Road, adds to this urbanising influence since it is separated from the allocation site by only a narrow segment of farmland. And, significantly, along the northern boundary the embankment represents an appreciable visual and physical barrier. These features, in combination, create a noticeable measure of containment around the allocation land. As such there is a distinct contrast, in terms of character and appearance, between this Area of Search and the extensive stretch of open countryside beyond the former railway.

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

lane. However the additional land in question is not countryside as such, nor is it vital that it should be kept permanently open as I shall explain later [see paras 3.5.132 - 138]; moreover any such development would be contained within well-established confines and accordingly would not have the appearance of an unrestricted sprawl.

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

3.AS14.6 As to the second issue, most Objectors are concerned about the impact which any future development of this site would have on the character of Lymm, particularly when considering the number of other Areas of Search which the Local Plan identifies around the periphery of this village. I have already concluded that the Council's overall approach regarding the distribution of the various Areas of Search around the Borough is soundly based [see paras 3.3.4 + 5]. **As for Lymm, this is a substantial and fairly widespread settlement. It has a sizeable centre providing a relatively wide range of shops and services and elsewhere within its confines there are educational, recreational, social and other such facilities as well as numerous business premises. Also, communications with the surrounding major highway network, including the motorway system, are good. It is therefore not surprising that in general terms this should be regarded by the Local Plan as an appropriate focus for possible longer-term development opportunities.**

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

3.AS14.8 As for agricultural land considerations, this site is classified as Grade 2 and therefore of the best and most versatile quality which national guidance aims to protect from development. My general comments about this matter are

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

3.AS14.9 While many Objectors express fears about the likelihood of highway safety problems arising, no technical evidence is presented to verify this argument. The Council's assessment is that although there are limitations in the immediate surrounding road system, these could be overcome with suitable highway improvements. Thus there appears to be nothing in principle to preclude the development of the allocation land.

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

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

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

Plans and ensuring adequate land availability, I consider that this matter must be approached on a Borough-wide basis.

3.AS14.13 I acknowledge that Lymm is one of the 2 largest villages in this Borough and have already explained why it is logical to expect that a comparatively greater proportion of the total future development provision should be made here rather than in the smaller settlements [see para 3.3.5]. However the fact that in terms of the percentage increase in housing stock Lymm will not, based on current figures, have experienced the same level of growth over the CSP term as Appleton Thorn or in particular Culcheth (the other of the largest villages) is not, contrary to Mr Morris' belief, too significant. And to imply that the Local Plan should now seek to rectify this situation by increasing Lymm's contribution to the short-term land supply so as to compare more favourably with, say, Culcheth is wrong; this would be to ignore, or at least give insufficient weight to, other material factors such as environmental and infrastructure constraints which necessarily must influence appreciably the site-selection process.

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

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

3.AS14.16 In all the circumstances and bearing in mind my conclusions under Policy LPS3 on the longer-term land supply position, I find no reason to question the Local Plan allocation for this site. Not only is this Area of Search entirely

appropriate in its own right but also it is further justified by reason of its relationship with the land to the east which, as I explain later in this report [see paras 3.5.132 -138], has similar potential”.

LAND AT REDDISH CRESCENT

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

“3.5.132 This site is part of an area of mainly open farmland situated between Rushgreen Road and the Trans-Pennine Trail, a major pedestrian and cycle way on the route of a former railway. The westernmost section of this open stretch of land is allocated in the Plan as Area of Search 14; this is adjoined by the built-up area of Lymm extending to the south and west. Beyond the former railway, much of which consists of an embankment, is open countryside. To the east of the present site is a substantial area of housing, while the southern side of Rushgreen Road is also well built-up, mostly in depth.

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

3.5.134 A major argument raised by the Council is the need to maintain an open gap between Lymm and Oughtrington which, it is claimed, are physically

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

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

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

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

3.5.138 In all the circumstances I am convinced that for present Plan purposes this land has a much more valuable role to play as part of the reserve of

safeguarded sites than as Green Belt. I am mindful however that a formal objection (by Mr Walley) has been made only in respect of the more easterly section of this stretch of land; accordingly my recommendation to modify the Local Plan must be confined to that specified site. As for the remainder, I would urge the Council to give serious consideration to the foregoing conclusions with a view to treating this entire stretch of land in exactly the same way, as the circumstances dictate it should be, namely as an Area of Search. In this connection I would confirm that, in anticipation of the Council's agreement to this course of action, I have included in my calculations of the estimated longer-term land supply (under Policy LPS3) the full area north of Rushgreen Road (between Reddish Crescent and Area of Search 14) which appears to measure in the order of 9 ha”.

WARRINGTON UNITARY DEVELOPMENT PLAN (UDP)

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

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

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

are built up along their opposite sides to the objection site and there is also a scattering of residential development within the site itself.

1.238 Whilst therefore this area is – in the language of PPG2 – open, it does have a strong sense of enclosure, and the backdrop of residential development in views from the west and the north tend to give it a rather urbanised feel. In terms of countryside protection and preventing the outward sprawl of existing settlements I therefore understand how the WBDLP Inspector, when considering this area, found that it does not serve any significant Green Belt purpose. However, not unsurprisingly bearing in mind the policy background against which he was working, he did not address in his report the impact that leaving this site without the Green Belt would have upon urban regeneration. I have considered this point against the current regional policy regime in many places, not least in addressing Policy GRN1, where I concur with the approach taken in the RUDP of tightly drawn Green Belt boundaries around existing urban areas in support of the RPG13's spatial strategy that promotes urban renaissance. To release this area of open land would therefore be harmful to a Green Belt purpose, in that it could significantly damage those urban regeneration objectives”.

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

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

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

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

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

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

WARRINGTON LOCAL PLAN CORE STRATEGY (2014)

- 6.52 The Warrington Local Plan Core Strategy was adopted by the Council on 21 July 2014.
- 6.53 There were no proposals to review the Green Belt status of the site when the Local Plan Core Strategy was submitted (September 2012) for examination (as a result of regional policy restrictions contained within the Regional Strategy (RS)¹³ that was in force at the time of submission of the Plan for examination but which was thereafter revoked); therefore the site is currently designated as Green Belt in the adopted Local Plan Core Strategy.
- 6.54 The Local Plan Core Strategy is the overarching strategic policy document in the Council's Local Planning Framework. It set out the planning framework for guiding the location and level of development in the borough up to 2027.
- 6.55 However, a High Court Challenge to the adoption of parts of the Warrington Local Plan Core Strategy was heard on 3 and 4 February 2015 with Judgement given on 19 February by Mr Justice Stewart. Consequently, parts of the Plan were quashed as follows:
- The housing target of 10,500 new homes (equating to 500 per year) between 2006 and 2027.

¹³ Policy RDF4 stated that there was no need for any exceptional substantial strategic change to the Green Belt and its boundaries in Warrington before 2021. However the RS was revoked by an Order that came into force on 23 May 2013. The position in Warrington is now that Green Belt release is required to meet the housing needs of the Borough.

- References to 1,100 new homes at the Omega Strategic Proposal

6.56 Relevant extant planning policies are discussed below:

POLICY CS5 GREEN BELT

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

POLICY CC1 – INSET & GREEN BELT SETTLEMENTS

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

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

SETTLEMENT HIERARCHY

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

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

6.61 The hierarchy listed at this policy is as follows:

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

where the development would support the accessible colocation of facilities and services.

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

GREEN BELT ASSESSMENT

- 6.63 In January 2016, Ove Arup and Partners was appointed by the Council to undertake a Green Belt Assessment. An addendum to this assessment was subsequently produced (Green Belt Assessment, Additional Site Assessments of Call for Sites Responses and SHLAA Green Belt Sites, July 2017).

- 6.64 The work was originally commissioned as it had becoming increasingly apparent that the Council is not currently able to identify sufficient land to meet its likely housing need in accordance with the requirements of the Framework.

- 6.65 We have considered the Council's Green Belt Assessment and the latest addendum and the analysis of our client's site. Our response is detailed below. We do acknowledge and welcome that the Council have amended their assessment in relation to our client's land interests and have considered this site in isolation from the land to the west in the 2017 document. The land within our client's interests can come forward independently of any land around it and is well contained and enclosed. It has no physical or visual links to the wider countryside beyond it and therefore should be considered in isolation as is now the case.

- 6.66 Taking the methodology used in the Green Belt Assessment and Addendum and applying it to our client's land the following conclusions are reached (for ease of reference the site is referred to as R18/014):

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

- 6.67 It is agreed that the subject site make no contribution to this purpose although given its containment within physical and natural boundaries it is evident that the subject site would not result in unrestricted sprawl. Again, it is worth referring back to previous Inspector's conclusions on this point and in that respect development of the subject site would not result in unrestricted sprawl.

- 6.68 **Result: No contribution.**

PURPOSE 2: TO PREVENT NEIGHBOURING TOWNS MERGING INTO ONE ANOTHER

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

PURPOSE 3: TO ASSIST IN SAFEGUARDING THE COUNTRYSIDE FROM ENCROACHMENT

- 6.71 In our view the site does not assist in safeguarding the countryside from encroachment. Indeed, that was the view of two previous Development Plan Inspectors who concluded the wider countryside begins beyond the Trans Pennine Trail to the north and that the subject site has a close physical relationship with the built up part of the settlement. There is no need to repeat previous Inspector's conclusions again here as they are available to view earlier in this representation, but there is no basis for the Council concluding that our client's site makes a strong contribution¹⁴ to this Green Belt purpose, such a conclusion in light of previous Inspector's conclusions is frankly unreasonable.
- 6.72 The site is enclosed and viewed from a number of vantage points in the context of existing residential development. The site is contained by the Transpennine Trail to the north and therefore has strong defensible boundaries which would safeguard the countryside from encroachment.
- 6.73 **Result: No contribution.**

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

- 6.74 The analysis in the Green Belt Assessment Addendum considers our client's site to make no contribution to this purpose. Our client's land is beyond the 250 metre buffer to the Conservation Area. Accordingly, in line with the Addendum assessment, for this purpose the site should be regarded as having no contribution.
- 6.75 **Result: No contribution.**

¹⁴ A strong contribution is defined in the Green Belt Assessment as: on the whole the parcel contributes to the purpose in a strong and undeniable way, whereby the removal of the parcel from the Green Belt would detrimentally undermine this purpose.

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

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

6.77 **Result: Moderate contribution.**

OVERALL ASSESSMENT – GREEN BELT

6.78 The Council's assessment of the site is that it makes an overall moderate contribution to including land in the Green Belt; as set out above, we consider this assessment to be fundamentally flawed and ignores previous consideration by Development Plan Inspectors.

6.79 We advocate that our client's land makes **no contribution to four of the purposes of including land in the Green Belt and a moderate contribution to one of the purposes but in that respect all of the sites in Lymm are given this weighting.**

6.80 In line with the Council's methodology **the overall assessment for our client's site should therefore be weak.** The conclusion therefore places the site above all of the proposed allocations for Lymm in Green Belt terms.

RESPONSE TO WARRINGTON BOROUGH COUNCIL – EVIDENCE BASE DOCUMENTS – PROPOSED SUBMISSION LOCAL PLAN

SITE ASSESSMENT PROFORMAS

6.81 The Council's assessment appears at Pages 39-41.

6.82 Helpfully the Council's assessment:

- Acknowledges that there is an existing site access from Rushgreen Road.
- Confirms that the topography of the site is relatively flat from the street; which is clearly a benefit in developing the land,
- States that mineral extraction from the site would be unacceptable and therefore Mineral Safeguarding is not an issue that should preclude development.
- Notes that more than 70% of the site is in Flood Zone 1. In that respect it should be noted that the southern part of the site adjacent to Rushgreen Road is not proposed for any built development. This is the only part of the site where flood risk is an issue (see illustrative masterplan at **Appendix 7**). In passing it is worthy of note that the Council's preferred housing allocation at Pool Lane (Policy OS6) was recorded as being entirely within Flood Zone 2 with the western edge adjacent to Flood Zone 3 (see page 25).

Moreover, the Council's preferred housing allocation at Warrington Road (Policy OS8) was recorded as having areas of Flood Zone 2 and 3 with half of the site falling within Flood Zone 2 (see page 22). Clearly the SLG site is sequentially preferable.

- Acknowledges that the site is available.
- Confirms that the site is viable being in an area of high viability and there are no abnormal development costs.
- Acknowledges that the site is in a sustainable location.
- Notes that development would be achievable and that there is developer interest.
- Concludes that the site is suitable and unlikely to have a major impact on trends. .

6.83 However, the SLG site was excluded from the site selection process and in that respect there are parts of the Council's assessment we take issue with.

GREEN BELT

6.84 The Council's concluding remarks on the site state that the land is considered to make a strong contribution to the purposes of including land within the Green Belt whereas on Page 39 of the same document the site is said to have a moderate role. Notwithstanding that we have demonstrated that the site performs a weak role in terms of including land in the Green Belt the Council's own Green Belt Assessment of July 2017 notes that the site performs a moderate role. It seems to us that the site has been discounted, in Green Belt terms, on the basis of an error by the Council because if it performs a moderate role (as per the Council's own evidence base documents) then it would be equally as good as all of the proposed allocations in the village (which were also classified as moderate).

HIGHWAYS

6.85 Concern is raised by the Council with regard to the junction of Rushgreen Road and Reddish Crescent and that third party land is required to improve visibility. In response it should be noted that this junction already serves a significant housing estate and secondly a further access on to Rushgreen Road is available further to the east at Whitefield Grove. In respect of access Croft produced a Transport Issues Note back in 2016 (see **Appendix 5**) which accompanied our representations at that time; it is of some disappointment that the Council did not engage with us on this point and now raises a highways concern. A further note has been prepared by Croft and this appears at **Appendix 6** and demonstrates that access is perfectly adequate.

6.86 The Council's assessment also states that:

A Bridleway runs along the northern boundary of the site. This may mean that the land is not appropriate unless developed in tandem with Site Ref: 3178 /

R18/082 / R18/P2/072 and Site Ref: 3109 / R18/016 / R18/P2/027. However Site Ref: 3178 / R18/082 / R18/P2/072 was assessed as strong contribution for Green Belt and therefore it has not been considered for site selection at this stage.

6.87 The site does not need to be developed in conjunction with any other site.

CONTAMINATION

6.88 Put simply this is undeveloped farm land that has in the past been used for growing crops; there is simply no evidence that the land is contaminated.

HEALTHCARE FACILITIES

6.89 A consistent theme throughout the current consultation is the lack of healthcare capacity in Lymm; that issue applies to all sites. However, a new health centre is proposed to the south of the site as part of Policy OS7 hence once delivered the SLG site will be in close proximity to such facilities.

HERITAGE

6.90 The Council state that development of the site could have:

“Potential negative effects on heritage assets/the historic environment but mitigation could be possible”.

6.91 The only listed building close to the site is the Grade II listed Tanyard Farmhouse (located at 88 Rushgreen Road, Lymm) which lies on the opposite side of Rushgreen Road to the south and within an existing residential and commercial area. Given the physical separation between the site and Tanyard Farmhouse and having regard to existing development in the vicinity it is considered that development of the SLG site would not have any effect whatsoever on the setting of this listed building. In fact, the listed building cannot even be seen from the site.

6.92 It is notable that Tanyard Farmhouse is mentioned in the assessment of the Council's preferred residential allocation (Policy OS7). As the site was promoted in various parcels the Council's assessment appears on Pages 9 – 20 of the Site Assessment Proformas. At Page 478 Tanyard Farmhouse is noted as being 33 metres from the site and the potential effects on the heritage asset/historic environment were considered to be the same as the SLG site. It is notable that Policy OS7 requires specific measures to be taken in respect of development in close proximity to Tanyard Farmhouse these include a screening buffer and potential restriction on heights of development in close proximity to the asset. As noted above the heritage asset cannot be seen from the site. It should also be noted that the southern part of the SLG site at the junction of Reddish Crescent and Rushgreen Road is proposed to be free of any built development (see illustrative masterplan at **Appendix 7**). SLG would have no objection to accepting the same

mitigation measures that have been proposed for Policy OS7 were the SLG site to be allocated for residential development.

DEVELOPMENT OPTIONS & SITE ASSESSMENT TECHNICAL REPORT (MARCH 2019)

6.93 Again, the Council make some very positive points about the SLG site in this document including:

- The site is considered to be suitable – unlikely to have a major impact on trends.
- The site has good access to formal play space, primary schools and bus services.
- The site is available.
- The site is achievable, it is in an area of high viability and there are no known abnormal costs.
- The site is in a sustainable location.
- The land is adjacent to the settlement of Lymm.

6.94 However the same points about Green Belt and highways are made in the Development Options & Site Assessment Technical Report as were made in the Site Proformas and in the interests of brevity there is no need for us to repeat them other than to say that the Council appears to have made a serious error in considering our client's land with regard to Green Belt and highways can be adequately dealt with as noted above and in that respect there is no need for the site to be developed in tandem with any other site for it to be acceptable in highway terms.

6.95 There is no assessment of the SLG site in terms of flood risk and having considered the site in the Site Assessment Proforma the conclusion could have been reached that (as the site has greater than 70% of land in Flood Zone 1) flooding is not an issue. In fact, all of the land proposed to be developed for housing at the SLG site is in Flood Zone 1 as the illustrative masterplan at **Appendix 7** demonstrates (that masterplan has been before the Council since November 2016).

6.96 In contrast the Development Options and Site Assessment Technical Report notes that the Council's preferred housing allocation at Pool Lane (Policy OS6) is in Flood Zone 2. In respect of the preferred housing allocation at Warrington Road (Policy OS8) there is no assessment of flood risk but the site is known to be in Flood Zone 2 as noted above. Both sites are sequentially less preferable than the SLG site.

DELIVERABLE ASSESSMENT

6.97 Paragraph 67 of the Framework states that:

Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land

availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for years one to five of the plan period; and*
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.*

6.98 Given the reliance on large sites we consider that sites such as that being promoted by SLG have the potential to contribute significantly to housing delivery in the early years of the Plan. Annex 2 t the Framework contains a Glossary. Deliverable sites are defined as follows:

Deliverable: *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

6.99 Subject to the site being removed from the Green Belt and allocated for housing this is a site that is clearly deliverable for the following reasons.

AVAILABILITY

6.100 The site is in one freehold ownership.

6.101 There are no tenancies, including agricultural holding tenancies.

6.102 There are no covenants or other restrictions affecting the land that would preclude or delay residential development.

6.103 The site is subject to an option agreement in favour of an experienced residential development promoter, SLG.

- 6.104 The land is clearly available for development and subject to the Green Belt designation being changed in favour of a residential allocation the Council could expect the submission of an outline planning application within 6 months.
- 6.105 Subject to the grant of outline planning permission the site would be market and sold to a residential developer. In that respect strong interest has already been made in the site from house builders.
- 6.106 Clearly the site is available for development and could be completed in full within 5 years.

SUITABILITY

- 6.107 The only impediment to the site being developed for housing is its current Green Belt designation. All other matters can be satisfactorily addressed.
- 6.108 At **Appendix 7** we enclose an illustrative masterplan which shows how the site could be developed as a high quality residential development with generous areas of open space and a children's play area and associated works.

ACHIEVABILITY

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

SUMMARY

- 6.115 In summary the SLG site is highly suitable for residential development but it appears to have been discounted by the Council who have not had regard to its own evidence base with regard to the Green Belt. As we have always said we are very willing to discuss the site with the Council but to date that offer has been rejected. In light of the foregoing we would urge the Council to meet with us as a matter of urgency.

6.116 In any event our objections could be addressed by allocation of the SLG site at Lymm for around 60 homes.

7. IS THE COUNCIL'S POSITION OF NOT IDENTIFYING ANY SAFEGUARDED LAND SOUND?

- 7.1 The Council is not proposing to safeguard any land in the Submission Version Local Plan. The justification for this is given at Paragraphs 4.1.24 to 4.1.30.
- 7.2 We are only concerned with safeguarded land in Outlying Settlements and in particular in Lymm. Whilst it is accepted that there may be opportunities for the Urban Extensions to produce dwellings beyond the end of the Plan period that is not the case in Lymm. The Council suggest that there may be scope for Green Belt release via Neighbourhood Plans but in the case of Lymm that is yet to be seen.
- 7.3 Given that Green Belt is being released in Lymm through this Local Plan and having regard to the urban capacity of the settlement it will be necessary for any future Local Plan to release land from the Green Belt to meet housing needs. Accordingly, land should be safeguarded in Lymm in accordance with Paragraph 139 c) of the Framework. Failure to safeguard any land in Lymm is unsound as it is not positively prepared and it is not consistent with national planning policy.
- 7.4 In the event that our representations are not successful in securing a residential allocation for the SLG land in Lymm then we respectfully request that the land be removed from the Green belt and safeguarded.

8. CONCLUSIONS

8.1 In conclusion we find that the following policies are unsound:

- Policy DEV 1.
- Policy MD2.
- Policy MD3.
- Policy OS6.
- Policy OS8.

8.2 We also find that the Council's unwillingness to safeguard any land in Lymm is unsound.

8.3 Additionally, we seek clarification in respect of the healthcare facility required by Policy OS7.

8.4 We are very concerned that our client's site has been discounted in error by the Council applying the wrong Green Belt assessment to the land and in that respect an urgent meeting is sought.

8.5 In any event our objections could be addressed by the allocation of the SLG site at Rushgreen Road and Reddish Crescent for around 60 new homes. Were that not successful we would respectfully ask for the land to be removed from the Green Belt and safeguarded.

Appendix 1

**POTENTIAL RESIDENTIAL
DEVELOPMENT SITES**

**LYMM
WARRINGTON**

**FLOOD RISK
CONSTRAINTS ASSESSMENT
AND SEQUENTIAL ASSESSMENT**



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WARRINGTON LOCAL PLAN – SCOPE AND BACKGROUND

LK Consult Ltd (LKC) was commissioned to carry out a Constraints Level Flood Risk Assessment (FRA) and Sequential Assessment for the proposed residential sites in Lymm, Warrington by the Strategic Land Group. The report was undertaken in support of a request to include the potential residential site west of Reddish Crescent and north of Rushgreen Road within the draft development plan for the Warrington area.

A review of the current draft development proposals within the Lymm area have been compared with the alternative site in terms of Flood Risk and Sustainable Drainage issues. This has been undertaken using a sequential risk based approach, to avoid where possible flood risk to people and property and to manage any residential risk considering climate change.

The report will address the vulnerability to flooding from all possible sources and will also consider the impact of the development on surface water runoff accounting for climate change and the potential to increase flood risk elsewhere.

This desktop Constraints Level FRA complies with the principles presented in the Draft National Standards for Sustainable Drainage Systems (Defra, 2015)¹ and the Planning Practice Guidance (PPG) of March 2014². The sustainable drainage assessment is presented with reference to the hydrological and hydrogeological context of the developments.

The Environment Agency (EA) website and the Warrington SFRA Level 1 and Level 2 reports have been utilised to assess if there are any limitations that may affect this sites. The records show that a number of the sites contain areas that are in Flood Zones 2 & 3.

The report findings are based upon professional judgement and are summarised below. The report includes rainfall data from the Wallingford Studies and Hydrogeological information from the British Geological Survey (BGS). The assessment will summarise and refer to these datasets in the text.

Drainage on the sites has been assessed by considering the following key constraints:

- Topography of the sites.
- Local water features and hydrological context.
- Underlying geology, hydrology, soil types and permeability.

¹ Non-statutory Technical Standards for Sustainable Drainage Systems – DEFRA March 2015

² Planning Practice Guidance – Department for Communities and Local Government April 2014

Lymm, Warrington – Proposed Residential Allocations

Plot - Pool Lane Policy OS6	
Grid Reference	366945E, 387640N
Post Code	WA13 9BS
Location	North of Warrington Road and east of Pool Lane
Description	The site is currently used as pasture.
Topography	The study area falls to the north towards narrow Lane. Warrington Road to the south is slightly raised above the site, creating hollows that have areas of standing water. There is a slight fall towards the east over the southern part of the site.
Flood Zone	The site is generally within Flood Zone 2. A limited area of the site within the eastern boundary associated with an open watercourse is within Flood Zone 3. The site has a Medium to Low Risk of Fluvial Flooding.
Other Notable Risks	Surface Water Risk – Very Low across the majority of the site, with the exception of areas of Low Risk adjacent to the southern boundary and the watercourse. There is a ground water risk in deep excavations across the site indicated by the adjacent boreholes which indicate a watertable level of between 0.5m and 2.0m, this could be from perched groundwater trapped in sand lenses or from the clayey silty sand layer above the sandy superficial soils.
Superficial Soils	Glaciofluvial Deposits, Devensian – Clayey Silty Sand (0-1.5m deep), Sand and Gravel (1-4m deep) above Silty Clay.
Superficial Aquifer	Secondary A within the study area.
Bedrock	Wilmslow Sandstone Formation – Sandstone.
Bedrock Aquifer	Principal



Surface Water Drainage		
	Description	Most Practical solution
To a Soakaway	Although Sands and Gravels are recorded as the Superficial Deposits nearby boreholes show surface deposits up to 1.5m deep containing clays, silts and coal fragments with the sand and gravels below. This along with the shallow recorded groundwater levels are likely to limit the potential for infiltration.	2
To a Watercourse	There is one watercourse adjacent to Pool Lane, but this is at the higher end of the site to the south. There are no mapped alternative watercourses that are accessible within the site boundary to the north. Access to the piped watercourse along Pool Lane from the north of the site would probably require 3 rd Party Access. The alternative would be a surface water pumping station to pump the flow back to the south.	3
To a Sewer	There are accessible public sewers to the east of the site in Crossland Mews that may be accessed via narrow lane. The capacity of the existing drainage system is unknown.	1
<p>Comments</p> <p>It is unlikely that soakaways will be a suitable form for Sustainable Drainage for this potential development. Although there are areas of sand and gravel records show that the water table is recorded at depth of between 0.5m and 2.0m in adjacent boreholes. There is a general requirement that the base of any soakaway be at least m above the water table. There are also indications of trapped water that could drain into deep excavations.</p> <p>Attenuation would normally be required to limit the outflow to the greenfield equivalent flow to a natural watercourse but maybe restricted further when connecting to a public sewer. This could be in the form of a basin or underground storage. This may also be restricted by the depth of the receiving pipe or culvert.</p> <p>Similarly, any surface water flows to be connected to a sewer will be subject to restrictions applied by United Utilities.</p> <p>These flow restrictions would need to be confirmed as acceptable to the Lead Local Flood Authority and Planning Authorities.</p> <p>The Foul drainage for the area to the north of Warrington Road could be connected to the drains in Crossland Mews to the east but may need to be pumped depending on the depth of the existing foul drainage.</p>		
<p>Design Issues</p> <p>The minimum Finished Floor Level are likely to be set above the 1 in 100 year Fluvial Flood level plus a climate change allowance. This will also need an additional freeboard allowance (typically 600mm). This may mean that the residential properties have to be raised above the existing ground level in the north of the site.</p> <p>Above this level the minimum Finished Floor Level will also need to be set at a nominal height above finished ground level giving regard to necessary access for the less-able.</p>		

There may be a requirement to provide a flood compensation volume within the site although the site is only partially within Flood Zone 3. The current requirement is to provide flood compensation for any ground raising that would reduce the storage volume for the 100 year plus climate change level.

The natural catchment will fall towards the north; this would naturally drain towards narrow Lane.

Access to the site may be limited from Pool Lane as there is an open section of watercourse to the south of the lane and would have to cross an area of Flood Zone 3. To the north it is already occupied by existing residential accommodation. Access would have to be off Narrow Lane which is basically a track/footpath or directly onto Warrington Road to the south on the inside of a bend which may cause sightline issues.

Summary

There are some potential significant issues which would prevent housing delivery on the study area in terms of flood risk and drainage.

There may also be access issues in relation to the development of the study area. where standing water is an issue for significant periods.

A detailed Flood Risk Assessment will be required and prepared for the potential development site as the development area would be greater than 1ha.

Lymm, Warrington – Proposed Residential Allocations

Plot – Warrington Road Policy OS8			
Grid Reference	366955E, 387450N		
Post Code	WA13 9BE		
Location	South of Warrington Road, north of the Mersey Path and to the west of Statham Primary School.		
Description	The site is currently used as pasture.		
Topography	The study area falls to the north and east towards Warrington Road. There is a low area towards the school's western boundary. Warrington Road is raised above the site creating depressions.		
Flood Zone	The site is within Flood Zone 2 to the north and Flood Zone 1 to the south. The site has an area of Medium Risk. The northern area is Low Risk whilst the south has a Very Low Risk of Fluvial Flooding.		
Other Risks	Notable		<p>Surface Water Risk – There is a Medium Risk of Surface Water Flooding towards the northern boundary probably due to the raised embankment caused by Warrington Road. It is Low to Very Low across the remainder of the site.</p> <p>There is a pond in the southeast of the site that may overflow along the route of a field boundary, but the risk will be Low.</p> <p>There may be a ground water risk in deep excavations across the northern part of the site indicated by the adjacent boreholes which indicate a watertable level of around 1.9m to 2.5m in the northern half of the site, this could be from perched groundwater trapped in sand lenses or from the clayey silty sand layer above the sandy superficial soils. towards the southern part of the site groundwater is recorded at a greater depth due to the increasing clay content of the shallow soils.</p>
Superficial Soils	The northern area is underlain by Glaciofluvial Deposits, Devensian – Clayey Silty Sand (0-1.0m deep), Sand and Gravel (1-2.5m deep) above Silty Clay. The southern area is underlain by Till Devensian – Diamicton. Silty Sandy Clay to between 7m and 10m depth.		
Superficial Aquifer	Secondary A within the northern study area and Secondary Undifferentiated to the south.		
Bedrock	Wilmslow Sandstone Formation – Sandstone to the north and Helsby Sandstone Formation to the south.		
Bedrock Aquifer	Principal		

Surface Water Drainage		
	Description	Most Practical solution
To a Soakaway	Although Sands and Gravels are recorded as the Superficial Deposits in the north nearby boreholes show surface deposits up to 1.0m deep containing clays and silts with the sand and gravels in a narrow band below 1.0 to 2.5m. with clayey silt below this. This along with the shallow recorded groundwater levels are likely to limit the potential for infiltration.	2
To a Watercourse	There is no mapped evidence of a watercourse running through the site but there may be a ditch within the field boundary to the west. There are no mapped watercourses that are accessible within the site boundary. Access to the watercourse along Pool Lane to the north of the site would probably require 3 rd Party Access. There may be a requirement for a pumped solution as Warrington Road is higher than the site at the northern boundary.	3
To a Sewer	There are accessible public sewers to the north of the site along Warrington Road. The capacity of the existing drainage system is unknown.	1
<p>Comments</p> <p>It is unlikely that soakaways will be a suitable form for Sustainable Drainage for this potential development. Although there is a band of sand and gravel below 1.0m deep records show that the water table is recorded at depth of between 1.5m and 2.0m in adjacent boreholes. There is a general requirement that the base of any soakaway be at least 1.0m above the water table. There are also indications of trapped water that could drain into deep excavations.</p> <p>Attenuation would normally be required to limit the outflow to the greenfield equivalent flow to a natural watercourse but maybe restricted further when connecting to a public sewer. This could be in the form of a basin or underground storage. This may also be restricted by the depth of the receiving pipe or culvert. There is a manhole in Warrington Road opposite the watercourse adjacent to Pool Lane this may be a connection to the head of the watercourse.</p> <p>Similarly; any surface water flows to be connected to a sewer will be subject to restrictions applied by United Utilities.</p> <p>These flow restrictions would need to be confirmed as acceptable to the Lead Local Flood Authority and Planning Authorities.</p> <p>The Foul drainage for the area to the south of Warrington Road could be connected to the drains that serve the school although it may need a new drain to be laid along Warrington Road to the east. A consideration will be the depth of the existing foul drainage as the level may dictate a requirement for pumped flows as the site is lower than the road.</p>		
<p>Design Issues</p> <p>Consideration will need to be given to the depth of the potential outfall and the depth of any storage in relation to the respective ground levels.</p> <p>Overland surface water may become trapped by the road embankment if there is a drainage failure a means of draining this area may be required.</p>		

Above this level the minimum Finished Floor Level will need to be set at a nominal height above finished ground level giving regard to necessary access for the less-able.

The natural catchment will fall towards the north; this would naturally drain towards Warrington Road.

Access to the site may be raised above the lower site levels and across an area of Flood Zone 2.

Summary

There are some potential significant issues which would prevent the more sustainable forms of sustainable drainage being incorporated into the design.

A detailed Flood Risk Assessment will be required and prepared for the potential development site as the development area would be greater than 1ha.

Lymm, Warrington – Proposed Residential Allocations

Plot – Massey Brook Lane Policy OS5		
Grid Reference	367095E, 386930N	
Post Code	WA13 0PW	
Location	South of Massey Brook Lane at its junction with the A56 and west of Highfield Road.	
Description	The site is currently used as pasture.	
Topography	The study area falls to the north and east towards Warrington Road. There is a low area towards the school's western boundary. Warrington Road is raised above the site creating depressions.	
Flood Zone	The site is within Flood Zone 1 and has a Very Low Risk of Fluvial Flooding.	
Other Notable Risks	Surface Water Risk – There is a Medium Risk of Surface Water Flooding towards the western boundary associated with the watercourse. Elsewhere it is Low to Very Low across the remainder of the site.	
Superficial Soils	The area is underlain by Till Devensian – Diamicton. Silty Sandy Clay to between 7m and 10m depth.	
Superficial Aquifer	Secondary B.	
Bedrock	Helsby Sandstone Formation.	
Bedrock Aquifer	Principal	

Surface Water Drainage		
	Description	Most Practical solution
To a Soakaway	The site is underlain by silty sandy clay based soils that are likely to be relatively impermeable to a significant depth.	3
To a Watercourse	There is a watercourse adjacent to the western boundary. It is unclear if this forms the site boundary or it would require 3 rd party access. There also appears to be a ditch in the verge adjacent to Massey Brook Lane that appears to have been piped beneath a field access.	1
To a Sewer	There are indications of drains within Massey Brook Lane as there are a number of gullies, but they may be linked to the watercourse culvert crossing the road. These may be highway drains.	2
<p>Comments</p> <p>It is unlikely that soakaways will be a suitable form for Sustainable Drainage for this potential development. The soils beneath the site are recorded as Till and will contain a significant amount of clay.</p> <p>Attenuation would normally be required to limit the outflow to the greenfield equivalent flow to a natural watercourse but maybe restricted further when connecting to a public sewer. This could be in the form of a basin or underground storage. This may also be restricted by the depth of the receiving pipe or culvert. There is a watercourse adjacent to the western boundary, but it is unclear if it is within the site boundary. there are indications of the presence of a ditch along the verge in Massey Bank Lane. this may have been culverted beneath the field access with a connection to the adjacent watercourse.</p> <p>These flow restrictions would need to be confirmed as acceptable to the Lead Local Flood Authority and Planning Authorities.</p> <p>There are no indications of any accessible foul drains adjacent to the site. Foul flows may need to be pumped up to Booths Hill Road.</p>		
<p>Design Issues</p> <p>Consideration will need to be given to the depth of the potential outfall and the depth of any storage in relation to the respective ground levels and the watercourse invert levels.</p> <p>3rd party access may be required to the open watercourse to the west.</p> <p>An improved watercourse crossing may need to be installed for access to the site from Massey Brook Lane.</p> <p>The minimum Finished Floor Level will need to be set at a nominal height above finished ground level giving regard to necessary access for the less-able.</p> <p>The natural catchment will fall towards the north; this would naturally drain towards Massey Brook Road.</p> <p>Access to the site may be raised above the lower site levels to form a watercourse crossing.</p> <p>There appear to have been some rear garden extensions that have intruded into the site boundary from properties off Highfield Road.</p>		

Summary

There may be some issues of 3rd party access to the adjacent watercourse but there appear to be alternative connections. There are only limited restrictions which would prevent the more sustainable forms of sustainable drainage being incorporated into the design.

A detailed Flood Risk Assessment will be required and prepared for the potential development site as the development area would be greater than 1ha.

Lymm, Warrington – Proposed Residential Allocations

Plot – Rushgreen Road / Tanyard Farm Policy OS7

Grid Reference 368945E, 387555N

Post Code WA13 9QY

Location South of Rushgreen Road, north of the Bridgewater Canal.

Description The site is currently used as pasture to the west and for greenhouses and surfaced car storage to the east.

Topography The study area falls to the north and east towards Rushgreen Road Warrington Road. There is a dip in the ground along the central field boundary. There is a small watercourse adjacent to the eastern boundary indicated as just outside of the boundary where it is open. There is a pond just outside of the southwest boundary that has an overflow that flows to the north within the western boundary until it sinks below the adjacent housing. There are also two ponds to the rear of the car storage area adjacent to the southern boundary.



Flood Zone The site is within Flood Zone 1 but to the north along Rushgreen Road there is an area of Flood Zone 3. along to the north and Flood Zone 1 to the south. The site has a limited area of Medium Risk. The norther area is Low Risk whilst the south has a Very Low Risk of Fluvial Flooding.

Other Notable Risks Surface Water Risk – There is a Medium to High Risk of Surface Water Flooding across the site associated with the water features within the site. Towards the northern boundary a significant Surface Water Flood Risk is recorded within the existing housing area. It is Low to Very Low across the remainder of the site.

Artificial Flood Risk - There is a pond adjacent to the southwest corner that overflows across the site. The other two ponds do not appear to show more than a low risk of overflowing. There is potential for the canal to overflow into the site, but the risk will be Low. Sewers – there are two recorded sewers crossing the site one is recorded as a 600mm combined sewer and the other as a 300mm combined sewer. The larger combined sewer is recoded as up to 4.2m deep and the smaller

	<p>combined sewer at 1.6m deep. These will only have a low risk of flooding but appear to collect the flows from the central boundary ditch.</p> <p>Groundwater – an adjacent ground investigation recorded water at a depth of 3.0m BGL.</p>
Superficial Soils	<p>The northern area is underlain by Glaciofluvial Deposits, Devensian – Clayey Silty Sand (0-2.0m deep), Sand and Gravel (2.0-4.0m deep) above Silty Clay. The southern area is underlain by Shirdley Hill Sand Formation. Silty Sandy soils to between 4m and 8m depth.</p>
Superficial Aquifer	Secondary A below the study area.
Bedrock	Wilmslow Sandstone Formation – Sandstone.
Bedrock Aquifer	Principal

Surface Water Drainage		
	Description	Most Practical solution
To a Soakaway	Although Sands and Gravels are recorded as the Superficial Deposits in the site nearby boreholes show surface deposits up to 2.0m deep containing clays and silts with the sand and gravels below. This along with the shallow recorded groundwater levels are likely to limit the potential for infiltration.	3
To a Watercourse	There are watercourses running through the site, but they enter surface water pipes part way down the site. There are no watercourses to connect to within the northern area of the site. The nearest watercourse to drain the north area is to the north of Rushgreen Road. Access to this watercourse would probably require 3 rd Party Access.	2
To a Sewer	There are accessible public sewers to the north of the site along Rushgreen Road and the deep combined water drain crossing the site. The capacity of the existing drainage system is unknown.	1
<p>Comments</p> <p>It is unlikely that soakaways will be a suitable form for Sustainable Drainage for this potential development. Although there is sand and gravel below 2.0m deep records show that the water table is recorded at depth of 3.0m in adjacent boreholes. There is a general requirement that the base of any soakaway be at least 1.0m above the water table. There are also indications of trapped water that could drain into deep excavations.</p> <p>Attenuation would normally be required to limit the outflow to the greenfield equivalent flow to a natural watercourse but maybe restricted further when connecting to a public sewer. This could be in the form of a basin or underground storage. This may also be restricted by the depth of the receiving pipe or culvert. There is a manhole in Rushgreen Road to the east of the site entrance that may allow a connection.</p> <p>Similarly; any surface water flows to be connected to a sewer will be subject to restrictions applied by United Utilities.</p> <p>These flow restrictions would need to be confirmed as acceptable to the Lead Local Flood Authority and Planning Authorities.</p> <p>The Foul drainage for the area to the south of Warrington Road could be connected to the combined drain that is reported to cross the site.</p>		
<p>Design Issues</p> <p>Consideration will need to be given to the depth of the potential outfall and the depth of any storage in relation to the respective ground levels.</p> <p>Overland surface water flows will need to be considered in terms of the potential housing layouts it may become trapped by the existing developments along Rushgreen Road.</p> <p>Above this level the minimum Finished Floor Level will need to be set at a nominal height above finished ground level giving regard to necessary access for the less-able.</p> <p>The existing sewers crossing the site may require easements within the development area.</p>		

The natural catchment will fall towards the north; this would naturally drain towards Rushgreen Road.


The proposed assess may lead to an area of Flood Zone 3 within Rushgreen Road an emergency access plan may be required.

Summary

There are some potential infrastructure and access issues which would prevent the more sustainable forms of sustainable drainage being incorporated into the design.

A detailed Flood Risk Assessment will be required and prepared for the potential development site as the development area would be greater than 1ha.

Lymm, Warrington – Proposed Residential Allocations

Plot – Rushgreen Road west of Reddish Close		
Grid Reference	368885E, 387450N	
Post Code	WA13 9PT	
Location	North of Rushgreen Road, south of the Mersey Path.	
Description	The site is currently used as pasture.	
Topography	<p>The study area generally falls to the north and west with a slight ridge just to the north of the southern boundary where the land falls to the south towards Rushgreen Road.</p> <p>There is a dip in the ground adjacent to the northern plot boundary.</p> <p>There is a culverted watercourse adjacent to the southern boundary with Rushgreen Road. The watercourse flows towards the northwest and runs along the easternmost boundary.</p>	
Flood Zone	The site is mostly within Flood Zone 1 but to the south along Rushgreen Road there is an area of Flood Zone 3 to the south of the ridge. there are further areas of Flood Zone 3 along parts of Rushgreen Road and the southern part of Reddish Lane. a further area of Flood Zone 2 extends to the north along Reddish Lane for a short distance but appears to be contained by the kerb line. The majority of the site has a Very Low Risk but has a limited area of Medium Risk and High Risk adjacent to Rushgreen Road.	
Other Notable Risks	<p>Surface Water Risk – There is a Medium Risk of Surface Water Flooding within the depression towards the northern boundary and a Low Risk adjacent to the southern boundary and the northeast corner of the site. the majority of the site is at Very Low Risk.</p> <p>Groundwater – an adjacent ground investigation recorded water at a depth of 3.5m BGL, there should only be a Low Risk of groundwater flooding.</p>	
Superficial Soils	The site area is underlain by Glaciofluvial Deposits, Devensian – Clayey Sand (0-0.5m deep), Sand and Gravel (0.5-4.5m deep) above Silty Clayey Sand.	
Superficial Aquifer	Secondary A below the study area.	
Bedrock	Wilmslow Sandstone Formation – Sandstone.	
Bedrock Aquifer	Principal	

Surface Water Drainage		
	Description	Most Practical solution
To a Soakaway	Although Sands and Gravels are recorded as the Superficial Deposits in the site nearby boreholes show surface deposits up to 0.5m deep containing clays and silts with the sand and gravels below. The nearby recorded groundwater levels are likely to indicate there is a potential for infiltration.	1
To a Watercourse	There is an open watercourses running along the eastern boundary and the invert is at a reasonable depth below the ground level, so a connection can be made from ant attenuation.	2
To a Sewer	There is a 450mm diameter surface water sewer crossing the north of the site to discharge into the watercourse. There is also a 225mm diameter combined sewer within Reddish Lane and Rushgreen Road. The area to the east of the site is likely to be below the invert level of these sewers. The capacity of the existing drainage system is unknown.	3
<p>Comments</p> <p>It is likely that soakaways will be a suitable form for Sustainable Drainage for this potential development. Although the sand and gravel layer is below the 0.5m deep surface layer containing some clay, records show that the water table is recorded at depth of 4.5m in adjacent boreholes. There is a general requirement that the base of any soakaway be at least 1.0m above the water table so this should be practical.</p> <p>If attenuation was required to limit the outflow to the greenfield equivalent flow to a natural watercourse but maybe restricted further when connecting to a public sewer. This could be in the form of a basin or underground storage. This could be restricted by the depth of the watercourse or receiving pipe or culvert.</p> <p>Similarly; any surface water flows to be connected to a sewer will be subject to restrictions applied by United Utilities.</p> <p>These flow restrictions would need to be confirmed as acceptable to the Lead Local Flood Authority and Planning Authorities.</p> <p>The Foul drainage for the area to the east of the site may need to be pumped back to Reddish Lane or a sewer could be requisitioned from United Utilities to connect to the 825mm diameter combined sewer to the west of the site utilising the existing bridleway, subject to levels.</p>		
<p>Design Issues</p> <p>Consideration will need to be given to the depth of the potential water table and the depth of any storage in relation to the respective ground levels.</p> <p>Overland surface water flows will need to be considered in terms of the potential housing layouts it may become trapped by the existing properties to the west of the site.</p> <p>The existing sewer crossing the site may require an easement within the development area.</p> <p>The minimum Finished Floor Level are likely to be set above the 1 in 100 year Fluvial Flood level plus a climate change allowance. This will also need an additional freeboard allowance (typically</p>		

600mm). This may mean that the residential properties have to be raised above the existing ground level in the north of the site.

Above this level the minimum Finished Floor Level will also need to be set at a nominal height above finished ground level giving regard to necessary access for the less-able.

The natural catchment will fall towards the west; this would naturally drain towards the watercourse, there would be a requirement for this flow to be intercepted before it could flow towards the adjacent houses in case of drainage failure.

In reference to the proposed masterplan the southern access may lead to an area of Flood Zone 3 within Reddish Lane the northern access may lead to an area of Flood Zone 2 an emergency access plan may be required. The masterplan shows the southern part of the site shows no proposals for residential development as the flood zones have been considered within the layout.

Summary

There are no significant issues which would prevent the more sustainable forms of sustainable drainage being incorporated into the design.

Although the site has a limited area of Flood Zone 3 within its boundary the extent is limited by an area of higher ground between the proposed development area and the Flood Zone. The area of Flood Zone 3 would enter the site from upstream of the site as the watercourse is culverted through the site. there is potential to open up the culverted section and increasing the capacity, this may limit the flood depth within the site taking it out of the Flood Zone 3 extents by capturing the overland flow from upstream and feeding it into the potential open section of watercourse and reducing the flood risk level in the area.

A detailed Flood Risk Assessment will be required and prepared for the potential development site as the development area would be greater than 1ha.

Conclusion

This desk based report considers the suitability of the proposed residential development sites in Lymm that are included within the current version of local development plan in more detail in terms of flood risk and potential suitability for the use of sustainable drainage.

In regard to paragraph 157 of the NPPF, Plots OS6 (Pool Lane), and OS8(Warrington Road) appear to have significant areas within the Flood Zones and have a greater potential to be affected by climate change in the future. Both of the plots have a lower potential for utilising sustainable drainage systems.

Plot OS5 (Massey Brook Lane) has no significant flooding issues but is underlain by Clay based soils and will not be able to use infiltration, but may be able to connect to a watercourse.

Plot OS7 (Rushgreen Road/Tanyard Farm), whilst in Flood Zone 1, may have flooding issues from surface water and a canal breach. There may be issues in the practical form of sustainable drainage with the existing watercourse within the western boundary being culverted beneath the existing houses and the other ordinary watercourses connecting into public combined sewers.

The plot to the north of Rushgreen Road and west of Reddish Crescent has an area of Flood Zone 3 flowing onto the site overland from the from the east. The remainder of the site is protected by a ridge of higher ground to the north of the watercourse. The watercourse is culverted through the southern part of the site. It then opens up to the west and the 100year flow is contained within the watercourse. As this area is not to be developed there is the opportunity to open up the watercourse to increase the capacity, firstly to limit the extent of any flooding and to facilitate the opportunity to open up any culverted watercourses and naturalise the open section.

The area has the highest potential to utilise infiltration in line with the SuDS train, it also has direct access to a watercourse for discharge.

In conclusion a number of the proposed development sites included in the current draft Local Development Plan should be considered as less sequentially preferable than the north of Rushgreen Road and west of Reddish Crescent potential development site.

Appendix 2

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





1. View looking south towards Rushgreen Road.



2. View looking westwards towards Willoways.



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



4. Junction of Rushgreen Road and Reddish Crescent.



5. View looking southwards towards Rushgreen Road.



6 View looking southwards towards Willoways.



7. View looking eastwards towards existing agricultural buildings.

Appendix 3

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

17/11/2016

LinesearchbeforeUdig Ref: 9437873

Your Ref: LM 50620/SuG

Dear Sir/Madam,

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

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

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

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

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

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

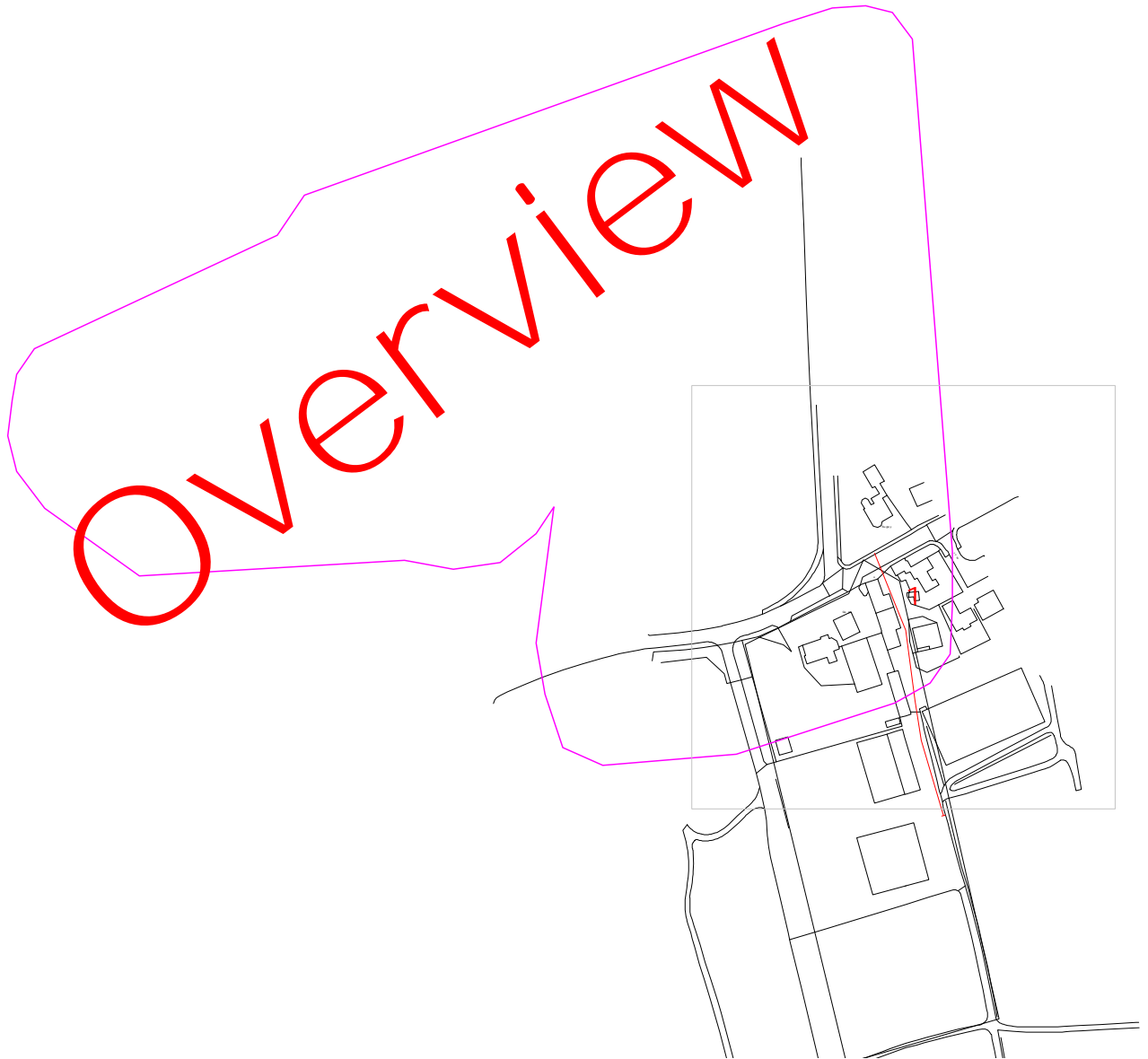
Yours sincerely,

ESP Utilities Group Ltd

ESP Utilities Group Ltd can be contacted at:

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

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



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

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



Key for Mains & Service Pipework



Existing LP mains or services operating up to 75 millibar gauge



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



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

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

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

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

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

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

Key for Mains & Service Pipework



Existing LP mains or services operating up to 75 millibar gauge



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



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



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

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

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

REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE © CROWN COPYRIGHT RESERVED.
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PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK IN THE VICINITY OF UNDERGROUND GAS PIPES

ADVICE TO SITE PERSONNEL

MANAGEMENT NOTE

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

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

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

Introduction

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

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

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

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

Locating Gas Pipes

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

Safe working Practices

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

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

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

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

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

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

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

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

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

Proximity of Other Plant

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

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

Support and Backfill

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

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

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

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

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

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

Damage to Coating

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

Welding or "Hot Works"

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

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

Leakage from Gas Mains or Services

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

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

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

ESP Utilities Group can be contacted at:

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

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

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

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: GTC Apparatus Exists in This Area

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

Dear Chrissy,

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

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

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

N0008698-1

Gas

- [N0008698-1.png](#)

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

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

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

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

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

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

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

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

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

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

Thank you for using the GTC Plant Enquiries Service.

Your sincerely,

GTC Plant Enquiry Service

GTC

Energy House

Woolpit Business Park

Woolpit

Bury St Edmunds

Suffolk, IP30 9UP

Tel: 01359 240363

plant.enquiries@gtc-uk.co.uk

NOTE:

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

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

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Thank you

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



Transco 63mm Pe

Transco 4" PE

N8698A
Core/Miller Homes
Developers Drg.
No.; 618 116
Revision: A 07/01

existing trees to be retained
 where possible
 any removal or thinning to be
 agreed with local planning authority

Services
 All services to be shown. Duct laid by the developer at 400mm cover to the finished level. Road coverings to be shown. All services to be shown with their position clearly marked. If duct is shown, diameter continuous plastic service will be laid wherever possible.

Proposed Mains
 All mains to be laid in pre-ventilated trenches to 600mm cover, provided by the developer. Road coverings to be shown. All mains to be shown with their position clearly marked. If duct is shown, diameter continuous plastic service will be laid wherever possible.

Existing Mains
 The information shown on this plan is given without obligation or warranty. The accuracy of the information is guaranteed. No liability of any kind is accepted by the developer in respect of any error or omission. GTC can accept no responsibility for the accuracy of the location of existing Transco mains shown on this drawing. It is the developer's responsibility to contact Transco to confirm the exact location.

Legend

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

Minimum Priority to Properties - PE Mains

O.D. (mm)	Material	MCP		
		< 75 mbar	> 75 mbar	> 2bar
≤ 140	Pe 80 SDR 26	0.25	3	5
	Pe 80 SDR 17.6	0.25	3	5
	Pe 80 SDR 11	0.25	3	5
	Pe 80 SDR 26	1	3	5
150 to 200	Pe 80 SDR 17.6	1	3	5
	Pe 80 SDR 11	1	3	5
	Pe 80 SDR 26	1	3	5
315	Pe 80 SDR 17.6	1	3	5
	Pe 80 SDR 11	1	3	5

This plan shows those pipes owned by GTC Pipelines Ltd. Gas pipes owned by other GTC or otherwise privately owned, may be shown in blue. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty. The accuracy of the information cannot be guaranteed. No liability of any kind whatsoever is accepted by the company, its agents, servants or contractors for any error or omission. Site signing notices, in accordance with HSE G147, must be used to verify and establish the actual position of mains, pipes, services and other apparatus at the time of any mechanical plant to be used. It is your responsibility to ensure that the information is provided to all persons (either direct labour or contractors) working for you or your gas supplier.

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

This gas network design has been carried out by:
 Neal Herbert, Eng MICEEM
 Engineering Manager
 The Gas Transportation Company Ltd Tel : 01359 240363
 Woodport Business Park Fax: 01359 244388
 Bay St Edmunds, Suffolk
 IP30 9JF
 GRS Reg. No: TUP 20000156017000P
 All pipe and fittings used on this design are to be in accordance with R2/E2/L2/E and F7/E

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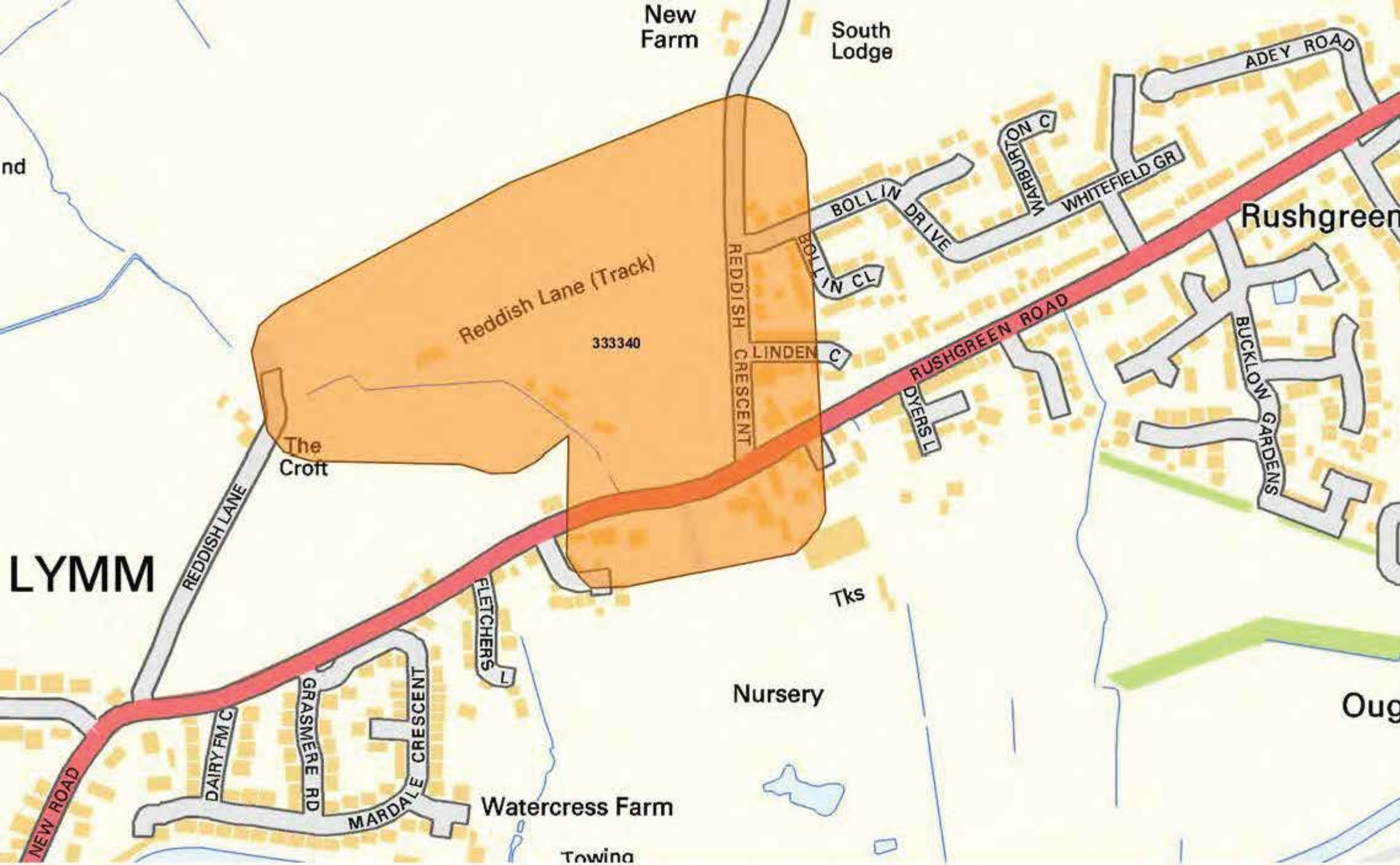
Drawing Scale : 1:500
 O.S.REF : S36887

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

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

gtc pipelines limited

SHEET A1



SAFE WORKING IN THE VICINITY OF UTILITY NETWORKS

(Refer to the HSE Guidance Document HSG47)

General

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

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

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

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

Precautions for Gas Networks

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

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

Precautions for Electricity Networks

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

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

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

Precautions for Water Networks

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

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

Precautions for Fibre Networks

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

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

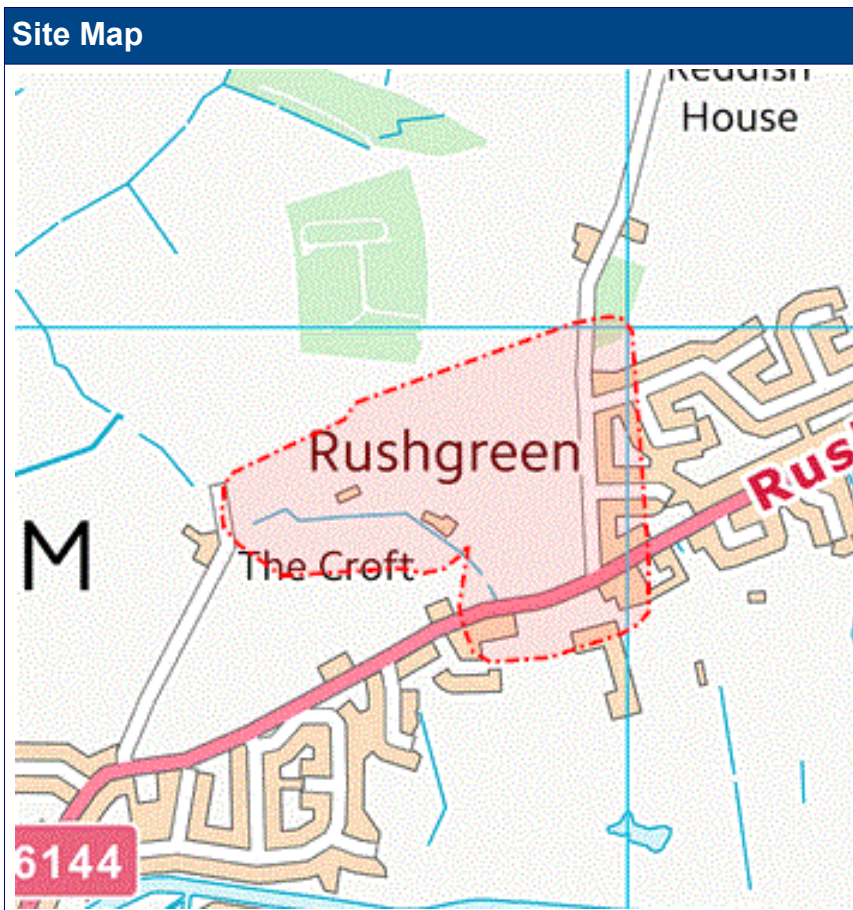
Enquirer

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

Enquiry Details

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

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



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

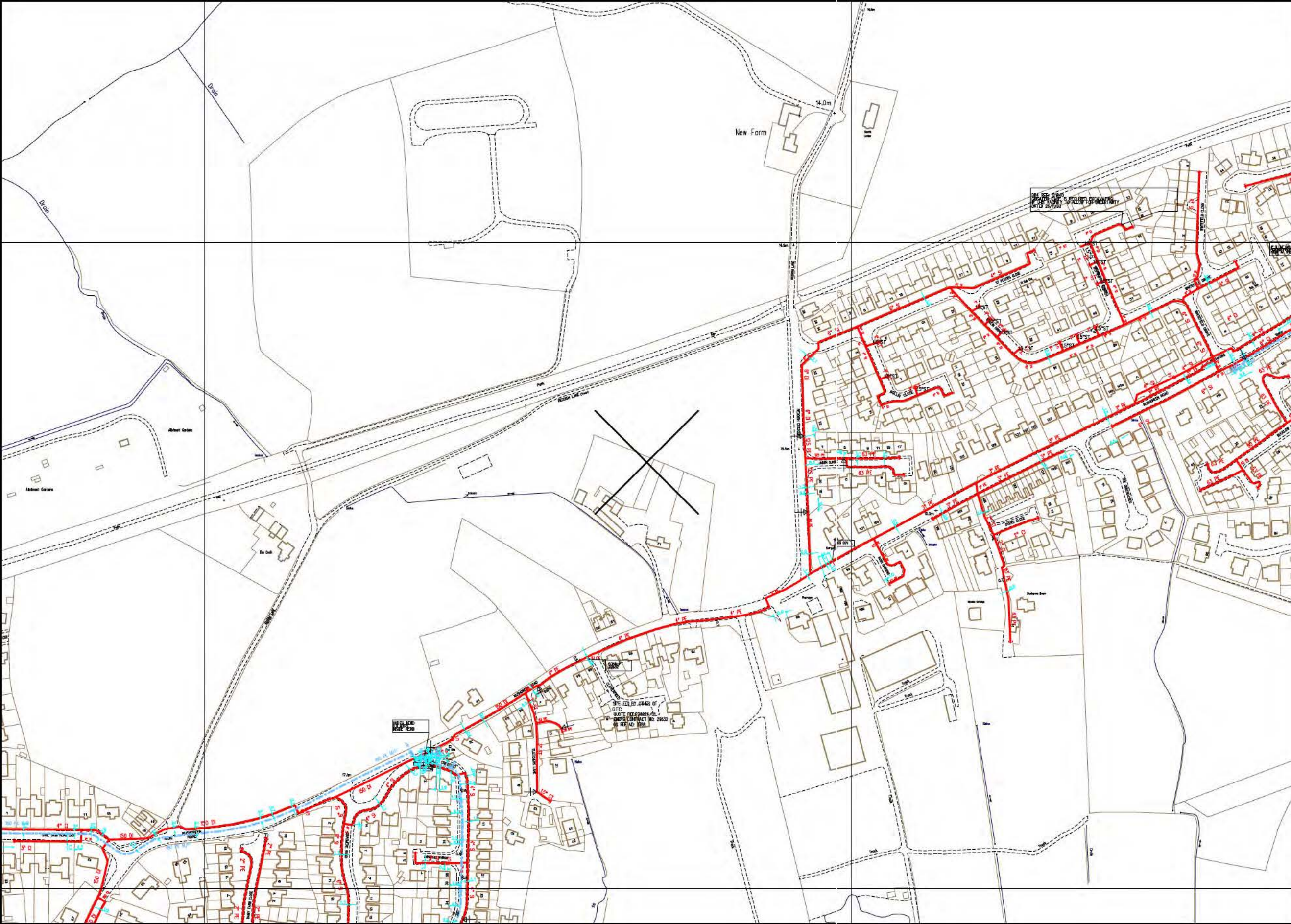
List of affected LSBUD members

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

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

List of not affected LSBUD members

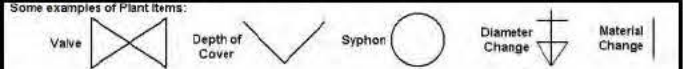
AWE Pipeline	Esso Petroleum Company Limited	Petroineos
BOC Limited (A Member of the Linde Group)	FibreSpeed Limited	Phillips 66
BP Midstream Pipelines	Fulcrum Pipelines Limited	Premier Transmission Ltd (SNIP)
BPA	Gamma	Redundant Pipelines - LPDA
Carrington Gas Pipeline	Humbly Grove Energy	RWEnpower (Little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



SCALE: Not to scale
 USER ID: SAHU4242
 DATE: 17/11/2016
 EXTRACT DATE: 24/08/2016
 MAP REF: SJ6887
 CENTRE: 368842, 387830

LP MAINS	
MP MAINS	
IP MAINS	
LHP MAINS	
NHP MAINS	

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



MAPS Viewer Version 5.6.7.0
 Local Machine
 This plan is reproduced from or based on the OS map by National Grid Gas plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.

Our Ref: Ref shown on map

Date of issue shown on map

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT:

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

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

Visit the website www.dialbeforeyoudig.com

Thank you for your request of describing the above proposals.

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

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

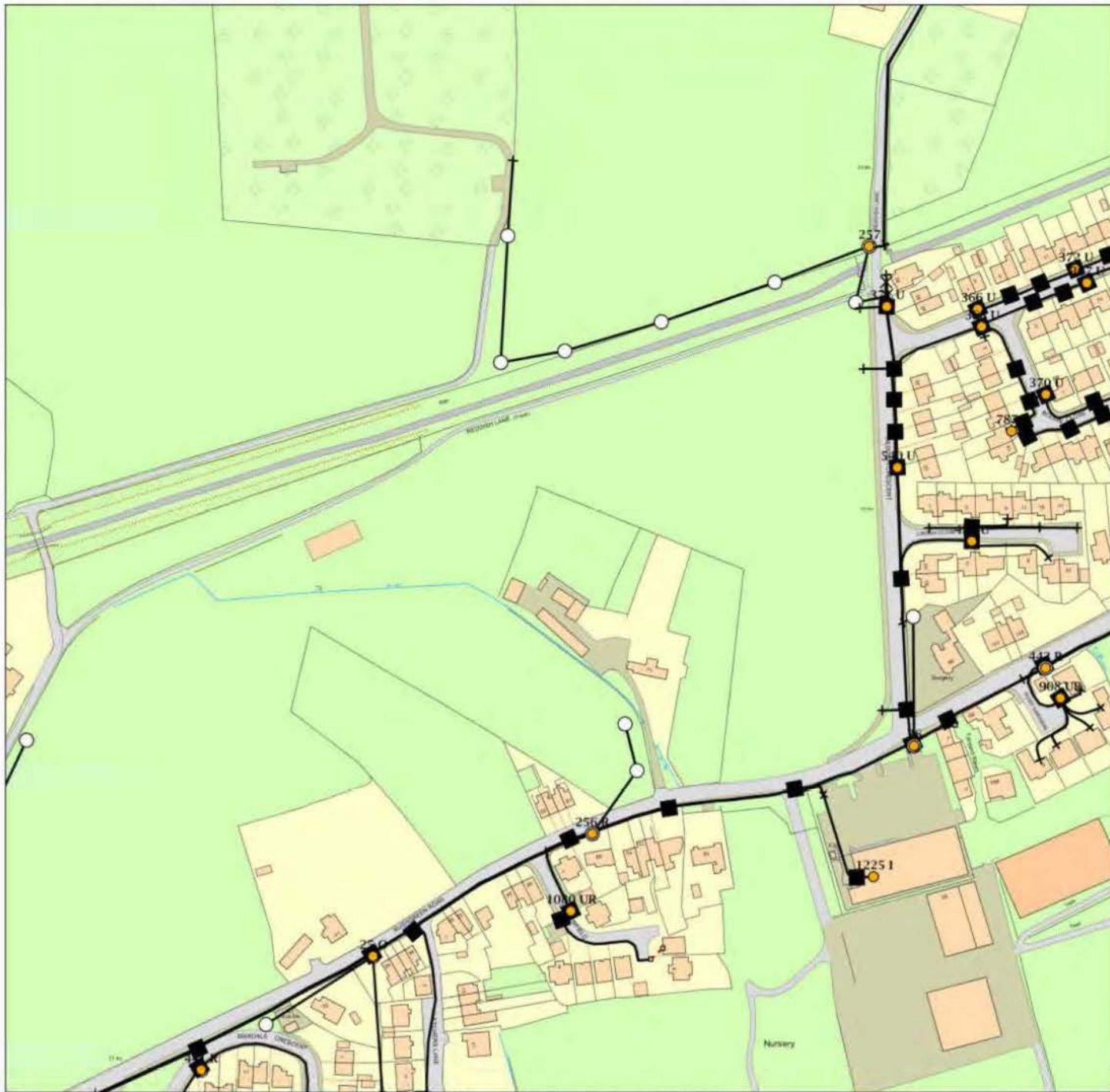
To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of British Telecommunications plc plant. If scaffolding is erected, please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by the scaffolding.

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

Please ensure you quote our reference on any future correspondence.

Yours faithfully,

Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route



openreach
BT

CLICK BEFORE YOU DIG

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

email cbyd@openreach.co.uk

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

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(C) Crown Copyright British Telecommunications plc 100028040

KEY TO BT SYMBOLS

DP	
Planned DP	
PCP	
Planned PCP	
Built	
Planned	
Inferred	
Building	
Kiosk	
Hatchings	

Pole	
Planned Pole	
Joint Box	
Change Of State	
Split Coupling	
Duct Tee	
Planned Box	
Manhole	
Planned Manhole	
Cabinet	
Planned Cabinet	

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

openreach
a BT Group business

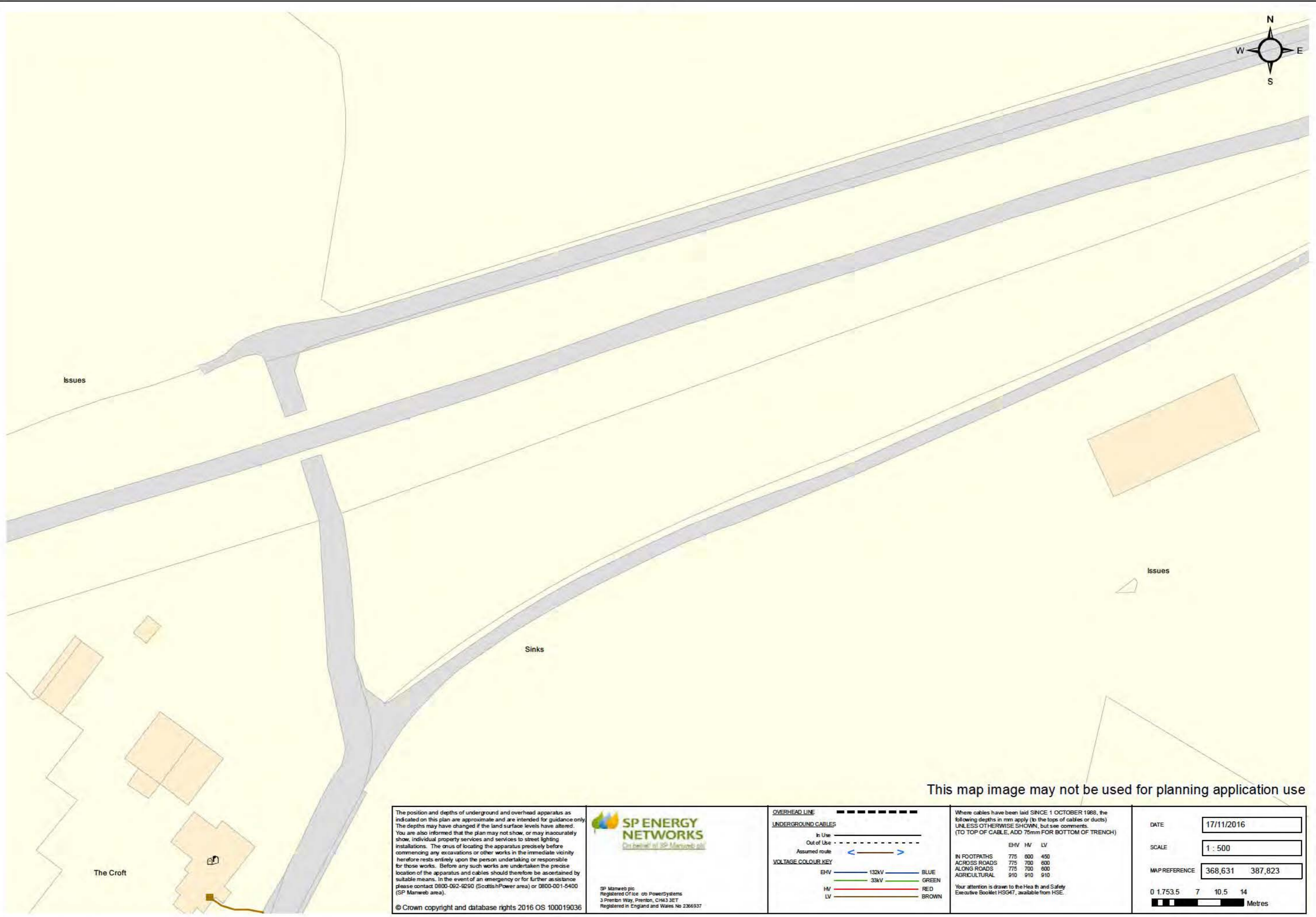
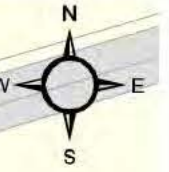
BT Ref : POJ07585C

Map Reference : (centre) SJ6881187823

Easting / Northing : (centre) 368811,3878

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

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



This map image may not be used for planning application use

The position and depths of underground and overhead apparatus as indicated on this plan are approximate and are intended for guidance only. The depths may have changed if the land surface levels have altered. You are also informed that the plan may not show, or may inaccurately show, individual property services and services to street lighting installations. The onus of locating the apparatus precisely before commencing any excavations or other works in the immediate vicinity herefore rests entirely upon the person undertaking or responsible for those works. Before any such works are undertaken the precise location of the apparatus and cables should therefore be ascertained by suitable means. In the event of an emergency or for further assistance please contact 0800-002-0290 (ScottishPower area) or 0800-001-5400 (SP Manweb area).

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SP Energy Networks
On behalf of SP Manweb plc

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

OVERHEAD LINE

UNDERGROUND CABLES

In Use

Out of Use

Assumed route

VOLTAGE COLOUR KEY

EHV	132kV	BLUE
HV	33kV	GREEN
LV		BROWN

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

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

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

DATE: 17/11/2016

SCALE: 1:500

MAP REFERENCE: 368,631 387,823

0 1.753.5 7 10.5 14 Metres



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The position and depths of underground and overhead apparatus as indicated on this plan are approximate and are intended for guidance only. The depths may have changed if the land surface levels have altered. You are also informed that the plan may not show, or may inaccurately show, individual property services and services to street lighting installations. The onus of locating the apparatus precisely before commencing any excavations or other works in the immediate vicinity hereof rests entirely upon the person undertaking or responsible for those works. Before any such works are undertaken the precise location of the apparatus and cables should therefore be ascertained by suitable means. In the event of an emergency or for further assistance please contact 0800-002-0290 (ScottishPower area) or 0800-001-5400 (SP Manweb area).

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SP Energy Networks
On behalf of SP Manweb plc

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

OVERHEAD LINE ————

UNDERGROUND CABLES

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

VOLTAGE COLOUR KEY

EHV	132kV	BLUE
HV	33kV	GREEN
LV		RED
		BROWN

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

	EHV	HV	LV
IN FOOTPATHS	775	800	450
ACROSS ROADS	775	700	800
ALONG ROADS	775	700	800
AGRICULTURAL	910	910	910

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

DATE: 17/11/2016

SCALE: 1 : 500

MAP REFERENCE: 368,937 387,926

0 1.753.5 7 10.5 14 Metres



The position and depths of underground and overhead apparatus as indicated on this plan are approximate and are intended for guidance only. The depths may have changed if the land surface levels have altered. You are also informed that the plan may not show, or may inaccurately show, individual property services and services to street lighting installations. The onus of locating the apparatus precisely before commencing any excavations or other works in the immediate vicinity hereof rests entirely upon the person undertaking or responsible for those works. Before any such works are undertaken the precise location of the apparatus and cables should therefore be ascertained by suitable means. In the event of an emergency or for further assistance please contact 0800-002-0290 (ScottishPower area) or 0800-001-5400 (SP Manweb area).

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SP ENERGY NETWORKS
On behalf of SP Manweb plc

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

OVERHEAD LINE - - - - -

UNDERGROUND CABLES

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

VOLTAGE COLOUR KEY

EHV — 132kV — BLUE
HV — 33kV — GREEN
LV — ———— RED
LV — ———— BROWN

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

	EHV	HV	LV
IN FOOTPATHS	775	800	450
ACROSS ROADS	775	700	600
ALONG ROADS	775	700	600
AGRICULTURAL	910	910	910

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

DATE: 17/11/2016

SCALE: 1 : 500

MAP REFERENCE: 368,981 387,820

0 1.753.5 7 10.5 14 Metres



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The position and depths of underground and overhead apparatus as indicated on this plan are approximate and are intended for guidance only. The depths may have changed if the land surface levels have altered. You are also informed that the plan may not show, or may inaccurately show, individual property services and services to street lighting installations. The onus of locating the apparatus precisely before commencing any excavations or other works in the immediate vicinity herefore rests entirely upon the person undertaking or responsible for those works. Before any such works are undertaken the precise location of the apparatus and cables should therefore be ascertained by suitable means. In the event of an emergency or for further assistance please contact 0800-002-0290 (ScottishPower area) or 0800-001-5400 (SP Manweb area).

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SP ENERGY NETWORKS
 On behalf of SP Manweb plc

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

OVERHEAD LINE ————

UNDERGROUND CABLES

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

VOLTAGE COLOUR KEY

EHV	132kV	BLUE
HV	33kV	GREEN
LV		RED
		BROWN

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

	EHV	HV	LV
IN FOOTPATHS	775	800	450
ACROSS ROADS	775	700	600
ALONG ROADS	775	700	600
AGRICULTURAL	910	910	910

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

DATE: 17/11/2016

SCALE: 1 : 500

MAP REFERENCE: 368,935 387,718

0 1.753.5 7 10.5 14 Metres



UTILITY MAP VIEWER (UMV)

SYMBOLS AND SCALES VERSION 3.2

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

Date: 25th February 2016

Contents

Introduction..... 3

GIS Symbols and Scales 4














Introduction

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















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

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





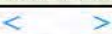












GIS Symbols and Scales

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






Symbols and Scales

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




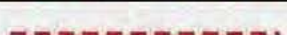
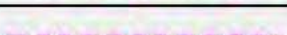
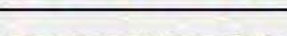



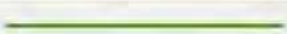



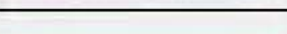
Symbols and Scales

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






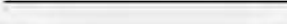

Symbols and Scales

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

Overhead Lines, Underground Cables and Non Power Cables

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

Symbols and Scales

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

UU Maps for Safe Dig

Centre : X: 368803 Y: 387917

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

Scale Approx : 1250.00000000015



Extract from maps of United Utilities' Underground Assets

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

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UU Maps for Safe Dig

Centre : X: 368805 Y: 387698

Date : 17/11/2016 08:12:44

Scale Approx : 1250.0000000015



Extract from maps of United Utilities' Underground Assets

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

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UU Maps for Safe Dig

Centre : X: 368803 Y: 387917

Date : 17/11/2016 08:11:06

Scale Approx : 1250.0000000015



Extract from maps of United Utilities' Underground Assets

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UU Maps for Safe Dig

Centre : X : 368805 Y : 387698

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

Scale Approx : 1250.0000000015



Extract from maps of United Utilities' Underground Assets

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

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UNITED UTILITIES PLC

Wastewater Legend

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

Abandoned Wastewater

	MainSewer
	Rising Main
	Highway Drain

Clean Water Legend

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

Abandoned Clean Water

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



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

From: [REDACTED]
Sent: 18 November 2016 17:38
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 50620 - Site at Reddish Crescent, Lymm - Please respond by 22/11/2016

Dear Sir/Madam,

Thank you for submitting your recent plant enquiry.

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

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

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

Regards

Plant Enquiries

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

energetics

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



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

From: [REDACTED]

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

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

Tel: 01482 603479

Fax:

highwaysadmin@kcom.com

Date:

Our Ref:

Your Ref:

Dear Sirs

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

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

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

highwaysadmin@kcom.com

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

Yours faithfully

Enc.

Please quote our reference number in all replies

[REDACTED]

From: [REDACTED] on behalf of OP Buried Services Enquiries [REDACTED]
Sent: 17 November 2016 18:32
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 50620 - Site at Reddish Crescent, Lymm - Please respond by 22/11/2016

Dear Sir/Madam,

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

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

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

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

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

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

Regards

Mandy Adams
Distribution Administrator (NRSWA), Asset Information Services

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

[REDACTED]

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

From: [REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 17 November 2016 14:58
To: Statutory Enquiries
Subject: RE: Plant Enquiry - 50620 - Site at Reddish Crescent, Lymm - Please respond by 22/11/2016

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

To whom it may concern

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

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

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

All responses are only valid for 28 days

Yours faithfully

PLANCAST Plant Enquiry Department

The Old Haybarn
Rosebery Mews, Mentmore
Bedfordshire LU7 0UE

T: 01296 662647
www.plancast.co.uk

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

From: [REDACTED]

Sent: 17 November 2016 03:53

To: [REDACTED]

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

From: [REDACTED]
Sent: 17 November 2016 17:12
To: Statutory Enquiries
Subject: Sky Telecommunications Services Ltd Plant Enquiry - PEN-16-11-2171 : ATKINS - 50620

Attention: Ready to Dig - ATKINS

Dear Sir/Madam,

RE: Site at Reddish Crescent, Lymm

Thank you for your enquiry.

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

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

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

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

Regards

NRSA Department

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

T +44 (0) 207 032 3234/250

F +44 (0) 207 032 3252

E nrswa@sky.uk

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



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

[REDACTED]

From: [REDACTED]
Sent: 17 November 2016 14:45
To: Statutory Enquiries
Cc: UK OSP-Team
Subject: RE: Plant Enquiry - 50620 - Site at Reddish Crescent, Lymm - Please respond by 22/11/2016

Dear Sir/Madam

Verizon is a licensed Statutory Undertaker.

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

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

Yours faithfully

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

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

From: [REDACTED]
[REDACTED]

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

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

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

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

Many thanks.

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

ATKINS working on behalf of Vodafone: Fixed



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

PLEASE NOTE:

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

IMPORTANT - PLEASE READ:

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

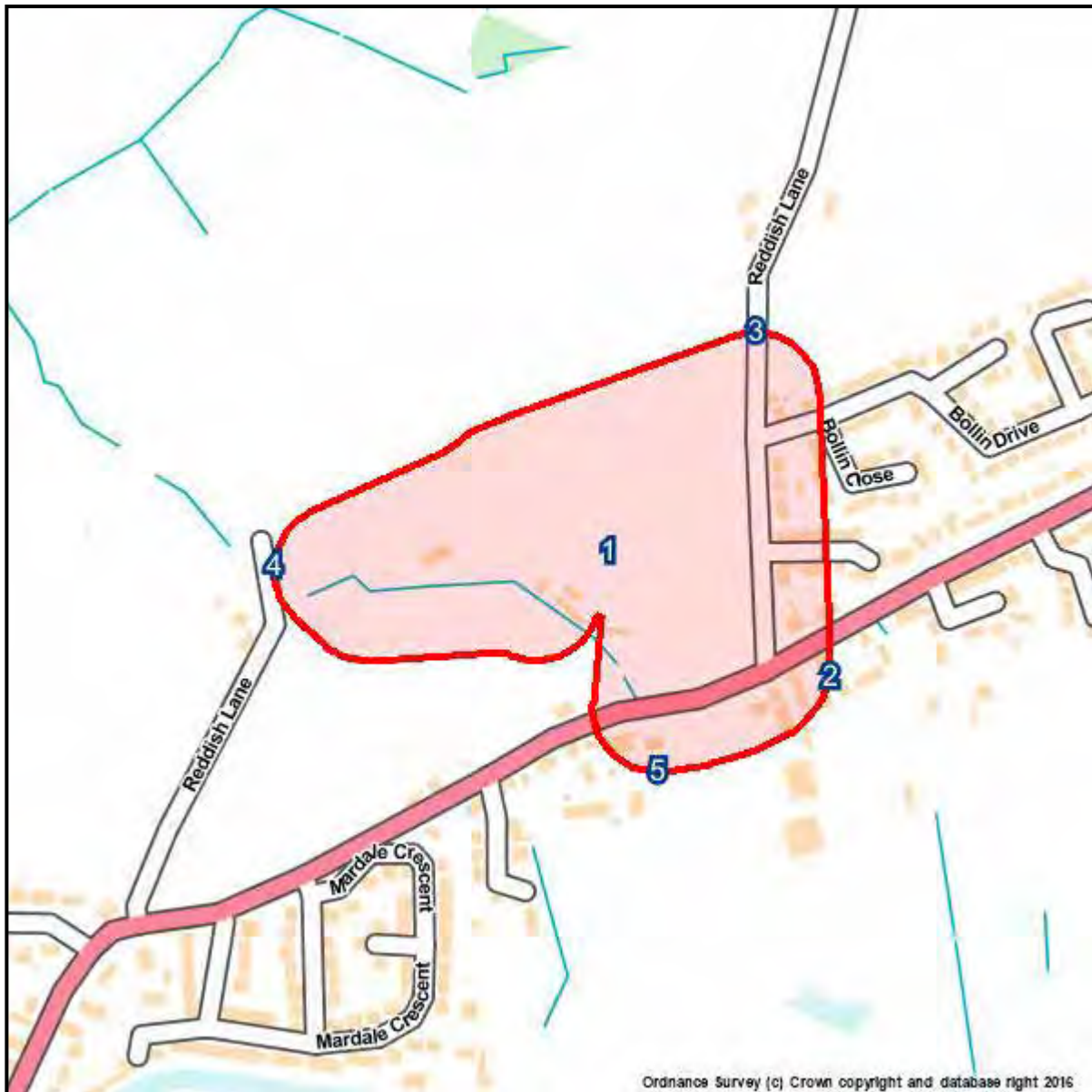
 Please consider the environment before printing this e-mail

From [REDACTED]

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

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

Checked by AB



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

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

REFERENCE: 50620

SITE: Site at Reddish Crescent, Lymm

POST CODES:

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

SITE SIZE: 9.27 ha

MAP SCALE: 1:5000

COORDINATES:

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

Site at Reddish Crescent, Lymm

OSGR: 368860,387840

Date Requested: 16-Nov-2016

WA13 9PT

Client Reference:

105029107_1

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

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

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

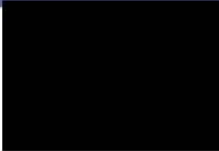
Utility	Category	Date Issued	Late Response Issue Date	Notes
C.A. Telecom UK - [Colt Technology Services]	Telecom,			
Environment Agency	Environmental Agency,			
Instalcom - [Level 3, Global Crossing (UK) & PEC and Fibernet UK]	Telecom,			
Interoute Vlesse	Telecom,			
McNicholas - [KPN International]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

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

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

Checked and Validated By Alison Friend

Date 23 November 2016



Definition of Terms

- Affected** Utility supplier is expected to be affected by any work carried out in the area searched as their records indicate their plant is in or close to the area searched. It is recommended to anybody carrying out works in the area that they should consult with the utility company as soon as possible and in any event prior to carrying out any works.
- No response received** At the date of sending the report no response has been received from the utility supplier.
- Not affected** Utility supplier is not expected to be affected by any work carried out in the area searched as their records indicate their plant is not in or close to the area searched.

Appendix 4

25 November 2016

Land at Rushgreen
Road, Lymm

Preliminary
Ecological Appraisal

Report Number: 10740_R01_LJD_HM

Author: Lisa Davies BSc (Hons) MA
ACIEEM

Checked: John Moorcroft MSc MCIEEM
CEnv



Tyler Grange

Birmingham • Cotswolds • Exeter • London • Manchester

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Section 4: Considerations in Respect of Future Development.....	9
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Appendices

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

Plan

Habitat Features Plan
10470/P01 LJD/LHM November 2016

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Summary

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



Section 1: Introduction

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

Context

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

Purpose

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

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



Section 2: Methodology

Data Search

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

Extended Phase I Habitat Survey

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

Evaluation

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

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



Quality Control

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



Section 3: Ecological Resources and Evaluation

Context

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

Protected Sites

Statutory Sites

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

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

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



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

Non Statutory (Local) Sites

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

Habitats and Flora

- 3.6. The site supports the following habitats:

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

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

Arable

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

Buildings

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

Grassland (improved)

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



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

Hedgerows (intact and species poor)

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

Mature Trees

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

Tall Ruderal Vegetation

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

Habitats Adjacent to the Site

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



Protected and Priority Species

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

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



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

Abbreviations

CHSR - Conservation of Habitats and Species Regulations 2010

PBA - Protection of Badger Act 1992;

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

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

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

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

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

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

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



Section 4: Considerations in Respect of Future Development

Likely Zone of Influence of Future Development

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

Potential Consequences of Development and Likely Mitigation Requirements

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

Statutory Nature Conservation Designations

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

Non-Statutory Nature Conservation Designations

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



Habitats and Flora

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

Protected, Priority and Notable Species

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

Badger

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

Bats

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



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

Breeding Birds including Barn Owl

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

Great Crested Newt (GCN)

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

Ecological Design Principles and Enhancement Opportunities

Habitats

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



Further Work to inform a Future Planning Application

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



Section 5: Conclusions

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



References

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

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

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



Appendix 1: Legislation and Planning Policy



Land at Rushgreen Road, Lymm
Preliminary Ecological Appraisal

10740_R01_25 November 2016_LJD_HM

Appendix 1: Legislation and Planning Policy

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

Legislation

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

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

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

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

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

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



Planning Policy

National Planning Policy Framework

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



intrinsically dark landscapes and nature conservation.

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

Local Planning Policy

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

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

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

Policy QE3 - Green Infrastructure

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

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

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



Policy QE 5 - Biodiversity and Geodiversity

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

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

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

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

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

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

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

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

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



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

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

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

Supplementary Planning Documents

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

Environmental Protection SPD (May 2013)

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

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

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

Design and Construction (October 2010)

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

Open Space and Recreation Provision (September 2007)

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



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

Planning Obligations (September 2007)

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

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

Biodiversity Action Plans

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

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



Local Biodiversity Action Plan (LBAP) - Cheshire Wildlife Trust

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

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

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

Birds

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

Herptiles

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

Mammals

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

Invertebrates

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



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

Plants

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



Appendix 2: Ecology Survey Planner



Land at Rushgreen Road, Lymm
Preliminary Ecological Appraisal

10740_R01_25 November 2016_LJD_HM



Ecology Survey Planner

Birmingham
t. 0121 222 5575

Cotswolds
t. 01453 765 500

Exeter
t. 01392 447 588

Manchester
t. 01625 525 731

London
t. 0207 620 2710

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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Badgers	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Bats activity	Unreliable	Unreliable	Unreliable	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Optimal	Optimal	Optimal	Unreliable
Bats ¹ roost identification	Unreliable	Unreliable	Unreliable	Unreliable	Unreliable	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Birds breeding	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Birds winter	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Crayfish	Unreliable	Unreliable	Unreliable	Unreliable	Unreliable	Unreliable	Unreliable	Unreliable	Unreliable	Unreliable	Unreliable	Unreliable
Dormouse	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Great Crested Newts breeding ponds	Unreliable	Unreliable	Unreliable	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Habitats / Detailed Flora ²	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Hedgerows	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Otter	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Reptiles	Unreliable	Unreliable	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Terrestrial / Freshwater Invertebrates ³	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal
Water Voles ⁴	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal	Sub-optimal

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

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

³ Timing is dependent on target species/group.

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

- Surveys optimal
- Surveys sub-optimal
- Surveys cannot be undertaken / results unreliable

Plan

Habitat Features Plan
10470/P01 LJD/LHM November 2016



Land at Rushgreen Road, Lymm
Preliminary Ecological Appraisal

10740_R01_25 November 2016_LJD_HM

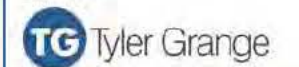


Key

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



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



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Appendix 5

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

Location and Accessibility

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

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

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

Education

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

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

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

Healthcare

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

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

Employment

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

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

Retail

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

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

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

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

Sports and Recreation

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

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

Sustainability Summary

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

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

Vehicular Access

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

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

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

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

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

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

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

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

Transportation

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

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

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

Table 1 – Summary of Bus Services Operating Past The Site

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

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

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

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

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

Conclusions

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

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

Appendix 6



LAND TO THE WEST OF REDDISH CRESCENT, LYMM (1676) TRANSPORT UPDATE NOTE - JUNE 2019

Introduction

This Transport Update Note will respond to the highways and transport issues raised by Warrington Borough Council regarding a potential residential allocation on land to the west of Reddish Crescent in Lymm.

Promoted Site

The site is bordered to the north by the Transpennine Way, to the east by Reddish Crescent, to the south by the A6144 Rushgreen Road and to the west by agricultural land. The site has been promoted for residential development by Strategic Land Group and has the SHLAA reference 1565 and has been considered for the development of 57 dwellings with vehicular access off Reddish Crescent which currently has residential on the eastern side of the road.

The site has been supported by a range of technical documents as part of the Local Plan process and this has included a Transport Issues Note dated November 2016. This note concluded the following:

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

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



Warrington Local Plan Documents

This site has been considered in a range of documents that have been prepared by the Council as part of their evidence base to support the emerging Local Plan. Two of these pertinent documents include comments on the site's suitability for residential development and include references to the highways and transport issues relating to the site. These are as follows:

- Settlement Proformas – Site Selection dated November 2018 (pages 501 to 503).
- Development Options and Site Assessment Technical Report dated March 2019 (page 76).

The following paragraphs will consider the comments made within each of these two documents and our response to them.

Settlement Proformas – Site Selection Document

This document includes a range of employment and residential sites that were considered by the Council as part of the emerging Local Plan allocation process. This particular site is covered on pages 501 to 503.

The document assesses the various merits of each potential site within the document and provides a traffic light assessment against a number of key criteria. These are described below:

- **Green - Promotes sustainable growth.**
- **Yellow - Unlikely to have a major impact on trends.**
- **Amber - Mitigation may be required/unavoidable impacts.**
- **Red - Mitigation likely to be required/unavoidable impacts.**

This note will only respond to the issues raised within the transport and highways category.



This particular document raises no transport and highways issues within the 'red' category although within the 'additional comments' section of the site assessment one of the bullet points raises an issue regarding the nearby junction of Rushgreen Road and Reddish Crescent, as follows:

'Pedestrian and vehicular access would be achievable, visibility concerns at the junction of Reddish Crescent/Rushgreen Road would mean that third party land is required to provide improvement. A Bridleway runs along the northern boundary of the site. This may mean that the land is not appropriate unless developed in tandem with Site Ref: 3178 / R18/082 / R18/P2/072 and Site Ref: 3109 / R18/016 / R18/P2/027'.

We have presumed that the comment that the site 'may mean that the land is not appropriate unless in tandem with Site Ref: 3178 / R18/082 / R18/P2/072 and Site Ref: 3109 / R18/016 / R18/P2/027' relates solely to the visibility issue referred to rather than the fact that a bridleway runs along the northern boundary of the site. On that basis, we have considered the visibility issue in this note.

The junction of Rushgreen Road and Reddish Crescent is an existing junction. The site is located to the west of the junction and there is no visibility issue in that direction as the land required for visibility would either fall within the site or the adopted highway along Rushgreen Road. The issue for the Council is presumably the visibility to the east (or on the left for drivers exiting the junction) as there is a private dwelling to the eastern side of the junction.

The junction has been serving the residential area to the north of Rushgreen Road for many years. The residential area to the north of Rushgreen Road covers a wide area and includes the following roads:

- Reddish Crescent.
- Whitefield Close.
- Whitefield Grove.
- Warburton Close.
- St Peter's Close.
- Bollin Drive.
- Bollin Close.
- Linden Close.

There are two access points from this area that consists of around 100 houses, approximately equally split between Reddish Crescent and Whitefield Grove. The junction operates efficiently at present with no capacity issues whatsoever. The junction also has no particular safety issues. This has been demonstrated by reference to the CrashMap website that records personal injury accidents. The following figure summarises the location of personal injury accidents that have occurred in the vicinity of the junction in the past 5 years.



Personal Injury Accident Plot – 2014 to 2018

As can be seen, no personal injury accidents have occurred at the junction of Rushgreen Road and Reddish Crescent in the past 5 years. The two incidents that occurred close to the junction did not actually occur at the junction and neither related to any issue with visibility to the east at the junction along Rushgreen Road.

This has been confirmed with reference to the accident reports for each one. These are shown in **Appendix 1** and **Appendix 2** and both involved vehicles turning right out of Reddish Crescent and then colliding with pedestrians on Rushgreen Road to the west of the junction where visibility is not an issue.



Notwithstanding this, **Plan 1** shows the available visibility at the junction in both directions and based on current adopted highway information. The typical visibility for a priority junction of this type with a main road with a 30mph speed limit would be 2.4 metres (measured back from the give-way line at the junction) by 43 metres (measured along the nearside kerbline to the right and potentially to the centreline to the right depending on site circumstances). As can be seen, the visibility at the junction is confirmed to be at least 2.4 metres by 43 metres to the west and the same to the east although only when measured to a metre off the nearside kerbline.

This should be considered appropriate for two reasons. The first is that traffic will be travelling on the opposite side of the Rushgreen Road carriageway, and no car parking occurs on the southern side of Rushgreen Road to push vehicles over to the northern side of the road. As such the visibility to this flow of traffic will not be impeded by the private land to the east of the junction. Secondly, Manual for Streets, which is the pertinent reference guide for visibility requirements at junctions in urban locations, states that:

'Paragraph 7.7.5 - Some circumstances make it unlikely that vehicles approaching from the left on the main arm will cross the centreline of the main arm – opposing flows may be physically segregated at that point, for example. If so, the visibility splay to the left can be measured to the centreline of the main arm.'

This is the case at this particular junction and there is, therefore, clearly no issue with visibility at the junction of Rushgreen Road and Reddish Crescent.

Whilst the existing junction arrangement is adequate in terms of visibility in its current form there is the potential to amend slightly relocate the junction to the west, using land either within the existing adopted highway or the potential allocation site itself, to improve visibility to the east.

Visibility should not, therefore, be considered to be a reason not to allocate this site for residential development.





Development Options and Site Assessment Technical Report

This document provides a summary of the various technical issues in relation to the potential allocation of this site for residential development on Page 76. In relation to highways it provides similar comments to the Settlement Proforma document, as discussed in the above paragraphs, as follows:

'However, the Council's highways officer states that due to visibility constraints, third party land is required to provide junction improvements. In addition, the highways officer states that the site would need to be developed in tandem with Site Ref: 3178 / R18/082 / R18/P2/072 and Site Ref: 3109 / R18/016 / R18/P2/027. Site Ref: 3178 was assessed as strong contribution for Green Belt and therefore it has not been considered for site selection at this stage. The site would not be appropriate in highways terms if brought forward on its own. Development of the site would therefore not be in accordance with draft Warrington Local Plan objective W4, to provide new infrastructure to support Warrington's growth, reduce congestion and promote sustainable transport options.'

As demonstrated in the response to the Settlement Proforma document, there is no impediment to developing the site for residential development in terms of the visibility issue raised by the Council in their Local Plan evidence.

Conclusions

In summary, this note has responded to the highways and transport issues raised by Warrington Borough Council regarding a potential residential allocation on land to the west of Reddish Crescent in Lymm. A number of conclusions can be drawn from this report:

- The site has been considered in all transport and highways aspects to be acceptable for residential development with the exception of the visibility at the nearby junction of Rushgreen Road and Reddish Crescent.
- This note has demonstrated that the junction of Rushgreen Road and Reddish Crescent exists at present, is well used, does not have any capacity issues and has no road safety issues.



- This note has further demonstrated that the visibility at the junction of Rushgreen Road and Reddish Crescent is acceptable based on its current geometry and location.
- There is the potential to improve the existing junction of Rushgreen Road and Reddish Crescent to improve visibility to the east by utilising land within either the adopted highway or the allocation site itself.
- This note has therefore demonstrated that this site can be developed in isolation and does not rely on land outside the control of the promotor or on the development of any other site to be developed in an acceptable manner.

As such, the site would be appropriate to be allocated for residential development in the emerging Warrington Local Plan.

Enclosures

Plan 1 – Visibility Plan

Appendix 1 – Accident Report Number 2016076274530

Appendix 2 – Accident Report Number 2018070068937

PLANS



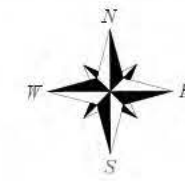
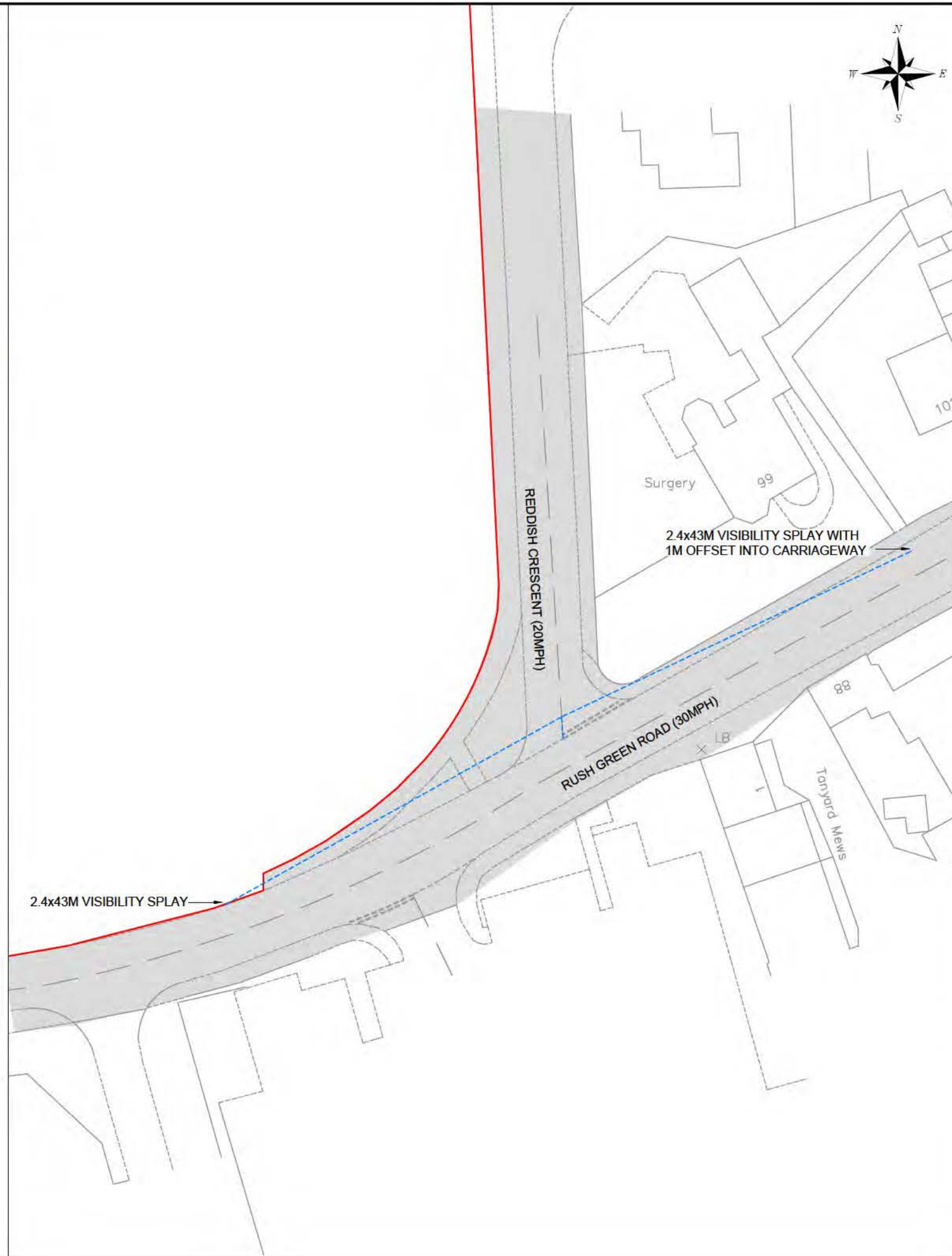
NORTH SOUTH AERIAL VIEW



SITE BOUNDARY



ADOPTED HIGHWAY



NOTES

THIS IS NOT A CONSTRUCTION DRAWING AND IS FOR INDICATIVE PURPOSES ONLY. THE DRAWING WILL BE SUBJECT TO CHANGE FOLLOWING LOCAL AUTHORITY REVIEW AND CONFIRMATION OF PUBLIC HIGHWAY AND THIRD PARTY LAND BOUNDARIES.

- INDICATIVE SITE BOUNDARY
- EXISTING ADOPTED HIGHWAY

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:
STRATEGIC LAND GROUP

PROJECT:
REDDISH CRESCENT, LYMM

DRAWING TITLE:
EXISTING VISIBILITY SPLAYS

SCALES:
1:500 @ A3

DRAWN: LB	CHECKED: JC	DATE: JUN 19
---------------------	-----------------------	------------------------

Croft Transport Planning & Design
Hill Quays
9 Jordan Street
Manchester
M15 4PY

Email: info@crofts.co.uk
Tel: 0161 667 3746
Web: www.crofts.co.uk

DRAWING NUMBER: 1676-F01	REVISION: -	
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APPENDICES

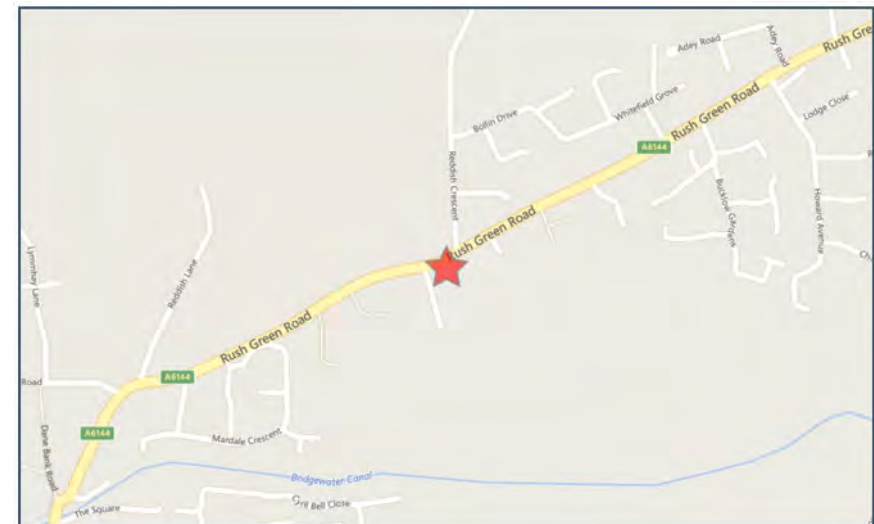
APPENDIX 1

Accident Report Number 2016076274530



Crash Date: Tuesday, September 06, 2016 **Time of Crash:** 2:10:00 PM **Crash Reference:** 2016076274530

Highest Injury Severity:	Slight	Road Number:	U0	Number of Casualties:	1
Highway Authority:	Warrington			Number of Vehicles:	1
Local Authority:	Warrington Borough			OS Grid Reference:	368946 387725
Weather Description:	Fine without high winds				
Road Surface Description:	Dry				
Speed Limit:	30				
Light Conditions:	Daylight: regardless of presence of streetlights				
Carriageway Hazards:	None				
Junction Detail:	Not at or within 20 metres of junction				
Junction Pedestrian Crossing:	No physical crossing facility within 50 metres				
Road Type:	Single carriageway				
Junction Control:	Not Applicable				



For more information about the data please visit: www.crashmap.co.uk/home/aboutthedata and www.crashmap.co.uk/home/definitions



Vehicles involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Manoeuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Car (excluding private hire)	-1	Unknown	Unknown	Vehicle proceeding normally along the carriageway, not on a bend	Front	Other	None	None

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
1	1	Slight	Pedestrian	Female	21 - 25	Unknown or other	Unknown or other

For more information about the data please visit: www.crashmap.co.uk/home/aboutthedata and www.crashmap.co.uk/home/definitions

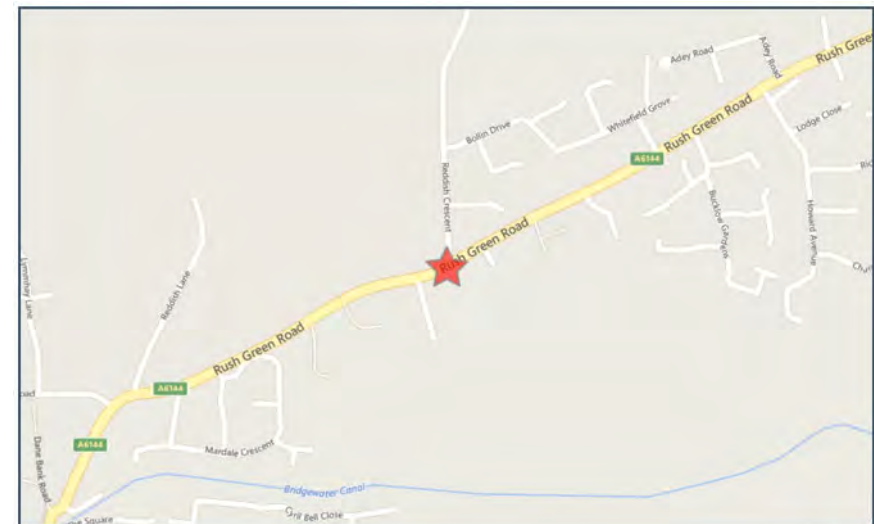
APPENDIX 2

Accident Report Number 2018070068937



2018 data is provisional and is subject to change

Crash Date:	Tuesday, March 13, 2018	Time of Crash:	3:30:00 PM	Crash Reference:	2018070068937
Highest Injury Severity:	Slight	Road Number:	A6144	Number of Casualties:	1
Highway Authority:	Warrington	Number of Vehicles:	1	OS Grid Reference:	368958 387737
Local Authority:	Warrington Borough				
Weather Description:	Fine without high winds				
Road Surface Description:	Dry				
Speed Limit:	30				
Light Conditions:	Daylight: regardless of presence of streetlights				
Carriageway Hazards:	None				
Junction Detail:	Using private drive or entrance				
Junction Pedestrian Crossing:	No physical crossing facility within 50 metres				
Road Type:	Single carriageway				
Junction Control:	Give way or uncontrolled				



For more information about the data please visit: www.crashmap.co.uk/home/aboutthedata and www.crashmap.co.uk/home/definitions



2018 data is provisional and is subject to change

Vehicles involved

Vehicle Ref	Vehicle Type	Vehicle Age	Driver Gender	Driver Age Band	Vehicle Manoeuvre	First Point of Impact	Journey Purpose	Hit Object - On Carriageway	Hit Object - Off Carriageway
1	Car (excluding private hire)	-1	Male	35-44	Vehicle is in the act of turning right	Unknown	Other	None	None

Casualties

Vehicle Ref	Casualty Ref	Injury Severity	Casualty Class	Gender	Age Band	Pedestrian Location	Pedestrian Movement
1	1	Slight	Pedestrian	Male	75-84	In carriageway, crossing elsewhere	Crossing from driver's nearside

For more information about the data please visit: www.crashmap.co.uk/home/aboutthedata and www.crashmap.co.uk/home/definitions

Appendix 7



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

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

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



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

PROJECT
 Rush Green Road
 Lymm
 For: Strategic Land Partnership

DRAWING
 Illustrative Masterplan - 01

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