



# Proposed Submission Version Local Plan Representation Form

## Introduction

Please read the appended documents and guidance notes before completing this representation form.

- Advice and Guidance on completing this representation form
- Proposed Submission Version Local Plan (full plan)
- Data Protection and Privacy Notice ([https://www.warrington.gov.uk/privacy\\_policy](https://www.warrington.gov.uk/privacy_policy))
- Statement of Representations Procedure

*The guidance notes are taken from "Examining Local Plans Procedural Practice" published by The Planning Inspectorate and will assist you in making your representations effectively.*

More information can be found by visiting [www.warrington.gov.uk/localplan](http://www.warrington.gov.uk/localplan)

**The form is split into 3 parts:**

**Part A Your details** – 3 questions (only complete this part once)

**Part B Representation Form(s)** – 8 questions (fill in a separate form for each representation you wish to make)

**Part C Customer 'About You' questionnaire** – 9 questions (only complete this part once)

**All representations must be received by the Council no later than 5.00pm on Monday 17th June 2019. Please note that late representations will not be accepted.**

Should you encounter any problems completing the representation form please email [localplan@warrington.gov.uk](mailto:localplan@warrington.gov.uk)

## PART A - About You

1. Please complete the following: Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique ID number for future reference (pdf attachment)

\*Name of person completing the form:

Email address:

2. What type of respondent are you? Please select all that apply.

- A local resident who lives in Warrington
- A person who works in Warrington
- Local Borough, Town or Parish Councillor
- Local Business owner/Manager
- A group or organisation
- Visitor to Warrington
- An agent
- Other (please specify):

3. Please complete the following:

Organisation name (if applicable):

Agent name (if applicable):

\*Address 1:

\*Address 2:

\*Postcode:

Telephone number:

## PART B - Representation Form 1

1. To which part (chapter/policy) of the Local Plan does this representation relate?

Please see separate representation and associated reports/plans.

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

- A paragraph number(s)
- A policy sub-number(s)
- Both of the above
- None of the above

If a paragraph or policy sub-number then please use the box below to list:

Please see separate representation and associated reports/plans.

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Complaint	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Compliant with the Duty to Co-operate	<input type="checkbox"/>	<input type="checkbox"/>

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.

Please be as precise as possible.

Please see separate representation and associated reports/plans.

5. If you answered 'Yes' to any of the options in question 3 then please give details in the box below the reasons why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate.

Please be as precise as possible.

Please see separate representation and associated reports/plans.

(Continue on a separate sheet and attach if necessary)

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text.

Please be as precise as possible.

Please see separate representation and associated reports/plans.

(Continue on a separate sheet and attach if necessary)

**Please note:** your representation should succinctly cover all the information, evidence and supporting information necessary to support / justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he / she identifies for examination.

**7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.**

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination (I understand details from Part A will be used for contact purposes)

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

We consider that it is crucial we are able to participate in the oral examination on behalf of our client, Rowland Homes. Our representation has raised a number of important issues in relation to the soundness of the proposed development strategy and site allocation selection process. These points require thorough examination in the oral proceedings and the Inspector may find our attendance useful to facilitate this.

(Continue on a separate sheet and attach if necessary)

**8. If you wish to attach documents to support your representation form then please submit with your response and provide a description of each document in the box below.**

**Comments / file description**

Representation on behalf of Rowland Homes (Peter Brett Associates)  
Landscape and Visual Appraisal (Peter Brett Associates)  
Initial Highways Site Appraisal (Mode Transport Planning)  
Ecological Appraisal (Envirotech)  
Indicative Concept and Parameters Plans (Environmental Associates)  
Development Statement (Rowland Homes)

(Continue on a separate sheet and attach if necessary)



**Consultation on the Warrington Proposed Submission  
Version Local Plan**

**Representation on Behalf of Rowland Homes**

**Peter Brett Associates**

June 2019

	Name	Position	Signature	Date
<b>Prepared by</b>	Bernard Greep	Director	BG	June 2019
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<b>Approved by</b>	Bernard Greep	Director	BG	June 2019
<b>For and on behalf of Peter Brett Associates LLP</b>				

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# 1 INTRODUCTION

## Purpose of Our Submission

- 1.1 PBA (now part of Stantec) is instructed by Rowland Homes to submit this representation to Warrington Council's current consultation in relation to the emerging Local Plan.
- 1.2 The reason for our client's interest in the emerging Local Plan is because it controls a site which is within the presently defined Green Belt, adjacent to the settlement boundary of Winwick, to the east of Waterworks Lane (hereafter referred to as 'the Rowland Homes site').
- 1.3 The Rowland Homes site represents a suitable, sustainable and deliverable candidate for housing development and should be allocated instead of, or in addition to, the proposed allocation site under draft Policy OS9 of the emerging Local Plan ('Land to the north of Winwick', hereafter referred to as 'the proposed allocation site').
- 1.4 Our submission demonstrates that the proposed allocation site is significantly more constrained than the Rowland Homes site. The development of the proposed allocation land would have a long term moderate adverse impact in landscape and visual terms, which is difficult to mitigate due to the physical characteristics of the site, in contrast to the Rowland Homes site which is less sensitive to development, relates better to the existing urban area and is capable of appropriate mitigation.
- 1.5 The Rowland Homes site extends no further north than the current development pattern established by the residential properties to the west off Green Lane Close, and is highly enclosed on all sides by existing development, trees/vegetation and roads. Furthermore, the proposed allocation site contains pylon structures and overhead power lines, and is situated upon higher ground than the Rowland Homes site.
- 1.6 The Rowland Homes site therefore has much greater capacity to accommodate residential development without leading to adverse effects than the proposed allocation site.
- 1.7 The content of the Site Assessment Proformas that were recently published by the Council<sup>1</sup> also lend weight to our view that the Rowland Homes site has strong credentials for residential use – indeed, the Proformas confirm that the proposed allocation site is more constrained than our client's site. In our submission, we therefore:
  - Highlight the work that Rowland Homes' team of professional advisers has been undertaking recently which demonstrates that the site is a deliverable opportunity in a sustainable location.

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<sup>1</sup> The footers refer to Arup and so whilst the front cover only displays the Warrington Borough Council logo, we assume that the assessments were carried out by Arup. Similarly, the front cover of the report is undated but the Proformas for the proposed allocation site and the Rowland Homes site are dated 27 November 2018.

- Provide our observations regarding the Council's evidence base insofar as it relates to the Rowland Homes site, in particular the outcome of the Site Assessment Proformas.
- Highlight the content of the Council's evidence base which confirms that the proposed allocation site is less suitable and deliverable than our client's site.

1.8 At the outset, we welcome the Council's acknowledgement that there are exceptional circumstances which justify Green Belt release. The Green Belt in Warrington was first defined in 1977 and is tightly drawn around settlements, and the new Local Plan is the appropriate time to release land which is shown to not perform an important Green Belt role. The various settlements have been gradually developed in the intervening years between 1977 and now, leaving very little residual developable land within the settlement boundaries. There is a compelling need to release Green Belt land for development, without which it will not be possible to meet the needs of the local population and the economy. Any sites that are released from the Green Belt must be the most appropriate opportunities.

## Previous Representations

- 1.9 Rowland Homes submitted a representation to the Preferred Development Option consultation in July 2017. The submission ran to some 25 pages and so we do not repeat its content in detail here, but for ease of reference we consider it worthwhile summarising key points from the submission, as follows. The representation:
- confirmed that the site is capable of accommodating 150-200 dwellings, or the equivalent of the final housing requirement for Winwick;
  - questioned the deliverability of the identified total capacity from within the urban area, of 15,429 homes, and asserted that the proposed distribution of development was too heavily weighted towards the urban area;
  - called for a greater dispersal to the outlying settlements, including Winwick where the apportionment of 90 dwellings (plus 21 dwellings identified in the SHLAA) was thought to be insufficient;
  - raised concern that the results in the Warrington Green Belt Assessment (2016) in relation to Parcel WI8 do not reflect the characteristics of the much smaller parcel of land controlled by Rowland Homes;
  - provided evidence which showed that the Rowland Homes site makes an overall 'weak' contribution to the Green Belt purposes, in contrast to the conclusion in the Green Belt Assessment that the much larger Parcel WI8 makes a 'moderate' contribution;
  - described the sustainable location of the Rowland Homes site, close to a wide range of community services and public transport facilities; and
  - explained that there are no physical, technical, legal or environmental constraints which would prevent the site from coming forward for housing development.
- 1.10 We are pleased that some of our client's concerns have apparently been addressed in the Proposed Submission Version of the emerging Local Plan. For instance, the

capacity within the urban area has been reduced from 15,429 to 13,700 homes, and the contribution to be made from sites within the presently defined Green Belt has risen from 5,473 to 7,000 homes. Furthermore, Winwick is now earmarked to receive a minimum of 130 new homes.

- 1.11 Nevertheless, the Rowland Homes site still does not feature in the emerging Local Plan as a proposed housing allocation, despite its excellent credentials which we believe make it a much more obvious and deliverable candidate for residential use than the 'Land north of Winwick' site, which is proposed for allocation under draft Policy OS9.
- 1.12 In our submission, we demonstrate that the Rowland Homes site should be released in preference or in addition to the proposed allocation site. Rowland Homes has commissioned comprehensive assessments by a team of highly qualified and experienced professionals; those documents form part of our current submission and the key findings are highlighted in our report.

## Structure of Our Report

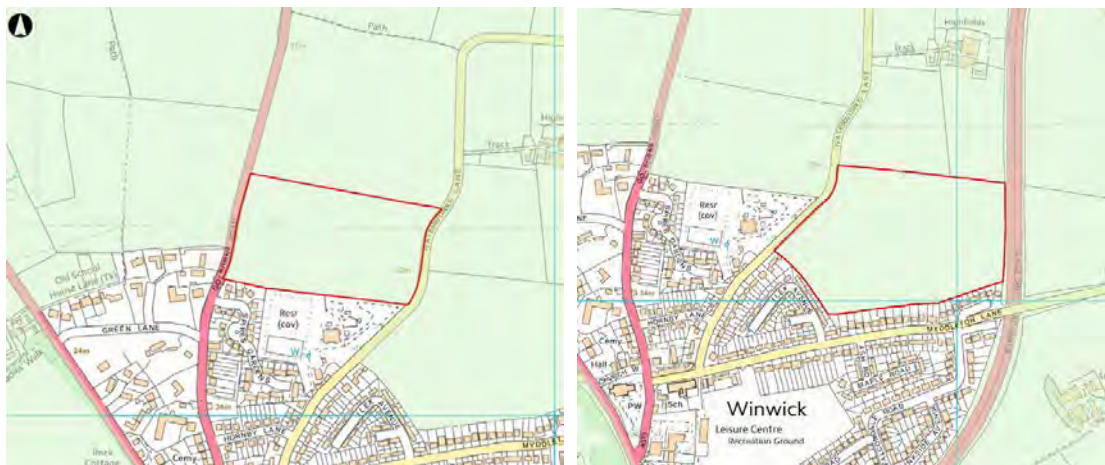
- 1.13 The remainder of our report is structured as follows:
- Section 2 summarises the physical characteristics of our client's site at Waterworks Lane;
  - Section 3 outlines the requirements of the NPPF in relation to the release of Green Belt land;
  - Section 4 provides our observations regarding the Council's Site Assessment Proforma documents;
  - Section 5 highlights key findings from the other documents which form part of our current submission;
  - Section 6 provides various other observations; and
  - Section 7 contains an overall summary and our conclusion.
- 1.14 As well as this report, our submission to the Council's current consultation comprises the following documents:
- 'Landscape and Visual Appraisal – Land at Waterworks Lane, Winwick, Warrington' (dated June 2019), produced by PBA, which identifies the key landscape and visual characteristics, and their sensitivities, of both the Rowland Homes site and the proposed allocation site, and then goes on to assess the likely magnitude of landscape and visual effects that are anticipated to result from residential development at each site. The report also identifies the scope for potential landscape mitigation and reached conclusions as to which site has the best capacity, in landscape and visual terms, to accommodate residential development.
  - 'Concept and Parameter Plans' (June 2019), produced by Environmental Associates, which shows how a high-quality development of family homes can be comfortably accommodated at the site within a green setting and strong, permanent boundaries on all sides.

- 'Ecological Appraisal' (May 2019), undertaken by Envirotech, to establish the presence or absence of notable species at or close to the site that may be affected by a residential development at the site.
- 'Initial Highways Site Appraisal' (June 2019), produced by Mode Transport, which provides an initial review on highways and access options for the Land off Waterworks Lane site.
- 'Development Statement' (June 2019), produced by Rowland Homes, which reviews the townscape and existing housing stock in the local vicinity and provides a summary of the proposed scheme and design parameters.

## 2 CHARACTERISTICS OF THE ROWLAND HOMES SITE AND THE PROPOSED ALLOCATION SITE

- 2.1 In its representation dated September 2017, Rowland Homes raised concern that the comments in the Green Belt Assessment (2016) regarding Parcel W18 do not reflect the characteristics of the much smaller parcel of land within its control.
- 2.2 We are pleased to note that the Council has now undertaken an assessment of the smaller area of land that is controlled by Rowland Homes, in relation to 'suitability', 'availability' and 'achievability' criteria. The site-specific comments are contained within a document entitled 'Proposed Submission Version Local Plan – Site Assessment Proformas'.
- 2.3 The comments relating to the Rowland Homes site are provided on pages 546-548 of the Site Assessment Proformas document, and the comments that relate to the proposed allocation site are provided on the immediately preceding three pages. The red-line boundaries of the two sites is reproduced below for ease of reference.

**Figure 2.1 SHLAA Site 3334 (Proposed Allocation Site, Left) and SHLAA Site 2670 (Rowland Homes Site, Right)**



- 2.4 It is apparent from the images reproduced above that the proposed allocation site encroaches significantly further into the open countryside than the northern extent of built development in Winwick established by the residential properties to the west off Green Lane Close, which coincides with the northern boundary of the Rowland Homes site. The additional protrusion into the countryside equates to some 130 metres.
- 2.5 The Rowland Homes site is thus a much more logical candidate for residential use than the proposed allocation site. That position is shown even more clearly by Figure 1 of PBA's separately bound 'Landscape and Visual Appraisal – Land at Waterworks Lane, Winwick, Warrington' report, which we also reproduce below for ease of reference.

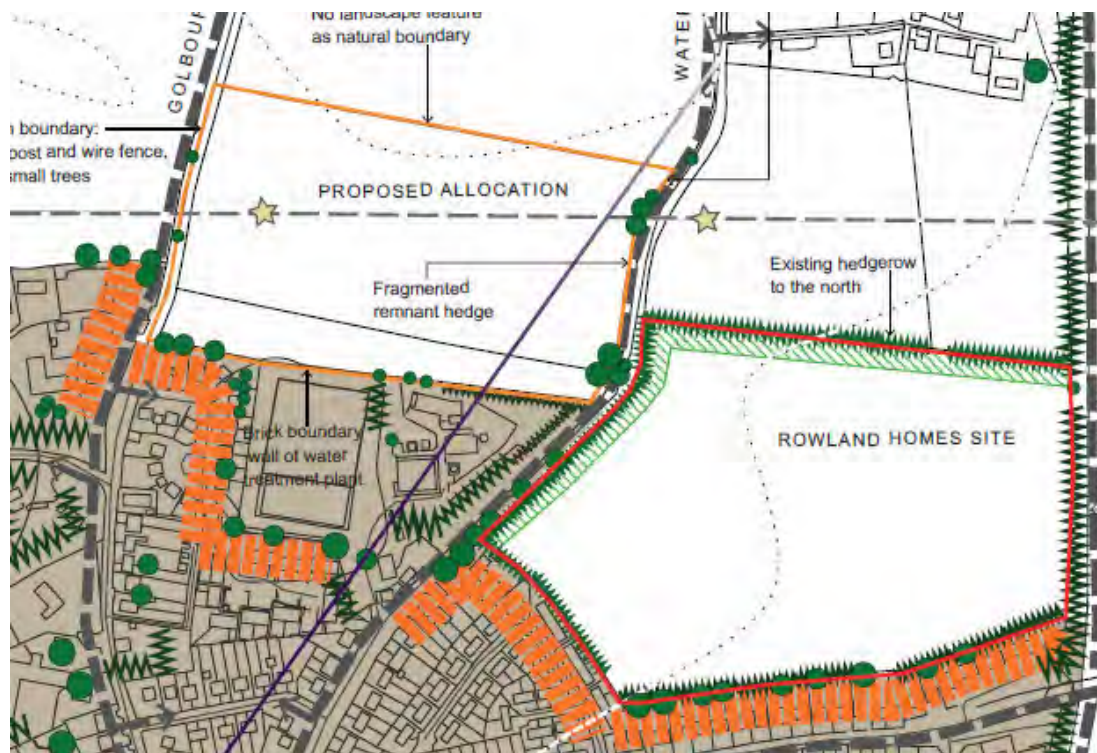
**Figure 2.2 Proposed Allocation Site and Rowland Homes Site in Context**



- 2.6 Furthermore, the Rowland Homes site is demarcated by much stronger boundaries than the proposed allocation site. The site is bounded to the west by Waterworks Lane, beyond which is existing built development; to the east by Winwick Link Road (A49); to the south by existing residential uses which front onto Myddleton Lane and Ilex Avenue; and to the north by an existing field boundary hedgerow.
- 2.7 In stark contrast, the proposed allocation site is bounded to the west by Golborne Road, beyond which there is no existing built development; to the east by Waterworks Lane; and to the south by approximately three existing residential properties as well as an open, covered reservoir and a water treatment works.
- 2.8 Whilst the proposed allocation site is generally less well-enclosed than the Rowland Homes site, we are particularly concerned by the text within draft Local Plan Policy OS9 (page 243) which states that a *'landscape scheme will be required that reinforces these Green Belt boundaries, particularly the hedgerow along the northern boundary.*' [Our emphasis added]. PBA's Landscape and Visual Appraisal confirms that the northern boundary of the proposed allocation site is devoid of hedgerow vegetation and is delineated by a post and wire fence which separates the site from further large agricultural fields to the north.

- 2.9 An extract from the 'Landscape and Visual Analysis' plan, which is contained within the separately bound 'Landscape and Visual Appraisal' report, is provided below as Figure 2.3. The plan clearly shows that the Rowland Homes site is much better related to existing built development in Winwick than the proposed allocation site.

**Figure 2.3 Proposed Allocation Site and Rowland Homes Site – Relationship with Existing Built Form (shown in orange hatching)**



- 2.10 The characteristics of our client's site and the surrounding area are described and illustrated comprehensively in Rowland Homes' previous representation as well as the other documents which form part of our current submission, but other headline points are as follows:
- The site is controlled by Rowland Homes, which has been building high-quality family homes across the North West of England and north Wales for more than a quarter of a century (since 1993).
  - Rowland Homes has commissioned a suite of documents (summarised later in this report) which demonstrate that the site is sustainably located and free from physical, legal, environmental or ecological constraints that would prevent the site coming forward for housing development in the short term.
  - The site is conveniently located in relation to a wide range of community services/ facilities and is close to public transport facilities (as detailed in our client's previous submission, as well as the Council's Site Assessment Proformas document).
  - The Environment Agency's online Flood Map for Planning confirms that the site is wholly within Flood Zone 1 – land at a low risk of flooding – and Rowland Homes expects that any risk of surface water flooding can be engineered out, given the absence of topographical constraints.



- An initial appraisal by specialist ecologists concludes that there are unlikely to be any ecological constraints that would preclude development at the site.
- Rowland Homes' highways advisor confirms that a scheme of 130-150 dwellings could comfortably be accommodated at the site via a single vehicular access point, which is sufficient for the scale of development that is envisaged.
- There are not anticipated to be any utilities related constraints that will prevent residential development at the site.
- Overhead power lines to the north and west of the site do not represent a constraint to the site's development, in contrast to the proposed allocation site, which contains pylons and overhead power lines.
- The strong locational characteristics of the site and the relative absence of constraints at the Rowland Homes site are recognised in the Site Assessment Proformas document, which confirms that the site is considered suitable, available and deliverable for residential use.
- There is very limited vegetation at the Rowland Homes site, other than the hedgerow along the northern boundary, and there are no trees within the body of the site.
- The Rowland Homes site is not within a conservation area and there are no listed buildings either within or adjacent to the site. Furthermore, a Registered Battlefield<sup>2</sup> is located to the immediate west of the proposed allocation site. There are open views from the proposed allocation site across the 1648 historic battlesite, which therefore represents a heritage constraint to the development of that site. In contrast, there are no views towards or across the historic battlefield from the Rowland Homes site.

2.11 Regarding the latter point above, we are aware of a letter from Historic England to St Helens Council in relation to a current planning application for a proposed development at a site to the north-west of the proposed allocation site in Winwick (see Appendix A). In this letter, which is dated 14 January 2019, Historic England affords significant weight to the Registered Battlefield of the Battle of Winwick and notes its concern regarding the high level of harm to the heritage asset. The proposed allocation site has the potential to impact upon the setting of this heritage asset, whereas the Rowland Homes site is located further away from the Registered Battlefield and will therefore have no impact.

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<sup>2</sup> The site of a battle that took place at Red Bank in 1648, adjacent to Newton Brook at the crossing with the A49, between Cromwell and the Scots forces. The event is known as the Battle of Winwick and also the Battle of Red Bank.

## 3 POLICY REQUIREMENTS IN RELATION TO GREEN BELT

### National Planning Policy Framework

- 3.1 The original version of the National Planning Policy Framework ('NPPF') was published in March 2012, and an updated version was published by the Ministry of Housing, Communities and Local Government ('MHCLG') on 24 July 2018. The MHCLG published a further update of the NPPF on 19 February 2019 which incorporates the proposed changes that were consulted on by the MHCLG in late 2018.
- 3.2 Green Belt is covered in Chapter 13 of the revised NPPF. Paragraph 79 of the original NPPF has been carried forward into paragraph 133 of the updated NPPF, which confirms that the Government attaches great importance to Green Belts, and that *'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence.'*
- 3.3 Paragraph 134 confirms that the Green Belt serves five purposes, which are unaltered from the earlier version of the NPPF:
- to check the unrestricted sprawl of large built-up areas;
  - to prevent neighbouring towns merging into one another;
  - to assist in safeguarding the countryside from encroachment;
  - to preserve the setting and special character of historic towns; and
  - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 3.4 The text previously at paragraph 83 of the NPPF has been replaced with the following text at paragraph 136 of the revised NPPF:
- 'Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.'*
- 3.5 Paragraph 137 of the revised NPPF introduces a new set of requirements relating to the demonstration of exceptional circumstances necessary to justify changes to Green Belt boundaries, as follows:
- 'Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its*

*identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy:*

- a) makes as much use as possible of suitable brownfield sites and underutilised land;*
- b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and*
- c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground.'*

3.6 Furthermore, previous paragraph 84 of the NPPF 2012 has been amended by new paragraph 138. As well as carrying forward the previous advice that the need to promote sustainable patterns of development should be taken into account when reviewing Green Belt boundaries, paragraph 138 includes the following additional text:

*'Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.'*

3.7 Accordingly, the revised NPPF sets out a range of new and additional requirements that need to be satisfied before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries. The burden of evidence placed upon LPAs has therefore increased, albeit there remains no statutory approach or standardised methodology for assessing exceptional circumstances, and so ultimately it is for LPAs to determine an appropriate approach and reach a view as to whether they consider that exceptional circumstances exist to justify removing land from the Green Belt.

3.8 Whilst the revised NPPF does not refer to it, a High Court Judgment of 21 April 2015<sup>3</sup> may be instructive to LPAs which are considering amending their Green Belt boundaries. In paragraph 50 of his Approved Judgment, Mr Justice Jay found that the existence of an objectively assessed need is not sufficient to amount to exceptional circumstances. In paragraph 51, Mr Justice Jay then set out the following five matters for consideration in assessing whether there are exceptional circumstances with regard to the release of Green Belt land through the local plan process:

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<sup>3</sup> High Court Judgment in relation to a challenge by Calverton Parish Council to the adopted Nottingham, Broxtowe and Gedling 'Aligned Core Strategies'

- the acuteness/intensity of the objectively assessed need;
- the inherent constraints on supply/availability of land prima facie suitable for sustainable development;
- the consequent difficulties in achieving sustainable development without impinging on the Green Belt;
- the nature and extent of the harm to the Green Belt (or those parts of it which would be lost if the boundaries were reviewed); and
- the extent to which the consequent impacts on the purposes of the Green Belt may be ameliorated or reduced to the lowest reasonably practicable extent.

3.9 When making Green Belt boundary changes, paragraph 139 of the NPPF advises that local planning authorities should apply the following criteria, which are substantially unaltered from paragraph 85 of the original NPPF:

- a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
- b) not include land which it is unnecessary to keep permanently open;
- c) where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an updated to a plan review which proposes the development;
- e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
- f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

## Local Planning Policy Context

3.10 As we explained in Section 1, the Green Belt boundary in Warrington was established in the late 1970s. The Council has conducted various consultations on the Borough's housing needs and land supply over recent years, as part of the preparation of the emerging Local Plan, and has taken assessed potential supply from a range of sources that are not within the presently defined Green Belt.

3.11 As Section 3.4 of the draft Local Plan explains, the Council's assessments have found that there are insufficient development opportunities to meet the likely need for new housing across Warrington. The Council considers that sources within the urban area are capable of delivering around 13,700 new homes, which is approximately 7,000 homes below the Council's identified target of 20,790 dwellings.

3.12 The shortfall in relation to the identified dwelling requirement is substantial and we agree with the conclusion reached by the Council that exceptional circumstances

exist which justify the release of land from the presently defined Green Belt. In accordance with the requirements of the NPPF, it is essential that any sites selected for release are those that will result in the least harm to the purposes of the Green Belt, and those sites should have physical boundaries that are readily recognisable and likely to be permanent.

- 3.13 In our assessment, the Council's intention to release the site known as 'Land to the north of Winwick' in preference to the Rowland Homes site does not satisfy the stringent requirements for Green Belt release summarised above. In Section 4 of our report, we provide further observations in relation to the Council's assessment of the two sites which reinforce our concerns.

## 4 FURTHER OBSERVATIONS REGARDING THE COUNCIL'S SITE ASSESSMENT PROFORMAS

### Introduction

- 4.1 Earlier sections of this representation contain various observations regarding the content of the Site Assessment Proformas that were recently published by the Council. We provide our further observations in this section, focusing again on the proposed allocation site and the Rowland Homes site.
- 4.2 At the outset we note that the two sites are located close to each other, to the north of Winwick, and so the comments in the Proformas regarding locational suitability criteria are very similar for the two sites. We therefore focus instead on key differences between the sites.

### Proposed Allocation Site (pages 543-545)

#### Potential site capacity

- 4.3 A potential capacity of 132 dwellings is identified for the proposed allocation site, which is based on a stated net developable site area of 4.4 hectares, which was provided by the landowner in 2016. We have seen no further evidence which confirms that the net developable area is 4.4 hectares and, for the reasons outlined below, we suspect that the true position is markedly different in practice.
- 4.4 The Council's Site Assessment Proforma refers to the presence of *'electricity pylons running across the site'*. The high voltage power lines running across the proposed allocation site would require a restriction in terms of the amount of developable land, meaning that new housing would need to be located outside of the designated easement, which can be a minimum of 30m to the nearest building from the high voltage power lines. This constraint could adversely impact upon the future residents' amenity.
- 4.5 The easement could potentially be incorporated into an area of open space; however, this would be prohibitive of tree planting. As a result, potential for screening the development would be substantially reduced. Whilst, as a generality, 132 dwellings could potentially be achieved at a site with a developable site area of 4.4 hectares, the landowner's submission to the Council's Call for Sites in October 2016 stated: *'Electricity pylons split our site, but development can occur either side.'* Such an arrangement could potentially result in a sub-standard and disjointed layout.
- 4.6 Following on from the point above, we note that the 'Overall Site Conclusions' section states: *'...the site capacity would be lower than this [132 dwellings] given that development will need to avoid the pylons running across the site however the site capacity currently exceeds the housing requirement for Winwick anyway.'* That comment contradicts Policy DEV1 of the draft Local Plan, part 4f. of which identifies Winwick for 'minimum of 130 homes.'

- 4.7 Furthermore, draft Policy OS9 identifies the proposed allocation site for ‘a minimum of 130 homes’, despite the Council’s evidence base confirming that this quantum of development realistically cannot be delivered at the site.
- 4.8 We also note that we are not aware of any subsequent submissions having been made to the Council regarding the proposed allocation site since the landowner’s submission to the Council’s Call for Sites in October 2016. In contrast, Rowland Homes – the prospective developer of the site, as opposed to the landowner – submitted a comprehensive representation to the Preferred Development Option consultation in July 2017.

### Other constraints

- 4.9 The Site Assessment Proforma refers to ‘*a small section of potentially contaminated land in the north eastern corner and a section of historic landfill site 250m buffer zone in the south western corner of the site.*’
- 4.10 We have not seen any proposed layouts for the site and so we do not know whether the constraints have been taken into account in arriving at the stated net developable area of 4.4 hectares.

### Workshop comments

- 4.11 The ‘workshop comments’ section of the Proforma states: ‘*There is potential that the site could accommodate some employment development*’. Our first observation is that an employment component would almost certainly reduce the level of housing that is achievable at the site, the potential capacity of which (132 homes) is based on applying a density of 30 dph to the stated net developable area of 4.4 hectares.
- 4.12 Furthermore, we note that the landowner’s submission to the Council’s Call for Sites in October 2016 only ticked ‘residential’ as the preferred future use for the site, with the ‘employment’ box left blank.
- 4.13 The same section of the Proforma also states: ‘*...although the existing boundary is less durable, a more durable boundary could be established.*’ As we highlighted in Section 3, criterion f) of NPPF paragraph 139 advises that, when making Green Belt boundary changes, local planning authorities should ‘*define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.*’ The northern boundary of the proposed allocation site is devoid of hedgerow vegetation, however, and is delineated by a post and wire fence which separates the site from further large agricultural fields to the north.
- 4.14 A post and wire fence does not amount to the sort of existing boundary referred to in paragraph 139 of the NPPF. We therefore reiterate our concern with the text within draft Local Plan Policy OS9 (page 243) which states that a ‘*landscape scheme will be required that reinforces these Green Belt boundaries, particularly the hedgerow along the northern boundary.*’ We are very concerned that the wording in draft Policy OS9 is based on inaccurate information within the Arup assessment of the site.

- 4.15 The following photograph confirms that what would become the northern boundary of the proposed allocation site is devoid of hedgerow vegetation. The same image also shows the overhead power lines and pylons to the south of that boundary.



Source: Google Maps© 2019

## Rowland Homes Site (pages 546-548)

### Potential site capacity

- 4.16 A potential capacity of 198 dwellings is identified for the Rowland Homes site, which is based on a stated net developable site area of 6.6 hectares. As we explained in Section 1, however, the Rowland Homes representation to the Preferred Development Option consultation in July 2017 confirmed that the site is capable of accommodating 150-200 dwellings, *'or the equivalent of the final housing requirement for Winwick.'*
- 4.17 For the avoidance of doubt, Rowland Homes would be happy to cap the level of development to around 130 dwellings if that is the Council's preference – albeit we note that the requirement for Winwick specified in draft Policy OS9 is for 'a minimum of 130 homes'. The site should certainly not be ruled out from consideration simply on the basis of a notional capacity figure of 198 dwellings which is based on the application of a standard density multiplier to a stated net development area.
- 4.18 A document entitled 'Concept and Parameter Plans', produced by Environmental Associates, forms part of our current submission. The document shows various ways of achieving a high-quality development of family homes at the Rowland Homes site, within a green setting and with strong, permanent boundaries on all sides. All of the potential options show a dense woodland buffer on the northern boundary, which



would be achieved by bolstering the existing hedgerow in that location as opposed to having to create a completely new hedgerow boundary, as would be the case with the proposed allocation site.

## Other constraints

- 4.19 The Rowland Homes site does not contain any electricity power lines or overhead power lines. The absence of that constraint will enable a high-quality residential scheme to be devised for the site, rather than having to split the site into two distinct sections and working around the constraint.
- 4.20 There is also no evidence of our client's site being affected by areas of contamination.

## Workshop comments

- 4.21 The 'suitability' section of the Proforma states: *'the lack of a secondary access point may limit numbers'*. The 'workshop comments' section of the Proforma then provides the following supplementary comment: *'...it is considered that the lack of a secondary access point would not be an issue given that the site capacity far exceeds the housing requirement for Winwick.'*
- 4.22 A document entitled 'Initial Highways Site Appraisal', produced by Mode Transport, forms part of our submission. The note confirms that a residential scheme of approximately 130-150 dwellings could be achieved via a single point of access. As confirmed above, Rowland Homes would be happy to deliver a scheme with approximately 130 dwellings if that is the Council's preference; the purpose of Mode's note is to demonstrate that there are no access constraints which should prevent the site from coming forward for development.
- 4.23 We are particularly bemused by the comment in the Proforma that *'there are no potential boundaries which could be used to divide the site into a smaller site which would better accommodate the requirement [for Winwick, of approximately 130 dwellings]'*. As we have emphasised, the northern boundary of our client's site is demarcated by an established field boundary hedgerow. There is no need to sub-divide the Rowland Homes site because its northern boundary extends no further north than the current development pattern established by the residential properties to the west off Green Lane Close.
- 4.24 The conclusion reached in the Proforma for the Rowland Homes site is 'Exclude from process.' No further explanation is given and so we can only assume that it is for the spurious and challengeable reasons referred to above.

## Summary

- 4.25 The Site Assessment Proformas document confirms that the proposed allocation site and the Rowland Homes site are both well-located in relation to community services and public transport facilities, and both sites are considered to be suitable for residential use.

- 4.26 The same document also confirms that the proposed allocation site is affected by contamination and pylons/overhead power lines, in contrast to the Rowland Homes site. Furthermore, the document refers to the northern boundary of the proposed allocation site as 'less durable' – stopping short of referring to it being a post and wire fence – again in contrast to the Rowland Homes site which is demarcated by an established field boundary hedgerow.
- 4.27 The document therefore provides clear evidence that the proposed allocation site is significantly more constrained than the Rowland Homes site, which is in addition to the fact that it protrudes considerably further (130 metres) into the countryside and is clearly a less logical candidate for residential use than our client's site.
- 4.28 Against the background outlined above, it is very surprising that the document recommends that the more constrained site should be taken forward as a proposed housing allocation. There is nothing in the Council's evidence base that substantiates that conclusion and so we submit that the Rowland Homes site should be allocated instead of, or in addition to, the proposed allocation site under draft Policy OS9 of the emerging Local Plan.

# 5 ROWLAND HOMES' OTHER SUPPORTING DOCUMENTS

## Introduction

5.1 As well as this report, Rowland Homes has commissioned a range of other supporting documents which also form part of our current submission. Each of the documents is comprehensive but, for ease of reference, we summarise headline findings in this section of our report.

## Landscape and Visual Appraisal

5.2 This document, produced by professionally qualified and highly qualified landscape architects at PBA/Stantec, identifies the key landscape and visual characteristics, and their sensitivities, of both the Rowland Homes site and the proposed allocation site, and then goes on to assess the likely magnitude of landscape and visual effects that are anticipated to result from residential development at each site. The report also identifies the scope for potential landscape mitigation and reaches conclusions as to which site has the best capacity, in landscape and visual terms, to accommodate residential development.

5.3 The table within Section 8.1.1 of the document summarises the key conclusions in relation to both sites. The text highlighted in red indicates where the proposed allocation site fares worse in the assessment, indicating that the site is more sensitive to development and more limited opportunities for appropriate and effective mitigation. The table is reproduced below for each of reference:

	Rowland Homes Site	Proposed Allocation Site
<b>Landscape Character Sensitivity</b>		
<i>Landscape character attractiveness</i>	Pleasant	Pleasant
<i>Consistency of landscape character</i>	Some key characteristics present	Mostly consistent
<i>Contribution to settlement setting</i>	Limited association	Some features contributing
<i>Remoteness and tranquillity</i>	Some interruption	Some interruption
<b>Visual Prominence and Quality</b>		
<i>General visibility and visual prominence</i>	Moderate-Low	Moderate to high
<i>Public accessibility</i>	Low sensitivity	Low sensitivity
<i>Key or important views</i>	No key or important views	Some important views
<b>Potential Landscape Effects</b>		
<i>Magnitude of effect on landscape character</i>	Moderate adverse	Moderate adverse
<i>Mitigation potential</i>	Moderate-high potential	Moderate-low potential
<i>Magnitude of effect on public views</i>	Moderate-negligible adverse	Moderate adverse
<i>Magnitude of effect on private views</i>	Major-moderate adverse	Major and slight adverse

- 5.4 Key points highlighted in the report which have led to conclusions summarised above can be highlighted as follows:
- The proposed allocation site is more consistent with the local landscape character, contains more features that contribute towards the landscape setting, is more visually prominent, contains some important views, and is more difficult to mitigate in terms of landscape impact.
  - The proposed allocation site sits at a higher level, protrudes into the open countryside to a greater degree (some 130m), and contains no existing boundary features to the north that could be enhanced to create a new settlement limit.
  - The proposed allocation site is more open and exposed in the wider landscape and its development would represent an intrusion into the open countryside and Green Belt to the north of Winwick. The proposed allocation site therefore has a more limited capacity in landscape and visual terms to accommodate development than the Rowland Homes site.
  - It is considered that it would be difficult to successfully mitigate residential development at the proposed allocation site without causing undue harm to the wider landscape character of the Green Belt and people's views and amenity in the long-term.
  - In contrast, the Rowland Homes site has a more limited association with the settlement, few characteristics that are consistent with the landscape, moderate-low visibility and prominence, no key or important views, and moderate-high potential for appropriate and successful landscape mitigation.
  - The Rowland Homes site is far more screened by existing vegetation and encroaches less into the wider countryside and Green Belt beyond to the north. Indeed, the site extends no further north than the current development pattern established by the residential properties to the west off Green Lane Close, and is enclosed on all sides by existing development, trees/vegetation and roads.
  - The short-term effect on landscape character following development is likely to be no more than moderate-adverse, which over time will reduce dramatically as a result of mitigation.
  - The Rowland Homes site therefore has much greater capacity to accommodate residential development without leading to undue harm to landscape character, views and visual amenity.
- 5.5 The report therefore clearly demonstrates that, in landscape and visual terms, the proposed allocation site is significantly more constrained than the Rowland Homes site, and that the development of the proposed allocation land would have a long term moderate adverse impact which is difficult to mitigate due to the physical characteristics of the site. In contrast, the Rowland Homes site is a far more suitable candidate to release from the Green Belt in landscape and visual terms. The Rowland Homes site is less sensitive to development, relates better to the existing urban area, and is capable of appropriate mitigation.

## Concept and Parameter Plans

- 5.6 Environmental Associates has produced a series of drawings which show:
- a series of development parcels arranged around a hierarchy of primary residential streets and secondary residential drives;
  - generous provision of public open space, including children's play facilities;
  - homes around the perimeter of the site arranged to front onto Waterworks Lane and public open space;
  - existing trees and hedgerows retained along the western, northern and eastern boundaries all retained;
  - additional hedgerow incorporated along the western boundary; and
  - the existing hedgerow along the northern and eastern boundaries supplemented by woodland planting.
- 5.7 The drawings are indicative at this stage, but they demonstrate that a high-quality development of 130-140 family homes can be comfortably accommodated at the site within a green setting and strong, permanent boundaries on all sides.

## Ecological Appraisal

- 5.8 Key findings from the Ecological Appraisal report, produced by licensed ecologists from Envirotech, are as follows:
- The plant species assemblages recorded at the site are all common in the local area and are considered to be of low ecological value. Domestic gardens and sympathetically landscaped open space is considered to offer habitat of equal or greater ecological value.
  - None of the hedgerows around the site perimeter are considered important under the Hedgerow Regulations (1997), but all should be retained with adjacent ground flora.
  - The protection of trees along the site boundary and landscaping will promote structural diversity in both the canopy and at ground level and will encourage a wider variety of wildlife to use the site than already occurs.
  - The ditch adjacent to the northern hedge may provide refuges for amphibians and small mammals and should be retained. There was however no conclusive evidence of any specifically protected species regularly occurring at the site or the surrounding areas which would be negatively affected by site development.
  - Whilst it is considered unlikely that bats will roost at the site, the ecologists recommend that some roosting provision for bats should be incorporated into the new houses at the site.
  - Similarly, the ecologists recommend that some nesting provision for birds should be incorporated into the scheme.
  - No other notable or protected species were recorded at the site.

## Initial Highways Site Appraisal

- 5.9 Mode Transport's initial technical note provides an initial review of highways and access options for the Rowland Homes site. The note confirms that a residential scheme of approximately 130-150 dwellings could be comfortably accessed via a priority junction with Waterworks Lane, and that sufficient visibility splays can be achieved.

## 6 OTHER OBSERVATIONS

### Green Belt Assessment

- 6.1 Our client's representation to the Preferred Development Option consultation in July 2017 provided evidence which showed that the Rowland Homes site makes an overall 'weak' contribution to the Green Belt purposes, in contrast to the conclusion in the Green Belt Assessment that the much larger Parcel WI8 makes a 'moderate' contribution.
- 6.2 The suite of evidence base documents on the Council's website includes a document entitled 'Green Belt Assessment – Additional sites assessments: call for sites/SHLAA', dated July 2017. The document contains an assessment of the Rowland Homes site, under site ref. 2670. The site is adjudged to make 'no' contribution in relation to the first and fourth Green Belt purposes; a 'weak' contribution in terms of the second Green Belt purpose; a 'strong contribution' regarding the third Green Belt purpose; and a 'moderate' contribution in relation to the fifth Green Belt purpose.
- 6.3 Overall, the Rowland Homes site is deemed to be making a 'moderate' contribution to the five Green Belt purposes. That is the same conclusion that was reached in the original Green Belt Assessment regarding the much larger Parcel R18. The overall conclusion is effectively based on our client's site being assigned a 'strong contribution' in relation to the third Green Belt purpose.
- 6.4 We are concerned that the assessment of the Rowland Homes site does not properly reflect the nature of the site's boundaries, or the realistic contribution that the site makes to the Green Belt purposes. In particular, we reiterate that the site's northern boundary comprises an existing field boundary hedgerow, in contrast to the northern boundary of the proposed allocation site which is devoid of hedgerow vegetation and is delineated by a post and wire fence.
- 6.5 We therefore maintain that the Rowland Homes site should be adjudged to be performing a 'weak' overall role in relation to the Green Belt purposes, rather than a 'moderate' role. Furthermore, for the reasons outlined in this report – and the separately bound Landscape and Visual Appraisal – it is abundantly clear that the Rowland Homes site is a more logical candidate for release, given its stronger boundaries and its significantly more limited encroachment into the countryside than the proposed allocation site.
- 6.6 Notwithstanding our comments above regarding the Council's Green Belt evidence base, the Council's Site Assessment Proformas document confirms that the Rowland Homes site is considered suitable, available and deliverable for residential use.
- 6.7 Following on from the point above, it is important to recognise that paragraph 67 of the NPPF requires local authorities to identify specific, deliverable sites that are capable of meeting the identified housing requirement for the first five-year period (plus an appropriate buffer as specified in paragraph 73 of the NPPF), as well as sites that can meet the identified requirements for years 6-10 and 11-15 of the Local Plan.

Our client's site is capable of being delivered within the first five-year period given that it is controlled by a long-established housebuilder, is not reliant on significant new infrastructure and is acceptable in Green Belt terms with or without the inclusion of the proposed allocation site.

## Deliverability of the Strategic Allocations

- 6.8 Chapter 10 of the draft Local Plan provides details of the 'Main Development Areas and Site Allocations' (which for brevity we refer to as 'site allocations'). Each of the first four proposed site allocations is of a considerable scale:
- Warrington Waterfront – around 2,000 new homes.
  - Warrington Garden Suburb – around 7,400 new homes, of which 5,100 are expected to come forward within the plan period.
  - South West Extension – around 1,600 new homes.
  - Land at Peel Hall – around 1,200 new homes.
- 6.9 Whilst our client has no objection *per se* to the strategic site allocations referred to above, it is notable that the four locations are earmarked to deliver around 10,000 new homes. That is a substantial level of delivery from strategic sites, amounting to just over half of Warrington's minimum requirement of 18,900 dwellings.
- 6.10 Whilst around 930 dwellings have been approved at the Warrington Garden Suburb, the vast majority of the new homes anticipated to be delivered from the four strategic allocations do not yet have planning permission. The Council's land supply is therefore heavily reliant on supply from sites which are a long time off being delivered. As noted above, the NPPF implores local planning authorities to maintain both a five-year and a 15-year supply of deliverable housing land.
- 6.11 We acknowledge that the emerging Local Plan covers the period to 2037 and so a significant proportion of the supply from the four largest proposed allocations will not come forward until well into the lifetime of the Local Plan. Nevertheless, it is important to be mindful of the significant lead-in period associated with such strategic development areas, which involves the following process:
- The draft Local Plan requires a detailed masterplan and delivery strategy to be produced for each development area.
  - Following the approval of the masterplans, a series of outline, detailed and/or reserved matters applications will need to be worked up for each site.
  - Given the scale of the sites, the various applications are likely to be EIA schemes, which adds a further layer of complexity.
  - Each development area will require large-scale infrastructure to be put in place, and in some cases the delivery of development will be contingent upon the delivery of new strategic highways such as the delivery of the Western Link Road.
  - The agreement of numerous landowners will invariably be required.
- 6.12 Given the strategic nature of the four largest proposed allocations, it is inevitable that significant levels of housing delivery will not occur until many years after the Local



Plan's adoption. Furthermore, there is real potential for timetable slippage in the process to occur given the complex nature of the sites and schemes. The experience from the first wave of Garden Settlements across the country – including those in the North West of England – is a prime example of this risk.

- 6.13 In addition to the points raised above, we note that the Warrington Waterfront site allocation anticipates the delivery of homes at a relatively high density. Creating a market for such development has taken a long time to achieve even in flourishing cities like Liverpool and elsewhere. We therefore have a supplementary concern regarding the Council's heavy reliance on delivery from the Waterfront area.
- 6.14 Any delays in delivery from the four strategic housing allocations will represent a real risk to the ability of the Local Plan to meet identified housing needs in full given that those four sites account for around 10,000 of Warrington's future new homes, which is all the more reason to ensure that sufficient flexibility is built into the Local Plan to ensure both a five- and 15-year housing land supply.

## 7 SUMMARY AND CONCLUSION

### Summary

- 7.1 Our submission demonstrates that the proposed allocation site is significantly more constrained than the Rowland Homes site. The proposed allocation site:
- is significantly more sensitive in landscape and visual terms than the Rowland Homes site, being at a higher elevation and with much weaker boundaries, and is affected by various other constraints that do not affect our client's site;
  - is devoid of hedgerow vegetation along its northern boundary, which is delineated by a post and wire fence, in contrast to the Rowland Homes site, the northern boundary of which is defined by an existing hedgerow;
  - is constrained by existing pylon structures and overhead power lines, again in contrast to the Rowland Homes site where a high-quality residential scheme can be delivered without having to split the site into two distinct sections to avoid the no-build zone;
  - protrudes much further (130 metres) into the countryside than the Rowland Homes site, which extends no further north than the current development pattern established by the residential properties to the west off Green Lane Close, and is highly enclosed on all sides by existing development, trees/vegetation and roads; and
  - is situated to the immediate east of a Registered Battlefield, which therefore represents a heritage constraint to development at the site.
- 7.2 The content of the Site Assessment Proformas that were recently published by the Council confirms that the proposed allocation site is more constrained than our client's site. Furthermore, the Council's evidence base confirms that the proposed allocation site is incapable of accommodating the 'minimum of 130 homes' which the Local Plan identifies for Winwick.
- 7.3 For the reasons outlined above and in greater detail in the body of our submission, we are therefore bemused to find that the proposed allocation site continues to be identified in the draft Local Plan in preference to our client's site, despite the documented constraints which render the site a less deliverable and appropriate opportunity for residential use than the Rowland Homes site.

### Conclusion

- 7.4 In our assessment, the Council's intention to release the 'Land to the north of Winwick' as currently set out in draft Policy OS9 in preference to the Rowland Homes site does not satisfy the stringent requirements for Green Belt release summarised in Section 3 of our report. We therefore submit that our client's site should be allocated instead of, or in addition to, the proposed allocation site under draft Policy OS9 of the emerging Local Plan in order to ensure that Winwick's identified growth requirements can be fully delivered.

# APPENDIX A HISTORIC ENGLAND LETTER

# Land East of Waterworks Lane, Winwick

## Rowland Homes Development Statement





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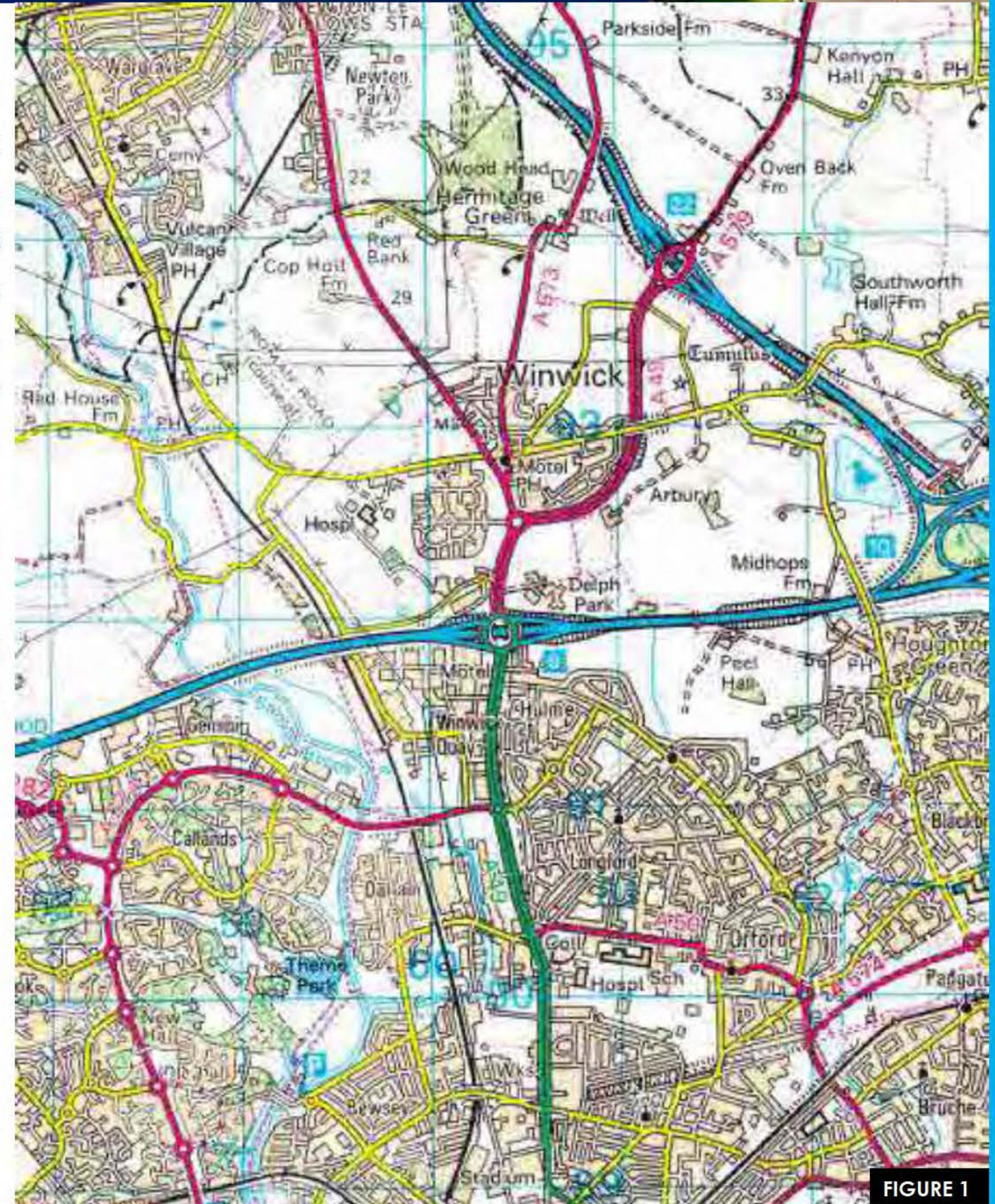


FIGURE 1



# Site Location and Description



## Land East of Waterworks Lane, Winwick

### Site

As indicated in Figure 2, the site comprises approximately 8.8 hectares of Green Belt land located to the north east of Winwick. Located outside of, but immediately adjacent to the existing settlement boundary, the built-up area of Winwick is located immediately to the south and south-west. Surrounded by existing roads on its eastern and north-western boundaries which are lined by trees, the site comprises of one agricultural field which consists of no vegetation or other physical features of interest.

### Surrounding Area

- **North-** Northern site boundary is formed by a low-level hedgerow, beyond which is a large agricultural field, an existing collection of farm buildings and a Farm shop.
- **East-** Eastern site boundary is formed by a well established buffer of trees which separates the site from the A49, beyond which is open countryside.
- **South-** Southern site boundary is formed by existing properties along Myddleton Lane, beyond which lies a concentration of suburban style residential development.
- **West-** South-western boundary is formed by existing properties along Ilex Avenue. Waterworks Lane runs along the full extent of the north-western boundary beyond which is Winwick Water Treatment works. Overhead power lines along the north west boundary do not encroach onto the main body of the site.

### Location

The Site lies to the east of Winwick, within Warrington Local Planning Authority. Located 1.2km north east of junction 22 of the M62 Motorway, the site is situated in a sustainable location, within the durable boundary of the A49. Located approximately 300m to the north-east of the village centre, the site is within walking distance of the existing settlement, residents can take full advantage of the following services and facilities:

- Winwick CE Primary School and Winwick Leisure Centre 350m to the south west of the site.
- The local shop (Thoroughgoods) and Highfield farm shop are located 350m to the southwest and 200m to the north of the site respectively.
- The local pub, the Swan is located approximately 500m to the south west of the site; and
- St Oswald C of E Church is located approximately 450m to the south west of the site.

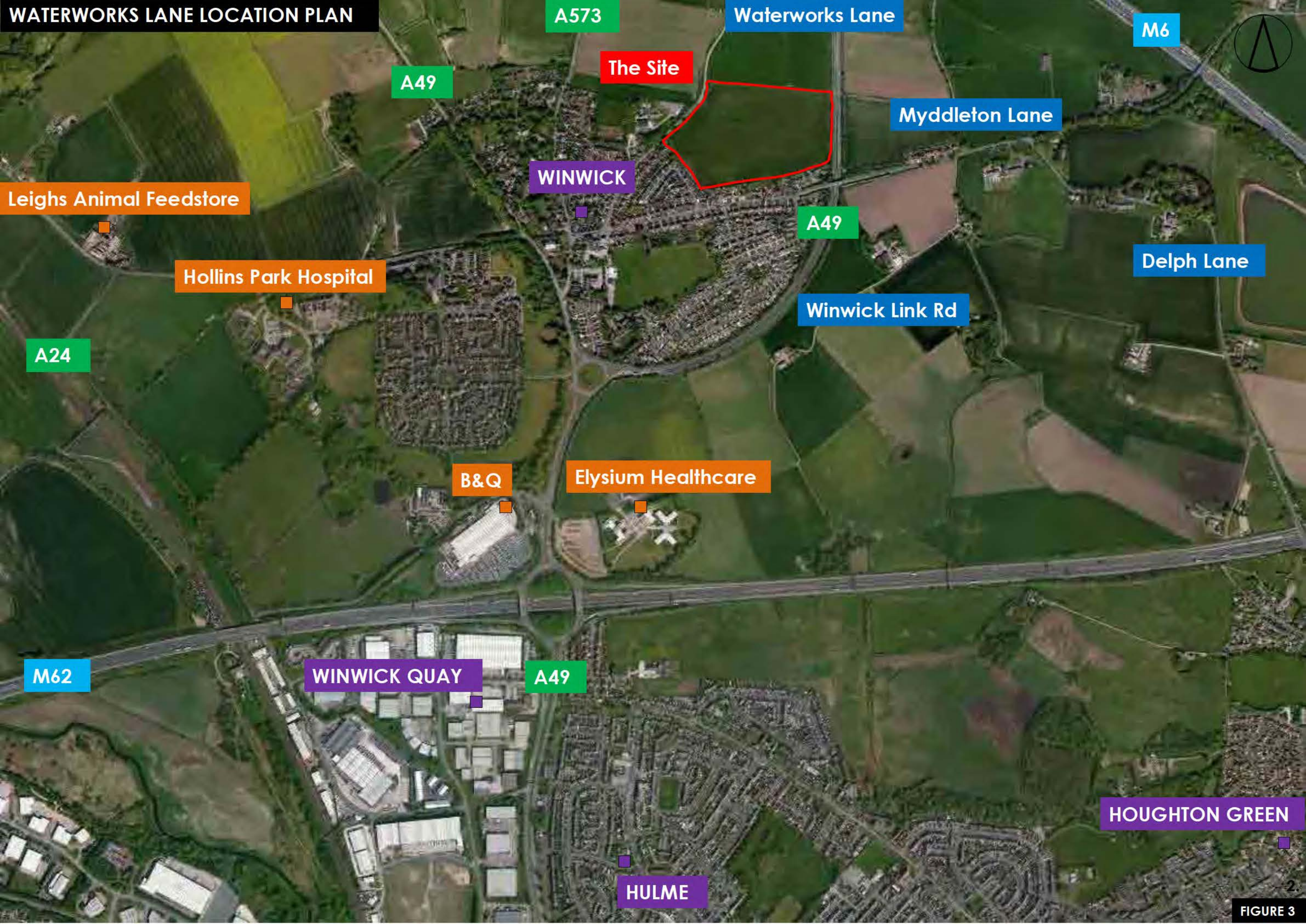
### Transport

Well served by public transport, the site is located 500m from two bus stops at Ilex Avenue to the south and the Post Office to the southwest which are served by route 19, which provides a regular daily service to Warrington, Leigh and Culcheth. Additionally, a bus stop located 550m west of the site, along Newton Road – the St Oswald Church stop – provides access to routes 22, 22E, which offer regular daily services to Warrington, Bruntwood, Earlestown and Vulcan Village. Within easily accessible cycling distance, Newton-le-Willows train is located approximately 3.2km to the north west of the site, from which regular daily services to Warrington Bank Quay, Manchester Piccadilly, Manchester Victoria and Liverpool Lime Street operate.



FIGURE 2

**WATERWORKS LANE LOCATION PLAN**



A573

Waterworks Lane

M6

A49

The Site

Myddleton Lane

Leighs Animal Feedstore

WINWICK

A49

Hollins Park Hospital

Delph Lane

A24

Winwick Link Rd

B&Q

Elysium Healthcare

M62

WINWICK QUAY

A49

HUGHTON GREEN

HULME

FIGURE 3



# Introduction to the Site



## Land at Waterworks Lane, Winwick

The identified site at Waterworks Lane, Winwick is under the ownership of a single landowner. Rowland Homes can confirm their active interest in the site and that the landowners are supportive of the development of the site for residential dwellings. Rowland Homes are a long-established regional house-builder with a track record of delivering new, good quality homes in the area, and are now actively promoting the 8.8 ha site for development, demonstrating a commitment to developing the site upon receipt of the necessary planning consents.

The site stands out as suitable for accommodating Warrington's future housing requirements due to:

- Highly sustainable location to the north east of Winwick which displays existing services and facilities.
- Minimal impact upon the key purposes of the Green Belt.
- Logical extension of the settlement with roads providing reinforceable boundaries.

Rowland Homes has the necessary skills and knowledge required to deliver the development at Waterworks Lane. Since 1993, Rowland Homes has been successfully developing high quality homes across the North West. Ensuring the appropriate development of the Site, Rowland Homes have appointed Peter Brett Associates, Mode Transport Envirotech and Environmental Associates to take account of the key technical constraints including accessibility, landscape and visual impact. This development statement includes a Concept Masterplan that demonstrates the sites suitability for residential development.

As shown in Figure 3, the Site, outlined in red, lies to the north east of Winwick. The Site is located outside of, but immediately adjacent to the existing settlement boundary, with the existing built-up area of Winwick located immediately to the south and south-west. Landownership extends to the A49 (Winwick Link Road) to the east and Waterworks Lane to the west. Development of this site is not constrained by any ransom strips or covenants, therefore nothing would prevent this site from coming forward immediately and commenced within 5 years upon receipt of the necessary planning consents. Accordingly, the site can be considered available. This document is submitted to the Council alongside the representations submitted during consultation on the Proposed Submission version Warrington Local Plan produced by Peter Brett Associates and should be read in conjunction with the Landscape and Visual Appraisal produced by Peter Brett Associates, an Ecological Appraisal produced by Envirotech, a Transport Assessment produced by Mode Transport and the Concept and Parameters Plan produced by Environmental Associates.



FIGURE 4

**This Development Statement has been prepared by Rowland Homes and sets out our plans for an extension to Winwick. Demonstrating the case for releasing land at Waterworks Lane ('the Site') from the Greenbelt as part of Warrington Borough Council's Local Plan Review, the Site is suitably located and provides the most sustainable solution for Warrington Borough Council to achieve its future housing growth requirements.**





# Introduction to Rowland Homes



## About Rowland

Independently owned and dedicated to creating stylish developments, Rowland has a track record in house design, construction and the creation of living communities, spanning more than 25 years. At Rowland, we believe in providing a varied portfolio of traditional, modern and contemporary houses in a range of popular locations throughout the North West. The environments that we create may vary in shape and size, but our commitment to quality means that all are built to the same exacting standards. Externally, Rowland homes incorporate eye-catching design features, whilst careful interior planning ensures that we maximise every square metre of available living space.



## Creating Quality Environments

The latest heating, glazing and insulation products combine optimum comfort with minimal maintenance, in keeping with today's busy lifestyles. Our commitment to quality doesn't stop inside the home though. Time and careful planning go into the layout of each development to create neighbourhoods, blending the development and areas of public open space into the local environment in a complementary and sympathetic manner. We are committed to working with both public and private sector landowners to deliver high quality family housing schemes in keeping with local character. Rowland Homes have been building their product as a privately owned company based in South Ribble for the past 25 years.

## Corporate Capability

All Rowland's developments are managed from our Farington House office in Leyland where all Departments are based including:

- CEO
- Managing Director
- Commercial Department
- Construction Department
- Finance Department
- Land Department
- Sales Department
- Technical Department



Our Sales Team and Site Managers are based across our operational sites and rotate locations as required. We have a large network of subconsultants and subcontractors that have a proven track record of contributing to the successful delivery of residential schemes.



## Warrington Emerging Local Plan Review

Warrington Borough Council's Proposed Submission Version Local Plan was approved for consultation by Full Council on 25 March 2019. Consultation on the draft Local Plan takes place between Monday 15 April until Monday 17 June. Once adopted the Local Plan will shape, guide and influence how Warrington develops over the next 20 years, emphasising its importance for the borough both now and for the future. The current draft has reduced proposed annual housing provision to 945 from 1,113 as detailed in the previous version and also attempts to reduce the extent of Green Belt released.

Warrington's Local Plan provides the statutory planning framework for the entire Borough for the period 2017 to 2037. The Local Plan will be used to guide decisions on planning applications and to identify areas where investment and growth should be prioritised. The Local Plan will replace the Local Plan Core Strategy (2014).

The Plan contains a vision, a range of objectives and an overall strategy for development. It includes policies on both the scale of development and its overall pattern across the Borough. The Plan allocates specific sites for development to meet the Borough's development or identifying them for enhancement. It also contains Strategic Planning Policies which provide the basis for assessing individual planning applications.

**WARRINGTON**  
PROPOSED  
SUBMISSION  
VERSION  
LOCAL PLAN

2017 - 2037

MARCH 2019



**Local Plan and LTP4 consultation events**

The Halliwell Jones Stadium, (South stand concourse), Mike Gregory Way, WA2 7NE

- Wednesday 8 May (2pm until 8pm)
- Tuesday 14 May (2pm until 8pm)
- Thursday 16 May (2pm until 8pm)
- Monday 20 May (2pm until 8pm)
- Wednesday 22 May (2pm until 8pm)
- Saturday 8 June (11am until 4pm)



## Landscape and Visual Appraisal (PBA)

As noted in the Landscape and Visual Appraisal, when compared to other sites, the land east of Waterworks Lane, contains less features that contribute towards the landscape setting, is less visually prominent, contains less important views and can be more easily mitigated in terms of landscape. Furthermore, the site demonstrates clear site boundaries and therefore does not represent an intrusion into the open countryside and Green Belt to the north of Winwick. The land east of Waterworks Lane has few characteristics that are consistent with the landscape, moderate-low visibility and prominence, no key or important views, and moderate-high potential for appropriate and successful landscape mitigation. Additionally, the site is screened by existing vegetation and extends no further north than the current development pattern established by the residential properties to the west off Green Lane Close. As the site is enclosed on all sides by existing development, trees/vegetation and roads, it demonstrates the capacity to accommodate residential development without leading to undue harm to landscape character, views and visual amenity.

## Ecological Appraisal (Envirotech)

The Ecological Appraisal concludes that there is no evidence of any specifically protected species on the site or in the surrounding areas which could negatively be affected by development of the site following the mitigation proposed. Existing trees and hedges on the site boundaries are to be retained and enhanced, whereas the vegetation has a low significance to the local area and is to be cleared. Protecting trees on the site boundary and providing landscaping promotes structural diversity at the ground level and within the canopy encouraging bio-diversity. In this respect contractors are to remain observant for protected species and all nesting birds, and if any species are found during construction, all site works are to cease until further ecological advice has been sought. Construction may continue once a detailed method statement and programme of mitigation measures has been prepared and implemented accordingly,

## Planning Representation (PBA)

Warrington Borough Council's Site Assessment Proformas document evidences that the land East of Waterworks Lane, Winwick well-located in relation public transport and community services, is not affected by contamination, pylons or overhead cables, and is clearly demarcated by an established field boundary hedgerow. Using this document, it can be concluded that the site is suitable for residential use. Compared to the other sites that surround Winwick, it is clear that the site is the least constrained and therefore should be removed from the Greenbelt and taken forward as a housing allocation in Warrington's emerging Local Plan.

## Transport Assessment (Mode transport)

The site access should be located on Waterworks Lane, the site can comfortably accommodate between 130 and 150 dwellings, or more without adverse impacts to traffic flows on Waterworks Lane, services by a priority junction subject to confirmation by junction capacity analysis. Streetlighting would need to be implemented on Waterworks Lane along the western boundary in response to the site's development. Located on Myddleton Lane, Bus stops provide a half-hourly and hour service on the No.19 bus route to Warrington and Leigh. To ensure that the site is accessible by sustainable modes, connection by walking and cycling will be provided to local amenities including a new 3m wide along the site frontage.

## Concept and Parameters Plans (Environmental Associates)

The Concept and Parameters Plans (Figure 14) demonstrates ways of achieving a high-quality development of family homes on the land East of Waterworks Lane which is characterised by strong, permanent boundaries on all sides. The current green setting will be enhanced by a woodland buffer on the northern and eastern boundary, maintaining and enhancing the current site boundary.



# Settlement



## Settlement and Connectivity

The site is located immediately to the north east of Winwick adjacent to the existing settlement boundary. Sustainably situated within close proximity of Winwick Village Centre which is identified as an Outlying Settlement within the emerging Warrington Local Plan, the site East of Waterworks Lane is the most appropriate location to expand the settlement of Winwick sustainably.

The site is well connected to surrounding settlements by frequent bus routes that serve Warrington, Leigh, Culcheth, Bruntwood, Earlstown and Vulcan Village. Winwick has a wide range of facilities, including a local shop, leisure centre, primary school and a church, whereas, the frequent public transport services provide access to a much wider range of employment, retail and leisure opportunities. Winwick is located close to numerous major settlements in the North West of England which provide a myriad of employment, leisure and entertainment opportunities, situated only 20 miles from Liverpool, 17 miles from Manchester, 5 miles from Warrington and 26 miles from Chester.



FIGURE 5

## Transport Connections

The site is accessible from Waterworks Lane, from which the A49 (Newton Road) can easily be accessed, connecting the site to the Winwick Link Road, the M6 and the M62. The site is strategically positioned, within a commutable distance of major cities such as Liverpool and Manchester. Furthermore, sustainable transport modes can be easily accessed from the site including bus stops/services on Newton Road, Myddleton Lane and Hollins Lane from which Bus Services 22, 360, 329 and 19 can be used to access Newton-le-Willows to the north and Warrington Town Centre regularly during the day, whereas services 22E and 24E link Winwick to Newton-le-Willows and Warrington until 11pm.

Onward regional and national connections are available using a bus connection to Warrington Station available every 12 minutes from St Oswald Church. This provides national rail network links demonstrating that the site is situated in a sustainable location. The site is within easy walking distances of services within the settlement of Winwick, including the Swan Public House, St Oswald CofE Church, Winwick Cof E Primary School, Winwick Leisure Centre and additional amenities in the village centre. International and Domestic flights can be achieved from Manchester Airport which is the third biggest airport in the UK and only 18 miles from the site, and accessible within 20 mins by car. Alternatively, Liverpool John Lennon Airport is also 18 miles from the site and provides flights a wide array of destinations.

## Warrington Central Station



## Amenities

Services and facilities located in the village include:

- The Swan Public House
- St Oswald CofE Church
- Winwick CofE Primary School
- Winwick Leisure Centre
- Hollins Park Hospital
- The Cheshire Day Nursery
- Premier Inn
- Thorougoods Convenience Store
- B&Q
- St Oswalds House Care Home
- Pampa Hair and Beauty

### 1. The Swan Public House



### 2. St Oswald CofE Church



### 3. Winwick CofE Primary School



### 4. Winwick Leisure Centre



### 5. Hollins Park Hospital





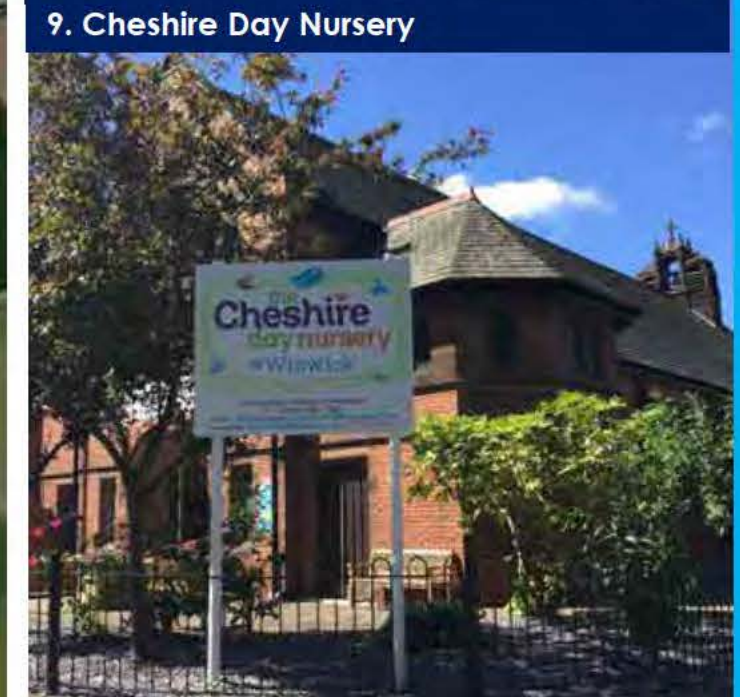
# Settlement cont.



## Winwick Facilities – Visual Layout Plan



FIGURE 6





# Townscape & Existing Housing Stock



## Settlement Character

The expansion of Winwick has occurred over a series of phases which is reflected in the various characters of properties in the village. Subsequently the settlement can be divided into separate, well-defined character areas as defined in Figure 7.

**Central Winwick:** Characterised by community facilities and amenities, residential properties in the Centre of Winwick consists of traditional red brick terraced cottages which have been replicated in the form of both one and two storey properties to the West.

**Golborne Road:** Constituting the main village high street, properties along this road comprise of bespoke designed large detached and semi-detached properties with generous garden spaces.

**Spire Gardens:** Comprised of a varied mix of newly built red brick large detached, semi-detached, mews and apartment style properties in an attractive residential estate, this character area is comparable to previous Rowland Homes developments.

**Myddleton Lane:** Characterised by large semi detached properties, this character presents a variety of building vernaculars including Victorian red brick and areas of 1950s and 1960s Post-War.

**Faringdon Road:** Properties in this area are characterised by bungalow style brown/red brick and cladded properties with grey roof tiles, some of which have been extended into the attic. The southern boundary of this character area is formed by the Winwick Link Road.

**Winwick Park:** Located West of Newton Road, Winwick Park is a modern housing estate characterised by a mix of housing types including 3, 4 and 5 bed detached and semi-detached houses. Taking inspiration from the Georgian architectural vernacular displayed by historic dwellings in the settlement, aesthetically these properties demonstrate a mix of red-brick, render and mock Tudor features. Built on the former Winwick Hospital mental asylum, the layout of this scheme takes inspiration from the former hospital buildings which were closed in 1997. The former hospital entrance and recreational grounds have been retained providing a large publicly assessable park area that surrounds the development.

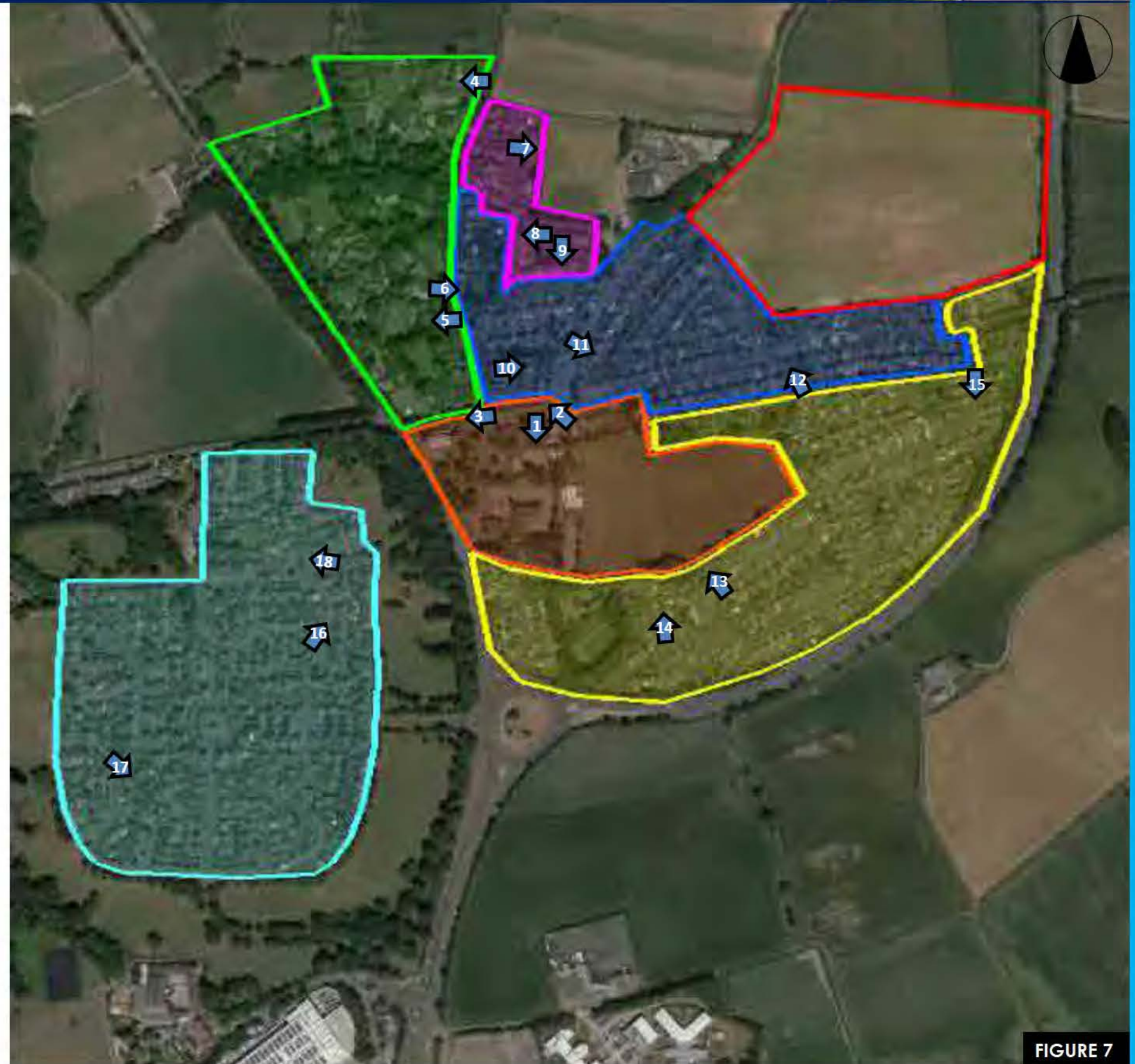


FIGURE 7



# Townscape & Existing Housing Stock



## Central Winwick



FIGURE 8

1. Myddleton Lane



2. Waterworks Lane



3. Myddleton Lane



Constituting the historic heart of the settlement, central Winwick is characterised by early 1800s agricultural worker's red brick cottages and farmhouses fronting Myddleton Lane and separated by traditional hedgerow boundaries. The majority of the settlement's services and amenities are located in this character area.

## Golborne Road



FIGURE 9

4. Apple Garth



5. Golborne Road



6. Hornby Lane



Golborne Road is the main village high street and displays a variety of properties including traditional detached farm cottages followed by new housing development to the north situated on generous plots with outlooks across the open countryside.



# Townscape & Existing Housing Stock



## Spire Gardens



FIGURE 10

### 7. Detached Spire Gardens



### 8. Mews Spire Gardens



### 9. Apartments Spire Gardens



New housing development at Spire Gardens is characterised by large detached and semi-detached properties with grey roof tiles and a variety of red brick and render facades. This character area also incorporates flats and mews properties to ensure that the development is accessible to a variety of types and tenures.

## Myddleton Lane

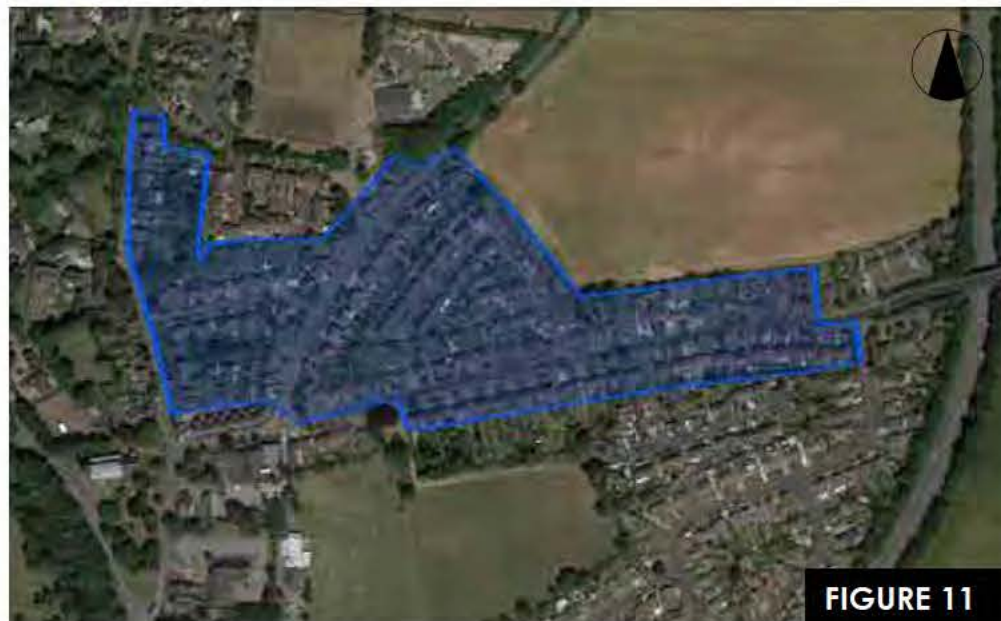


FIGURE 11

### 10. Pilgrim Close



### 11. Waterworks Lane



### 12. Myddleton Lane



Located to the South and West of the site, is an area of 1950s and 1960s Post War era semi-detached housing characterised by bay windows and attached single garages. Additionally a small modern development of semi-detached properties is located in this character area.



# Townscape & Existing Housing Stock



## Faringdon Road



FIGURE 12

### 13. Faringdon Road Road



### 14. Faringdon Road



### 15. Falcondale Road



Served off Faringdon Road, south of the site is characterised by an area of bungalow style housing developed in the 1970s. These properties are typically constructed of red and brown brick, grey roof tiles and weatherboard cladding. Although generally one storey in height, this area occasionally displays 2 storey properties and some dwellings that have been extended into the attic space. Each plot has a generously sized front garden and most have either an integral or attached garage.

## Winwick Park



FIGURE 13

### 16. Austen Drive



### 17. Browning Drive



### 18. Marryat Close



Built on the former site of the Winwick Hospital mental asylum, to the south west of the site is a modern medium density residential estate characterised by a mix of housing styles including large 4-5 bedroom detached and semi-detached dwellings. The layout of this development takes inspiration from the former layout of the hospital buildings and has been designed in a contemporary Georgian architectural style and are surrounded by grounds which form a large public park.





# Proposed Scheme and Design Parameters



## Key Design Principles

Development of the Land East of Waterworks Lane Winwick reflects the following design principles:

- Establishment of a sense of place that encourages biodiversity, the natural environment and the site's character, through an integrated web of green infrastructure.
- Development of aspirational and superior quality housing that generates the formation of a sustainable community, reflecting the existing settlement and positively responding to the site's geographical setting.
- Creation of a urban location that promotes accessibility for pedestrians and cyclists through the development of linkages to community infrastructure, local amenities and existing residents areas within the settlement.
- Provision of a variety of housetypes that reflects the current and future generations housing requirements of residents living in Winwick, whilst also responding to the existing type, size and density of existing residential development within the settlement.
- Designation of spaces for recreation amenity on site to ensure residents have easy access to spaces for leisure and relaxation, improving quality of life.

## Quantum of Development

Reflecting the site's location and responding to Winwick's Housing requirements within the emerging Local Plan period, we anticipate that the site is suitable to accommodate in excess of 130 dwellings.

We believe this quantum of development appropriately reflects the character and location of the site in terms of the varied array of development densities displayed by existing residential development in Winwick.

The key design principles have been integrated and used to inform the design of a Concept Masterplan which also takes account of opportunities and site constraints.

## Design Parameters

Development of the land East of Waterworks Lane Winwick presents a multitude of opportunities and constraints that require consideration. Reflected in the Concept and Parameter Plan (Figure X), this takes account of the Design Parameters outlined below:

- **Enhanced northern site boundary woodland buffer** to provide a greater level of screening.
- **New woodland eastern site boundary buffer** to provide screening and mitigate noise from Winwick Link Road.
- **Vehicular access** to be provided from Waterworks Lane.
- **A wide range of housetypes** would be delivered on site.
- **Pedestrian and cycle links** will connect the site to surrounding residential areas and local services and amenities.
- **Strategic tree planting and landscaping** along primary residential streets to maintain and enhance a sense of place.
- **Retained trees on western boundary** minimise the impact of development on retained Green Belt surrounding the site.
- Retain and incorporate **existing Landscape features** into the development to bolster place making, increase biodiversity whilst also mitigating the impact upon the visual landscape.
- **Provision of formal and informal play areas** gives residents a space for leisure and recreation whilst also signifying a landmark to aid orientation.
- Where possible, properties will **front onto Green Spaces** to improve outlook and increase surveillance of shared spaces.





# Concept and Parameters Plan





# Development Outcomes and Conclusions



## Development Outcomes

Representing a sustainable site, suitable for residential development, the Site East of Waterworks Lane, Winwick is available for development and will facilitate the following outcomes:

- Provision of new housing to support population growth across Warrington Borough Council.
- Development of a wide array of housetypes suitable for the current and future generations living in Winwick and across Warrington.
- Release of a site with a limited contribution to the Greenbelt ensuring that the purposes of the Greenbelt are withheld.
- Safe and convenient access provision from Waterworks Lane ensures that the site is conveniently located for future and existing residents of Winwick.
- Enhancement and provision of new pedestrian and cycle links from the site to other areas of the settlement.
- Development of a site within close proximity of public transport links to improve usage of more sustainable transport modes.
- Retention and enhancement of existing landscape features to establish and strengthen a sense of place.
- Implementation of new woodland buffer on northern and western boundaries to mitigate noise and views from the surrounding areas.
- Allocation of strategic locations on site for recreational spaces improving the amenity of the site and also aiding orientation.
- Development of a site set within strong landscape features.



## Conclusion

This Development Statement has evaluated the Site East of Waterworks Lane, Winwick for residential development. By assessing the site specific context, there is significant evidence to support an argument for the site to be allocated for residential development in order to support future housing requirements in Warrington Local Planning Authority.

In summary, the Land East of Waterworks Lane, Winwick presents a suitable opportunity to sustainably extend the settlement boundary of Winwick by complementing the existing residential development.

## Next Stage

Rowland Homes consider that the site Waterworks Lane, Winwick is deliverable within the next 5 years and can commit to achieving a high quality development that responds to local housing requirements.

Informed by the emerging Concept Masterplan, development of the site will maintain the townscape and various character areas displayed in the village and surrounding settlement whilst responding to the surrounding Green Belt in a sympathetic manner.

Rowland Homes look forward to progressing our proposals for residential development on the Land at Waterworks Lane, Winwick by working closely with Warrington Borough Council. We would welcome the opportunity to respond to any feedback and to discuss our proposals in further detail.







**envirotech**

**Ecological Consultants  
Environmental and Rural Chartered Surveyors**

## **Ecological Appraisal**

### **Land at Waterworks Lane, Winwick**



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## ACCURACY OF REPORT

This report has been compiled based on the methodology as detailed and the professional experience of the surveyor. Whilst the report reflects the situation found as accurately as possible, all of the protected species this survey covers are wild and can move freely from site to site. Their presence or absence detailed in this report does not entirely preclude the possibility of a different past, current or future use of the site surveyed.

We would ask all clients acting upon the contents of this report to show due diligence when undertaking work on their site and/or in their interaction with protected species. If protected species are found during a work programme, and continuing the work programme could result in their disturbance, injury or death, either directly or indirectly an offence may be committed.

If in doubt, stop work and seek further professional advice.

## Quality and Environmental Assurance

This report has been printed on recycled paper as part of our commitment to achieving both the ISO 9001 Quality Assurance and ISO 14001 Environmental Assurance standards. Envirotech have been awarded the Gold standard by the Cumbria Business Environmental Network for its Environmental management systems.

Author	Flora Whitehead	Date	23/5/19
Checked by	Andrew Gardner	Date	23/5/19
Report Version	1		
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Report Reference	5319		

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## 1. EXECUTIVE SUMMARY

- 1.1.1 Envirotech NW Ltd were commissioned in May 2019 by Rowland Homes to carry out an ecological appraisal of land off Waterworks Lane, Winwick. It is proposed that new houses are constructed on the site.
- 1.1.2 A data search and desk study of the site and an area within 2km of the site were undertaken to establish the presence of protected species and notable habitats.
- 1.1.3 The site was then visited by two licenced ecologists from Envirotech NW Ltd on the 16<sup>th</sup> May 2019. A full botanical survey of the site was initially undertaken and this was followed by surveys to establish the presence or absence of notable species at the site or in proximity such that they may be affected by the proposed development.
- 1.1.4 The plant species assemblages recorded at the site are all common in the local area and are considered to be of low ecological value. Domestic gardens and sympathetically landscaped open space is considered to offer habitat of equal or greater ecological value.
- 1.1.5 None of the hedgerows around the site perimeter were considered important under the Hedgerow Regulations (1997), but all should be retained with adjacent groundflora.
- 1.1.6 The trees on site boundaries, particularly mature oaks on the west boundary, have high ecological value and should be retained under the proposed scheme.
- 1.1.7 The ditch adjacent to the northern hedge may provide refuges for amphibians and small mammals and should be retained.
- 1.1.8 Bats are considered unlikely to roost at the site. It is proposed that some roosting provision for bats will however be incorporated into the new houses on site.
- 1.1.9 Birds are likely to utilise hedges and trees on site for nesting between March and September. Any vegetation clearance should therefore be undertaken outside of this period. It is proposed that some nesting provision for birds will however be incorporated into the new houses on site.
- 1.1.10 No other notable or protected species were recorded on the site.

## 2. INTRODUCTION

### 2.1 Background

2.1.1 In May 2019 Envirotech NW Ltd were commissioned by Rowland Homes to carry out an Ecological Appraisal of land off Waterworks Lane, central grid reference SJ60897 93120 (Figure 1). A site investigation was undertaken and a report compiled which includes recommendations for any future actions and or mitigation required.

2.1.2 The survey was requested in connection with the proposed construction of new houses.



Figure 1 Site location at SJ 60897 93120 outlined red.

## **2.2 Objectives**

2.2.1 The main objectives of the study were:

The completion of a Phase 1 Habitat Survey including the preparation of a vegetation and habitat map of the site and the immediate surrounding area.

The survey and assessment of all habitats for statutorily protected species.

An evaluation of the ecological significance of the site.

The identification of any potential development constraints and the specification of the scope of mitigation and enhancement required in accordance with wildlife legislation, planning policy and other relevant guidance, and;

The identification of any further surveys or precautionary assessments that may be required prior to the commencement of any development activities.

## 3. METHODOLOGY AND SOURCES OF INFORMATION

### 3.1 Data Search

- 3.1.1 The Biodiversity Information System for the local areas, RECORD, the Envirotech dataset, and the Multi-Agency Geographic Information for the Countryside (MAGIC) were searched to establish the presence of any records of statutorily protected, notable or rare species, and any designated sites of international, national, regional or local importance within a 2km radius of the site boundary.
- 3.1.2 The Envirotech dataset is compiled from extensive field surveys from the period 2004-present, as well as records obtained from third parties during this time.
- 3.1.3 Google Earth and Google Street View were consulted to establish the presence of any features of ecological importance within the local area.

### 3.2 Vegetation and Habitats

- 3.2.1 A vegetation and habitat map was produced for the site and the immediate surrounding area. The mapping is based on the Joint Nature Conservation Committee Phase 1 Habitat Survey methodology (JNCC 2003).
- 3.2.2 Searches were made for uncommon, rare and statutorily protected plant species, those species listed as protected in the Wildlife and Countryside Act (1981) and indicators of important and uncommon plant communities. All plant nomenclature follows Stace (1991).
- 3.2.3 Searches were carried out for the presence of invasive species, including those listed on Schedule 9 of the Wildlife and Countryside Act (1981), namely Japanese knotweed (*Fallopia japonica*), Himalayan balsam (*Impatiens glandulifera*) and giant hogweed (*Heracleum mantegazzianum*) on terrestrial habitat and aquatic species such as floating pennywort (*Hydrocotyle ranunculoides*), water hyacinth (*Eichhornia crassipes*) and New Zealand pygmyweed (*Crassula helmsii*).

### 3.3 Timing and Personnel

- 3.3.1 During the visit, weather conditions were suitable for the survey types undertaken being warm and dry in spring.
- 3.3.2 The site and surrounding land was visited on the 16<sup>th</sup> May 2019 by

(FW) Miss Flora Whitehead BSc (Hons)  
Natural England Bat Class Licence Agent (Level 1)

(SC) Miss Sian Comlay BSc (Hons), GradCIEEM  
Natural England Bat Class Licence Agent (Level 1)  
Natural England Great Crested Newt Licence Agent (Level 1)

## 4. SPECIES SURVEY METHODOLOGY

### 4.1 Amphibian

- 4.1.1 Great crested newts (*Triturus cristatus*) are listed on Annexes II and IV of the EC Habitats Directive and Appendix II of the Bern Convention. It is protected under Schedule 2 of the Conservation (Natural Habitats) Regulations (2017) and Schedule 5 of the Wildlife & Countryside Act (1981).
- 4.1.2 Water-bodies located within or adjacent to the study area were identified and where access was possible were assessed for their potential to support great crested newts.
- 4.1.3 The criteria used in the assessment are based on those contained in the Herpetofauna Workers Manual and Oldham et al, 2000, and in applying these criteria a precautionary approach was adopted. Following the criteria developed by Oldham et al (2000), the HSI tool developed for use with great crested newts and forming part of Natural England's EPS Licensing process was used to determine the suitability of ponds for great crested newts.
- 4.1.4 The pond assessment was undertaken in order to determine which water-bodies, based on their potential to support great crested newts, should be subject to presence/absence surveys.

### 4.2 Badger

- 4.2.1 Badgers (*Meles meles*) and their setts are protected under the Protection of Badgers Act (1992). This legislation arises from animal welfare issues (rather than on the basis of nature conservation grounds) and protects badgers from being killed, injured or disturbed whilst occupying a sett.
- 4.2.2 A disturbance to badgers in their setts may occur as a result of construction operations. Natural England recommends that the use of heavy machinery in proximity of a sett entrance should be avoided, with a 'disturbance free-zone' being established.
- 4.2.3 The degree of disturbance attributed to construction activity is a function of the background level of activity badgers are accustomed to and that which will be attributed to a proposed activity. The "disturbance free zone" is therefore site specific.
- 4.2.4 The survey for badgers comprised an assessment of all suitable habitat within and outside the study area boundary (where this was possible) to a distance of 30m for indications of use by badgers.
- 4.2.5 Signs of badgers which were searched for included:
  - Setts - 'D' shaped entrances at least 25cms wide and wider than they are high with large spoil mounds
  - Discarded bedding at sett entrances (this includes grass and leaves)
  - Scratching posts on shrubs and trees close to a sett entrance

The presence of badger hairs which are coarse, up to 100mm long with a long black section and a white tip

Dung pit latrines and footprints

Habitual runs through vegetation and beneath fences

Hedgehog carcasses

### **4.3 Bats**

4.3.1 All British bat species are fully protected under Schedule 5 of the Wildlife and Countryside Act (1981), and are included on Schedule 2 of the Conservation (of Natural Habitats) Regulations (2017), as European Protected Species. Taken together, these pieces of legislation make it an offence to:

Intentionally or recklessly kill, injure or capture bats;

Deliberately or recklessly disturb bats (whether in a roost or not);

Damage, destroy or obstruct access to bat roosts.

4.3.2 The Bat Conservation Trust (Hundt (2012) and Collins, J. (ed) (2016) issued guidelines on bat survey methodology, a key feature of their recommendation is for the undertaking of a pre-survey assessment - an initial desk-study and a walkover assessment of the survey area and its surrounding area to identify the relative value of the habitats present for bats and likely commuting routes. This is to be followed by a survey program that is appropriate to the likely level of bat activity within the survey area to be determined by and based on the experience of the surveyor.

4.3.3 The potential value of the survey area for foraging bats was assessed through consideration of two main factors: professional knowledge of bat ecology and foraging behaviour in combination with the geographical location, topography and habitats present within the survey area and surrounds. This resulted in the production of a map showing habitat quality both on and adjacent to the site.

4.3.4 Trees and structures on and within the survey area boundary were assessed for their potential to support roosting or hibernating bats. This comprised a close inspection of all trees and buildings on the site to allow an assessment of their potential to be used by bats to be made by a licensed surveyor.

4.3.5 Trees were all assessed in accordance with Collins, J. (ed) (2016).

### **4.4 Birds**

4.4.1 All breeding birds, other than pest species, are protected under the Wildlife and Countryside Act of 1981 when building a nest, rearing young or sitting on eggs. Some bird species, such as barn owl (*Tyto alba*), are protected when near an active nest site. Several birds are listed as UK and or County BAP species.

4.4.2 Bird species and behaviour was noted during the other field surveys. All areas are covered equally, in order to avoid the subjective survey of better quality 'bird habitat'. All birds displaying breeding behaviour were recorded.

#### **4.5 Brown Hare**

4.5.1 The brown hare (*Lepus europaeus*) is a UK BAP species.

4.5.2 The survey method involved walking boundaries and surveying with binoculars. The survey was conducted at a suitable distance to ensure that the hares were not disturbed.

4.5.3 Where present the number of brown hares in each field or hedgerow was recorded, together with the nature and use of the field, climatic conditions and time of day. The presence of forms and faeces where present were also recorded.

#### **4.6 Invertebrates**

4.6.1 A general assessment was made of the study area's suitability for supporting invertebrates during the phase 1 survey. The study area's lack of habitat diversity, species-poor composition and uniformity of vegetation structure (i.e., lack of variation in height and microtopography) resulted in our belief that a low diversity of invertebrates would be likely to occur across the site.

4.6.2 The presence of invertebrates was noted during the other surveys which were undertaken. The extent of sampling was limited in that it could be confirmed that no priority or BAP species would be likely to be affected by the proposal.

#### **4.7 Reptiles**

4.7.1 All native reptiles are protected in Britain under the Wildlife and Countryside Act of 1981. It is an offence to intentionally kill, injure, sell or advertise to sell any of the six native species.

4.7.2 The survey for these species was based on assessing the habitat type and suitability of the site. This comprised an assessment of satellite imagery for the site and surrounding area as well as comparison of the results from the records searches with habitat types. The general habitat at the site was evaluated in terms of its suitability to reptiles for foraging or breeding.

4.7.3 Reptile surveys comprising visual encounter surveys were undertaken. Habitat at the site was not considered sufficiently suitable for a full presence/ absence survey to be warranted.

#### **4.8 Survey limitations**

4.8.1 Due to the habitats present on site there were no significant constraints in respect of identifying the botanical interest of the site. Bats were active at the time of the survey.

4.8.2 The duration, extent and scope of the surveys were considered sufficient to plan appropriate mitigation and recommend additional precautionary survey work required prior to the commencement of work.

4.8.3 No significant survey limitations were encountered.



## 5. RESULTS

### 5.1 *Data Search*

- 5.1.1 Envirotech and RECORD hold no records of protected or notable species for the site. There are however records of protected or notable species within 2km (Figure 2). These are discussed in the relevant sections below.
- 5.1.2 The nearest statutory protected site is Highfield Moss SSSI 2km to the north (Figure 3). This is isolated from the site by the M6 motorway.

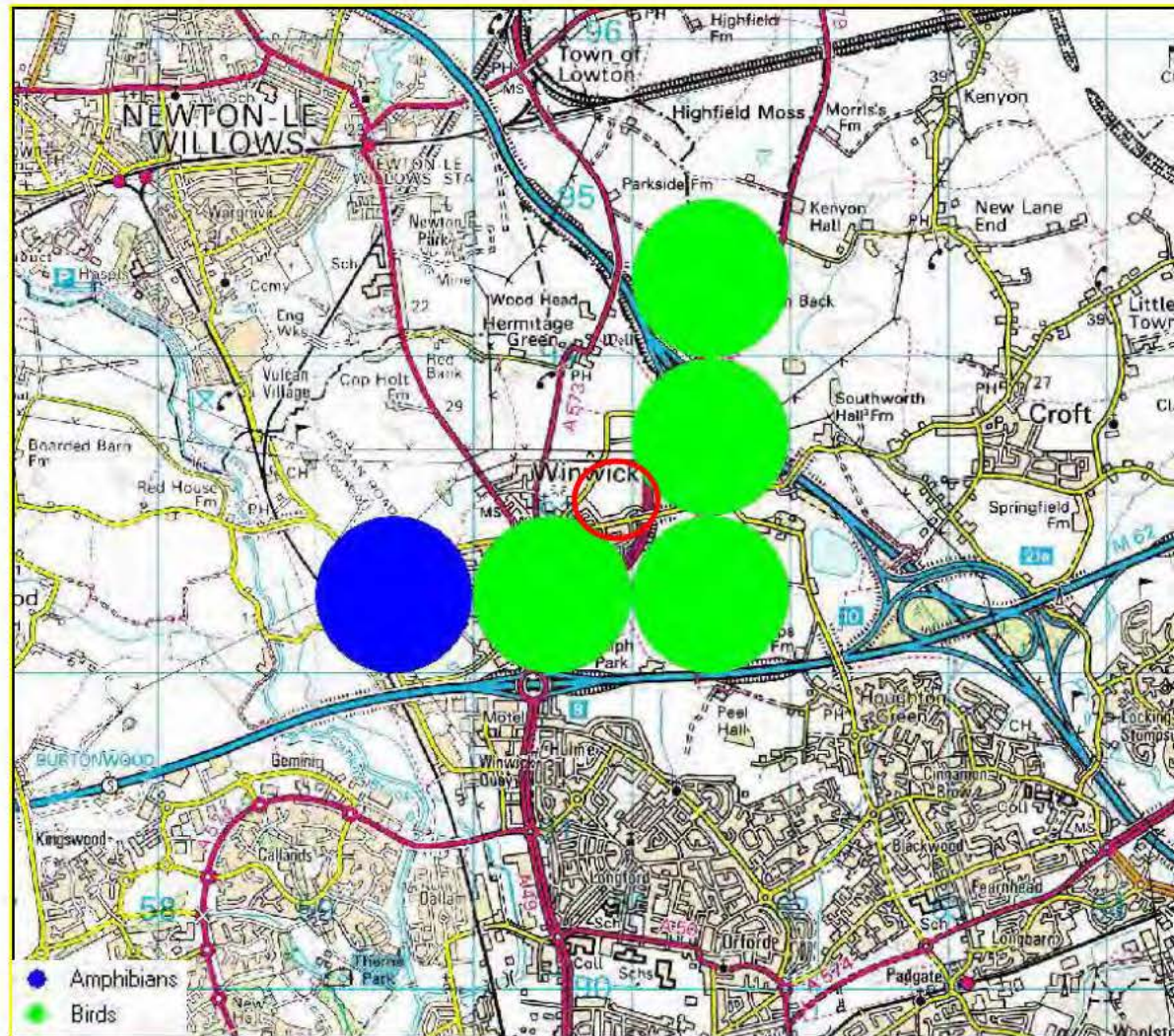


Figure 2 Notable species records, site location is circled red.

# MAGIC

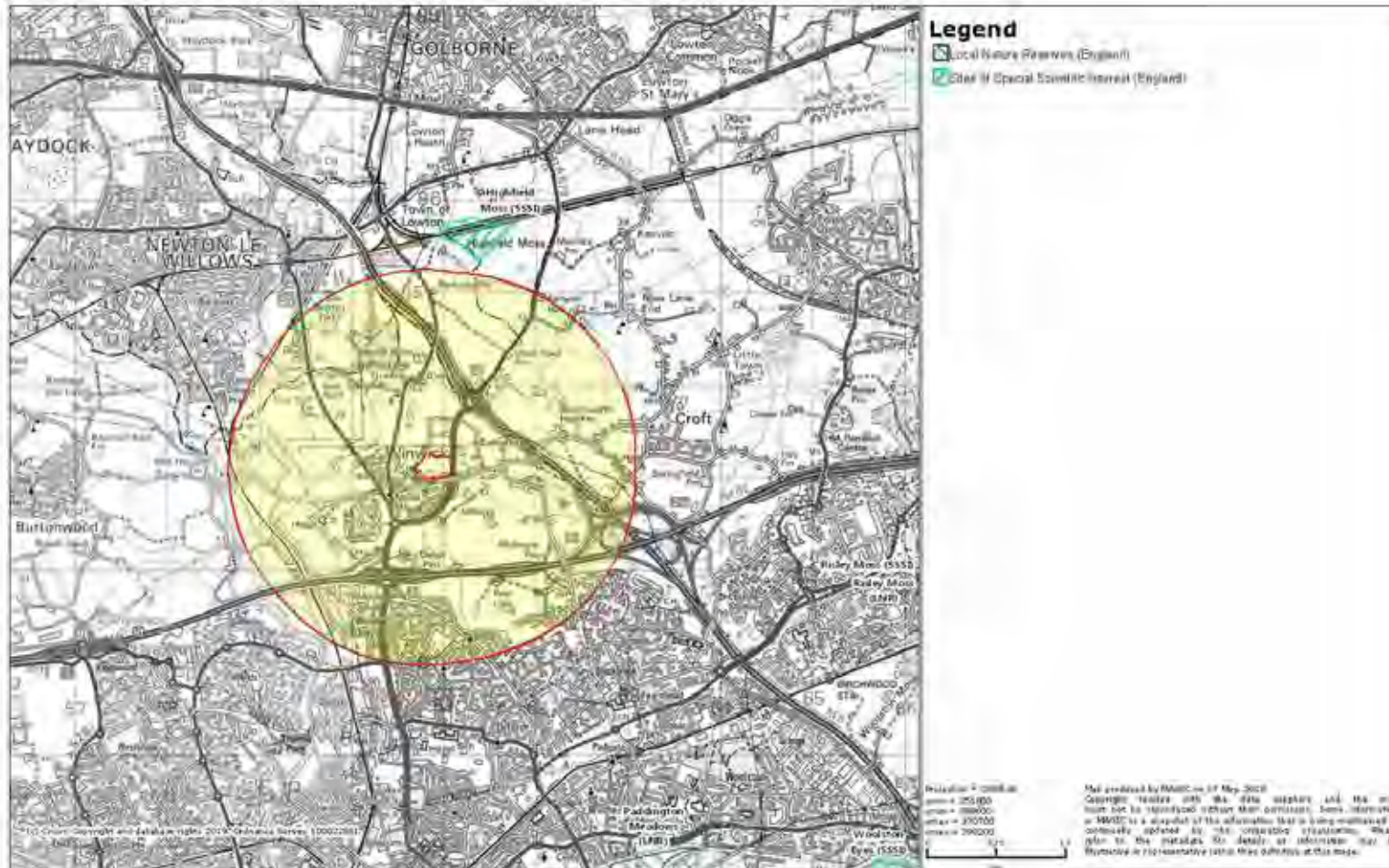


Figure 3 Statutory designated sites 2km buffer.

## 6. PHASE 1 SURVEY RESULTS

### 6.1 *Habitat Results*

- 6.1.1 The site comprises an arable field (currently sown with wheat) hedges and fences on its boundaries. There is the A49 dual carriageway to the east, residential houses of Winwick to the south, Waterworks Lane to the west and pasture to the north.
- 6.1.2 See Figure 4 for the Phase 1 Habitat Plan and Table 1 for the descriptive Botanical and Faunal Target Notes, hereafter referred to as BTN and FTN.

Target Note	Description	Comment
BTN1	Defunct hedge - species-poor	The west boundary of the site comprises an old hedgeline which no contains only short stretches of hedge and intermittent standard trees (see BTN6). The hedgeline features a bank covered by bramble ( <i>Rubus fruticosus</i> ), nettle ( <i>Urtica dioica</i> ) and rosebay willowherb ( <i>Chamaenerion angustifolium</i> ) and old bracken ( <i>Pteridium</i> sp.) from last year, with patches of common fumitory ( <i>Fumaria officinalis</i> ), creeping thistle ( <i>Cirsium arvense</i> ) and broad-leaved dock ( <i>Rumex obtusifolius</i> ). The remaining hedge comprises hawthorn ( <i>Crataegus monogyna</i> ) with infrequent sycamore ( <i>Acer pseudoplatanus</i> ) and elder ( <i>Sambucus nigra</i> ). Hazel ( <i>Corylus avellana</i> ) is also present on the boundary. The base of the hedge is dominated by nettle and cleavers ( <i>Galium aparine</i> ), with occasional raspberry ( <i>Rubus idaeus</i> ).
BTN2	Intact hedge - species-poor	This intact hedge has a ditch alongside (see BTN7). The hedge comprises hawthorn with infrequent hazel, holly ( <i>Ilex aquifolium</i> ), elder and dog rose ( <i>Rosa canina</i> ). Nettle, cleavers and bracken grow along the base.
BTN3	Intact hedge - species-poor	This hedge of privet ( <i>Ligustrum</i> sp.) and occasional sycamore runs along a short stretch of the boundary between the survey site and residential housing of Winwick.
BTN4	Row or trees	A row of trees, unfenced, along the east boundary is unfenced but has stretches of closely-growing semi-mature trees, with species including bird cherry ( <i>Prunus padus</i> ), cherry ( <i>Prunus avium</i> ), alder ( <i>Alnus glutinosa</i> ), ash ( <i>Fraxinus excelsior</i> ), maple ( <i>Acer</i> sp.), elder, silver birch ( <i>Betula pendula</i> ) and a small stand of pine trees ( <i>Pinus</i> sp.). The ground flora is dominated by cleavers.
BTN5	Cultivated/disturbed land - Arable	The field is sown with a monoculture of wheat ( <i>Triticum</i> sp.) which extends to the field margins on each side. At the main entrance to the field on the west boundary there is scattered cuckoo flower ( <i>Cardamine pratensis</i> ), pineappleweed ( <i>Matacaria discoidea</i> ), cow parsley ( <i>Anthriscus sylvestris</i> ) and cleavers.
BTN6	Scattered trees - broadleaf	Along the west boundary there are two semi-mature sycamores and three mature oaks ( <i>Quercus robur</i> ).

BTN7	Ditch	The ditch along the north boundary has a slow flow of shallow water running toward a culvert in the north-east corner of the field. The ditch is largely overgrown with vegetation, dominated by bramble, cleavers, nettle and cow parsley. Rosebay willowherb, broad-leaved dock, greater stitchwort ( <i>Stellaria holostea</i> ) and hogweed ( <i>Heracleum sphondylium</i> ) are also present.
FTN1	Birds	Birds may nest in the trees and hedges on the site boundary.
FTN2	Bats	Bats may forage over the site, but are unlikely to roost at the site.
FTN3	Ditch	The ditch may provide refuge for amphibians such as frogs and toads, but is not suitable for amphibians breeding. There is poor connectivity with other habitat in the local area.

**Table 1** *Details of Botanical and Faunal Target Notes.*



\*Features outside the site boundary are indicative only and have been mapped from within the site boundary in 1km publicly accessible level



The core site comprises an arable field, sown with wheat (BTN5).



Scattered broadleaf trees grow along the road to the west of the site (BTN6).





A short stretch of hedge remains along the west boundary. The majority of the boundary line is vegetated bank (BTN1).



An intact hedge runs along the north boundary (BTN2)



An unfenced row of trees screens the field from the dual carriageway to the east (BTN4).



A stretch of intact hedge separates part of the field from the residential housing to the south (BTN3).



Mature oak trees on the west boundary (BTN6) are ecologically valuable and provide foraging and nesting opportunities for birds and insects.



Semi-mature sycamore trees on the west boundary also provide foraging habitat for wildlife.



The ditch along the north boundary (BTN7) is largely overgrown, and contains very shallow running water.

*Table 2 Photographs*

## **6.2 Vegetation**

- 6.2.1 Details of the plant species found on site are included in the target notes. Species recorded are all commonly occurring and undoubtedly occur elsewhere in similar habitats in the local area.
- 6.2.2 The wheat crop has a very low species diversity and ecological value, though it does provide cover and foraging opportunities for some small mammal and birds. There is greater species diversity and ecological value at the uncultivated field margins.
- 6.2.3 The hedge to the west is defunct in that it is not stock proof, but the remaining stretches of hedge are tall with some species diversity and ecological value. There are also standard oak trees along the west boundary which are highly ecologically valuable.
- 6.2.4 The hedge bounding the site to the north is species poor and contains a low diversity of woody plant species, but has ecological value as it is an intact hedge with a ditch alongside and variety of groundflora.
- 6.2.5 The east boundary comprises a row of semi-mature mixed trees, screening the field from the dual carriageway, and should be retained.
- 6.2.6 The fence and intermittent hedge between the field and the residential housing to the south has a low diversity of species, but the short stretches do provide some cover.
- 6.2.7 All hedgerows are a UK BAP habitat. They should be retained in any proposed scheme and where lengths need to be lost, they should be transplanted or new hedges planted as compensation. None of the hedgerows are classified as important under the Hedgerow Regulations (1997) (See Appendix 1).
- 6.2.8 There is no evidence of Japanese knotweed, giant hogweed or Himalayan balsam on the site. No other invasive or notable weed species listed on Schedule 9 (Section 14) of the Wildlife and Countryside Act (1981) (as amended) was identified within the site or adjacent land.

## **6.3 Amphibian**

- 6.3.1 There are three records for amphibians within 2km of the site, all for common frog (*Rana temporaria*).
- 6.3.2 There is a ditch along adjacent to the hedge on the north boundary. At the time of the survey this contained very shallow water and was largely overgrown. It is not considered to provide suitable breeding habitat for amphibians.
- 6.3.3 There are no records of great crested newt in the local area.
- 6.3.4 The core development area has a low value to amphibians as it is a monoculture of wheat which does not provide foraging opportunities. Arable fields are open and exposed at other times of year, and subject to disturbance as the crop is maintained

and harvested. Whilst not a physical barrier to the dispersal of amphibians, the site is regarded as being a potentially hostile environment to them.

- 6.3.5 The boundary hedgerows and ditch could be utilised as refuges and/or hibernacula but there are no breeding ponds in proximity to the site.
- 6.3.6 Structural diversity at ground level across the site is very poor. There are no areas with log, rubble piles or compost heaps which would be particularly favourable to amphibians. Habitat connectivity is poor in the local area.
- 6.3.7 The proposed development will not result in the permanent loss of or a substantial negative effect on any waterbodies or foraging areas linked to them. Boundary areas which may provide foraging or refuge sites, are to be retained.

## **6.4 Badger**

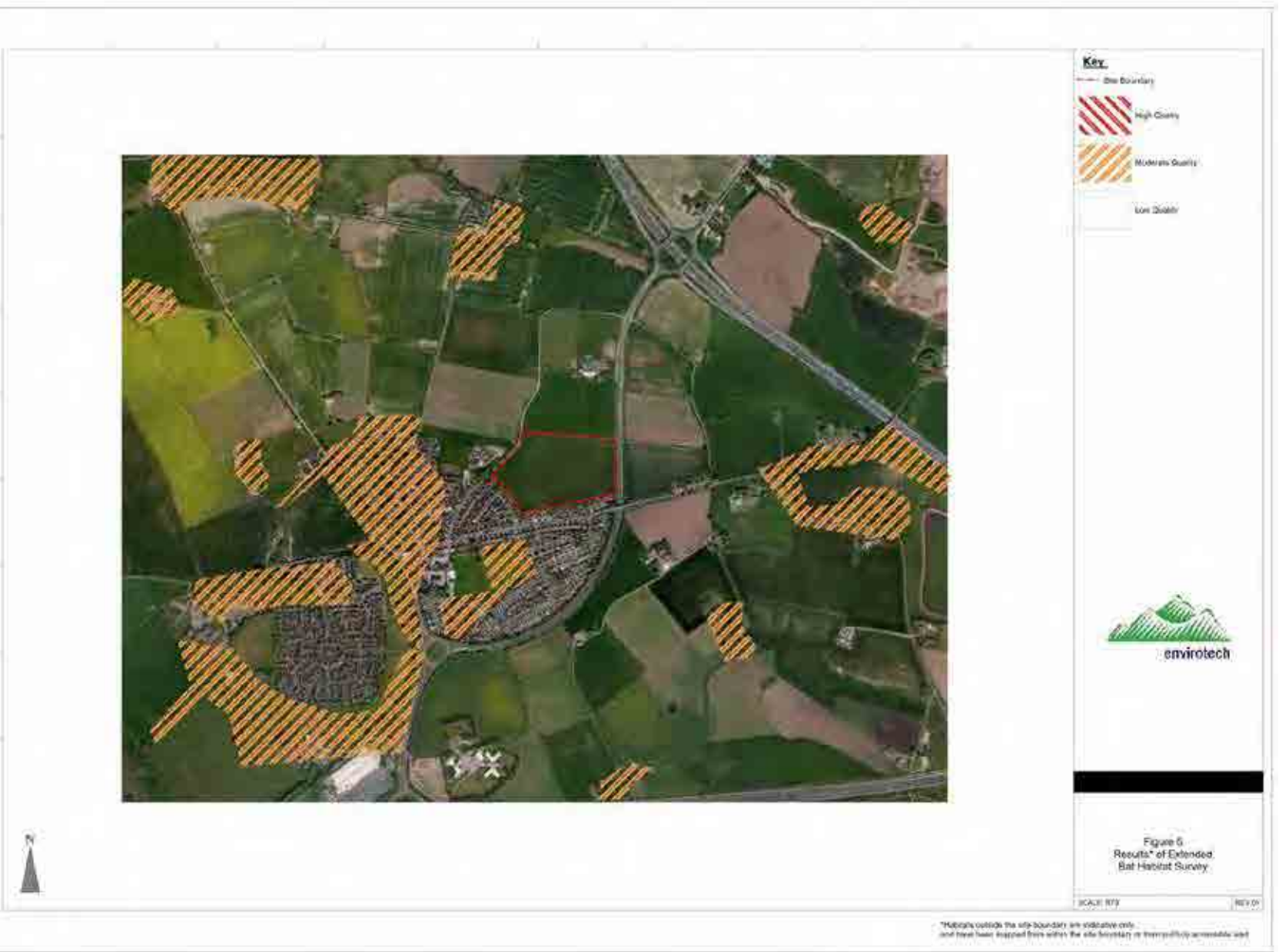
- 6.4.1 No records of badgers occur within 2km of the site.
- 6.4.2 Badger setts do not occur on site and a lack of feeding signs or runs across the site would suggest that they do not occur within 30m of site boundaries.
- 6.4.3 The proposed development will not impact on any existing badger runs or setts. The porosity of the surrounding fields to the passage of badgers will not be affected.

## **6.5 Bats**

- 6.5.1 There are no records of bats within 2km of the site.
- 6.5.2 The foraging habitat at the site is poor for bat species being open and exposed. The arable field offers negligible foraging opportunities for bats.
- 6.5.3 The trees and hedgerows on the site offer the best foraging habitat for bats on the site as the remainder of it comprises open and exposed monoculture. Whilst these areas of the site are the most structurally diverse but they are not considered exceptional in the local area. More extensive areas of medium and high quality habitat occur locally, including the gardens, woodland and existing residential dwellings adjacent (Figure 5).
- 6.5.4 It is not considered there would be significant degradation of foraging habitat as a result of the proposal so long as the hedgerows and trees are retained and or their loss is compensated for in any landscaping scheme.
- 6.5.5 All trees around the site perimeter were also assessed in accordance with Collins ed. (2016) and assigned a risk category. The majority of the trees on site were category 2 (low) or category 3 (negligible) risk, with no indications of suitable roosting sites within the trees.
- 6.5.6 The two mature oaks on the west boundary (BTN6) were judged to Category 1 (medium) risk. If these trees are to be affected by the proposed development, a further check for roosting bats is required. However, no indications of roosting bats were located within these trees and the poor quality habitat and lack of recorded bats suggests roosting is unlikely. All of the trees could be adequately inspected. Risk

categories from Hundt (2012) and the requirement for mitigation for each tree category are shown on Figure 6.

6.5.7 We consider bat species are highly unlikely to rely on the site for feeding but may occur in the local area. Roosting by bats is unlikely to occur on the site.





Tree category and description	Stage 1 Initial survey requirements	Stage 2 Further measures to inform proposed mitigation	Stage 3 Likely mitigation
<b>Known or confirmed roost</b>	Follow SNCO guidance and these guidelines wherever possible, to establish the extent to which bats use the site. This is particularly important for roosts of high risk species and/or roosts of district or higher importance and above		The tree can be felled only under EPS licence following the installation of equivalent habitats as a replacement.
<b>Category 1*</b> Trees with multiple, highly suitable features capable of supporting larger roosts	Tree identified on a map and on the ground. Further assessment to provide a best expert judgement on the likely use of the roost, numbers and species of bat, by analysis of droppings or other field evidence.  <i>A consultant ecologist is required</i>	Avoid disturbance to trees, where possible.  Further dusk and pre-dawn survey to establish more accurately the presence, species, numbers of bats present and the type of roost, and to inform the requirements for mitigation if felling is required.	Felling would be undertaken taking reasonable avoidance measures <sup>3</sup> such as 'soft felling' to minimise the risk of harm to individual bats.
<b>Category 1</b> Trees with definite bat potential, supporting fewer suitable features than category 1* trees or with potential for use by single bats	Tree identified on a map and on the ground. Further assessed to provide a best expert judgement on the potential use of suitable cavities, based on the habitat preferences of bats.  <i>A consultant ecologist required</i>	Avoid disturbance to trees, where possible. More detailed, off the ground visual assessment.  Further dusk and pre-dawn survey to establish the presence of bats, and if present, the species and numbers of bats and type of roost, to inform the requirements for mitigation if felling is required.	Trees with confirmed roosts following further survey are upgraded to Category 1* and felled under licence as above.  Trees with no confirmed roosts may be downgraded to Category 2 dependent on survey findings
<b>Category 2</b> Trees with no obvious potential, although the tree is of a size and age that elevated surveys may result in cracks or crevices being found; or the tree supports some features which may have limited potential to support bats.	None.  <i>A consultant ecologist is unlikely to be required</i>	Avoid disturbance to trees, where possible. No further surveys.	Trees may be felled taking reasonable avoidance measures.  Stop works and seek advice in the event bats are found, in order to comply with relevant legislation.
<b>Category 3</b> Trees with no potential to support bats	None.  <i>A consultant ecologist is not required unless new evidence is found</i>	None.	No mitigation for bats required.

Figure 6 Tree risk categories from Hundt (2012).

## **6.7 Birds**

- 6.7.1 There are numerous records of birds within 2km of the site. Starlings (*Sturnus vulgaris*), blackbird (*Turdus merula*) and woodpigeon (*Columba palumbus*) were noted on site during the survey.
- 6.7.2 The hedgerows and trees at the site offer potential habitat for feeding and nesting birds. These should be retained.
- 6.7.3 The arable field may provide nesting habitat for certain species, but the disturbance caused by crop maintenance and harvesting reduces the suitability of the site for breeding birds.
- 6.7.4 The oak trees on the west boundary featured a small number of rot holes or cracks in which would could support tree hole nesting species such as woodpeckers.
- 6.7.5 A risk assessment of the site in respect of its future potential for and value to nesting birds could be adequately made.
- 6.7.6 Precautionary mitigation is considered appropriate. The landscaping scheme should include species such as rowan (*Sorbus aucuparia*) which are seed bearing and will provide food for birds in the winter.
- 6.7.7 The habitat on site is not considered to be of anything more than local significance, habitats present are well represented in the local area. The impact on nesting birds is therefore considered likely to be minor if hedges and trees are retained.

## **6.8 Brown Hare**

- 6.8.1 Brown hare are a UK BAP priority species. There are no records of brown hares within 2km of the site.
- 6.8.2 No indication of brown hares was recorded on the site.
- 6.8.3 The site has some potential for brown hares to create forms. Use of the site for foraging by hares is likely to be limited to the early stages of wheat growth when the shoots are tender.
- 6.8.4 A risk assessment of the site in respect of its future potential for and value to brown hares could be adequately made. We consider the risk to brown hares is very low.

## **6.9 Invertebrates**

- 6.9.1 Numerous invertebrates have been recorded within 2km of the site.
- 6.9.2 No deadwood or vegetation on site was recorded which would provide an important resource for invertebrates in the local area.
- 6.9.3 Given the poor quality habitats contained within the site in comparison to the wider area, it is not considered that this site is of any local significance for invertebrates.

- 6.9.4 Hedgerow vegetation has some value to species such as common butterflies.
- 6.9.5 Impacts on the species are considered likely to be negligible if hedgerows and trees on the boundaries are retained; post development domestic gardens will create greater habitat diversity in the area than already exists.
- 6.9.6 Trees on the site boundaries contain comparatively little rotten wood in their canopies.

## **6.10 Reptiles**

- 6.10.1 There are no records for reptiles within 2km of the site.
- 6.10.2 The majority of the site has a very low value to reptiles being devoid of suitable ground cover. There are no areas of the core development area which would be particularly favourable to reptiles.
- 6.10.3 Reptiles may occur along the boundary of the site and this provides linkage across the local landscape. However, habitat connectivity is poor in the area.
- 6.10.4 No indication of reptiles was recorded at the site.
- 6.10.5 As a consequence, precautionary mitigation would be appropriate in respect of construction activities so as to ensure reasonable avoidance measures are taken to avoid the killing or injury of these species.

## **6.11 Other**

- 6.11.1 The boundary hedgerows provide a little potential for use by hedgehog (*Erinaceus europaeus*) and should be retained. Fragmentation of habitat locally and existing land use do not provide optimal conditions for the free passage of this species across the site and slugs and snails are likely to occur only in low numbers.
- 6.11.2 The site may be crossed by species such as fox (*Vulpes vulpes*) and rabbit (*Oryctolagus cuniculus*), which are known to occur locally.
- 6.11.3 The boundary hedgerows may provide suitable habitat for small mammals such as field vole (*Microtus agrestis*) and these areas are to be retained.

## **6.12 Statutory and Non-Statutory Sites**

### Direct Impacts:

- 6.12.1 There are no statutory or non-statutory sites which are connected to the site such that site development would directly affect the dispersal of species between them or directly impact upon their integrity.
- 6.12.2 The habitats on site do not represent or are linked to those found in any of the statutory or non-statutory sites locally.

Indirect Impacts:

- 6.12.3 There are no statutory or non-statutory sites which are connected to the site such that site development would indirectly affect the dispersal of species between them or indirectly impact upon their integrity.

## **7. MITIGATION/RECOMMENDATIONS**

### **7.1 *Compensatory planting and habitat enhancement***

- 7.1.1 The roots of trees on the site and its boundaries should be adequately protected during work in accordance with industry standards. All trees and hedges (with adjacent groundflora) should as far as possible be retained in the scheme.
- 7.1.2 The mature oak trees on the west boundary and screen of mixed trees on the east boundary should be retained.
- 7.1.3 The landscaping scheme should utilise plants which are native and wildlife friendly. In particular night flowering species would be beneficial to bats. Wildflower seed could be used to plant verges to enhance the ecological value of the site and continuity between the site and the wider area.
- 7.1.4 Hedgerows around the site should be retained or improved where possible. Any lengths of intact hedgerow to be removed to facilitate development should be transplanted and or replanted in order that there is no net negative impact on this BAP habitat due to development. The roots of hedgerow plants/trees should be adequately protected during development from compaction/ground disturbance.
- 7.1.5 If the defunct species poor hedges are removed, transplantation of them is not considered to be of significant ecological benefit as there are no notable species assemblages associated with them, replanting of linear lines of trees/ shrubs would be more beneficial.

### **7.2 *Amphibians***

- 7.2.1 There is no requirement for specific mitigation for these species. There are currently no suitable breeding sites on or near the site. However, as a precautionary measure, in the unlikely event that any signs of any amphibian activity is subsequently found, all site works should cease and further ecological advice should be sought with a view to a detailed method statement and programme of mitigation measures being prepared and implemented.
- 7.2.2 In order to further minimise impacts on amphibians the following points should also be followed.

All work must take place during daylight hours as amphibians are more likely to be commuting over night and this will ensure the risk to any amphibians commuting through the site will be minimised.

During the development, measures should be put in place to discourage amphibians from using the development area, the creation of any piles of earth, materials and rubble which could form potential artificial hibernacula and refuge should be avoided at all times. It is recommended that any spoil or rubble will be removed immediately to skips, or on hard standing or short grass. This will ensure that no potential amphibian hibernation or resting sites are created.

The storage of all loose materials must be palletised or similar so they are off the ground whenever possible.

Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered. This will ensure amphibians are not trapped during work.

All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.

### **7.3 Badger**

- 7.3.1 Badger setts may occur within 2km of the site. These setts will be undisturbed by work but in order to minimise impacts on badgers passing over the site the following points should also be followed.

All work must take place during daylight hours as badgers are more likely to be commuting over the site at night and this will ensure the risk to any badgers passing through the site will be minimised.

Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered. This will ensure badgers are not trapped during work.

All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.

Boundary fences/walls should incorporate gaps at their base to facilitate the passage of badgers across the site.

### **7.4 Bats**

- 7.4.1 Work at night should be restricted, new planting within the site should enhance structural diversity and light spill onto the boundary should be minimised.
- 7.4.2 New roosting provision for crevice dwelling bats could be incorporated into the buildings on site or bat boxes could be erected in retained trees.
- 7.4.3 Any category or 1 or 2 trees to be felled should be re-inspected for bats to confirm they remain absent.
- 7.4.4 Overall it is considered there is more than sufficient scope for mitigation and compensation at the site such that there will be no adverse impact on the favourable conservation status of bats affected by the proposal.

## **7.5 Birds**

- 7.5.1 Nesting by birds within the development area is considered unlikely to occur. Birds may nest within hedges and trees on the periphery of the site.
- 7.5.2 Any vegetation to be trimmed or cleared should be checked for nesting birds before it is removed. Ideally this should occur outside the bird nesting period March-September. If vegetation clearance is to occur in the March-September period a check for nesting birds should be conducted first by a suitably qualified individual.
- 7.5.3 New planting within the site and the retention of trees and shrubs on the site boundary will maintain the ecological functionality of the site for breeding birds.
- 7.5.4 Artificial bird nesting sites for swallow and swift could be incorporated into the new buildings under the eaves in suitable locations.
- 7.5.5 If nesting birds are found at the site all site works shall cease and further ecological advice shall be sought with a view to a detailed method statement and programme of mitigation measures being prepared and implemented.

## **7.6 Brown Hares**

- 7.6.1 There is no requirement for specific mitigation for this species. However, as a precautionary measure, in the unlikely event that any signs of any brown hare activity is subsequently found, all site works should cease and further ecological advice should be sought with a view to a detailed method statement and programme of mitigation measures being prepared and implemented.
- 7.6.2 The points in respect of not working at night and leaving open trenches with means of escape detailed for badgers are also applicable to this species.

## **7.7 Invertebrates**

- 7.7.1 Landscaping should include native or wildlife friendly species including night flowering plants.

## **7.8 Reptiles**

- 7.8.1 There is no requirement for specific mitigation for these species. However, as a precautionary measure, in the unlikely event that any signs of any reptile activity is subsequently found, all site works should cease and further ecological advice should be sought with a view to a detailed method statement and programme of mitigation measures being prepared and implemented.
- 7.8.2 The points in respect of not leaving open trenches without means of escape detailed for badgers are also applicable to these species.

## 8. CONCLUSION

- 8.1.1 Ecological surveys, site appraisals and impact assessments were carried out with respect to land comprising an arable field at Waterworks Lane, Winwick. It is proposed new houses will be constructed on the site.
- 8.1.2 Amphibians and nesting birds are known to occur in the local area. There was however no conclusive evidence of any specifically protected species regularly occurring on the site or the surrounding areas which would be negatively affected by site development following the mitigation proposed.
- 8.1.3 The vegetation to be cleared has a low ecological significance in the local area; the trees and hedges on the site boundaries are to be retained.
- 8.1.4 The protection of trees on the site boundary and landscaping will promote structural diversity in both the canopy and at ground level and will encourage a wider variety of wildlife to use the site than already occurs.
- 8.1.5 Contractors will be observant for protected species and all nesting birds. Should any species be found during construction, all site works should cease and further ecological advice should be sought with a view to a detailed method statement and programme of mitigation measures being prepared and implemented.



## 9. REFERENCES

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## 10. APPENDIX

Hedge		Feature								
	Length 20m +	Hedge is not bounding the curtilage of dwelling	Hedge established more than 30years	Hedge boundary of protected or common land or land used for agriculture or forestry						
<b>BTN1</b>	Yes	Yes	Yes	Yes						
<b>BTN2</b>	Yes	Yes	Yes	Yes						
<b>BTN3</b>	Yes	No	Yes	Yes						
No = Automatic failure										
<b>ARCHAEOLOGY AND HISTORY</b>										
	Archaeological feature which is included in the schedule of monuments									
	Situating wholly or partly within an archaeological site									
	Boundary of a pre-1600 AD estate									
	Integral part of a field system									
	Protected species records									
<b>FEATURES</b>										
	Bank or wall	Gaps less than 10%	Standard trees	Ditch	Parallel hedge	Footpath/ Bridleway	Connection points	Woody species	Average ground flora species	<b>HEDGE CLASSIFIED AS IMPORTANT</b>
	Yes	No	Yes	No	Yes	No	1	3	0	<b>No</b>
	No	Yes	No	Yes	No	No	2	4	0	<b>No</b>
	No	Yes	No	No	No	No	0	2	0	<b>No</b>
	7 woody species or 6 woody species + 3 features or 5 woody species + 4 features or highway + 4 woody species and 2 features									

\* Historic and archaeological records have not been checked for this site.

# RECORD

The Biodiversity Information System for Cheshire, Halton, Warrington and Wirral

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In addition you can search through the document for any particular text by using the standard Microsoft shortcut (Ctrl + F) and enter the text you are looking for.

## Interpretation of the data

- **Species maps:** The species maps show the location of protected, notable and Invasive non-native species grouped by taxon. The numbers in brackets adjacent to the species names relate to the grid ID shown on the maps. Records with a grid reference accuracy of 10m square or above are minimised to a 100m square. Where there are more than 100 grid IDs on a map the grid references will be minimised to 1km. The full grid reference can be found within the full record in this report or in the excel spreadsheet of raw data.
- **Attribute data:** Where available all attribute data is provided with the records. Sex and life stage information as well as the record type all allow greater interpretation of information available. However it is not always possible to provide this information.
- **Species designation Status:** The species designation information provided within this enquiry output is based on the best available information provided through the JNCC: *Conservation designations of UK Taxa* list. Information on the limitations to this list is available here: (<http://jncc.defra.gov.uk/page-3408>)
- **Site/habitat data:** Due to changes in the NBN web services we are currently unable to provide site and observation data from the NBN, this does not affect local sites. Information for statutory sites can be found at <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx> and sites and NBN taxa observations at <https://spatial.nbnatlas.org>. (please be aware of the NBN Atlas guidance for using data <https://nbnatlas.org/help/guidance-using-data/>).

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319057

Waterworks Lane, Winwick

SJ6080093100



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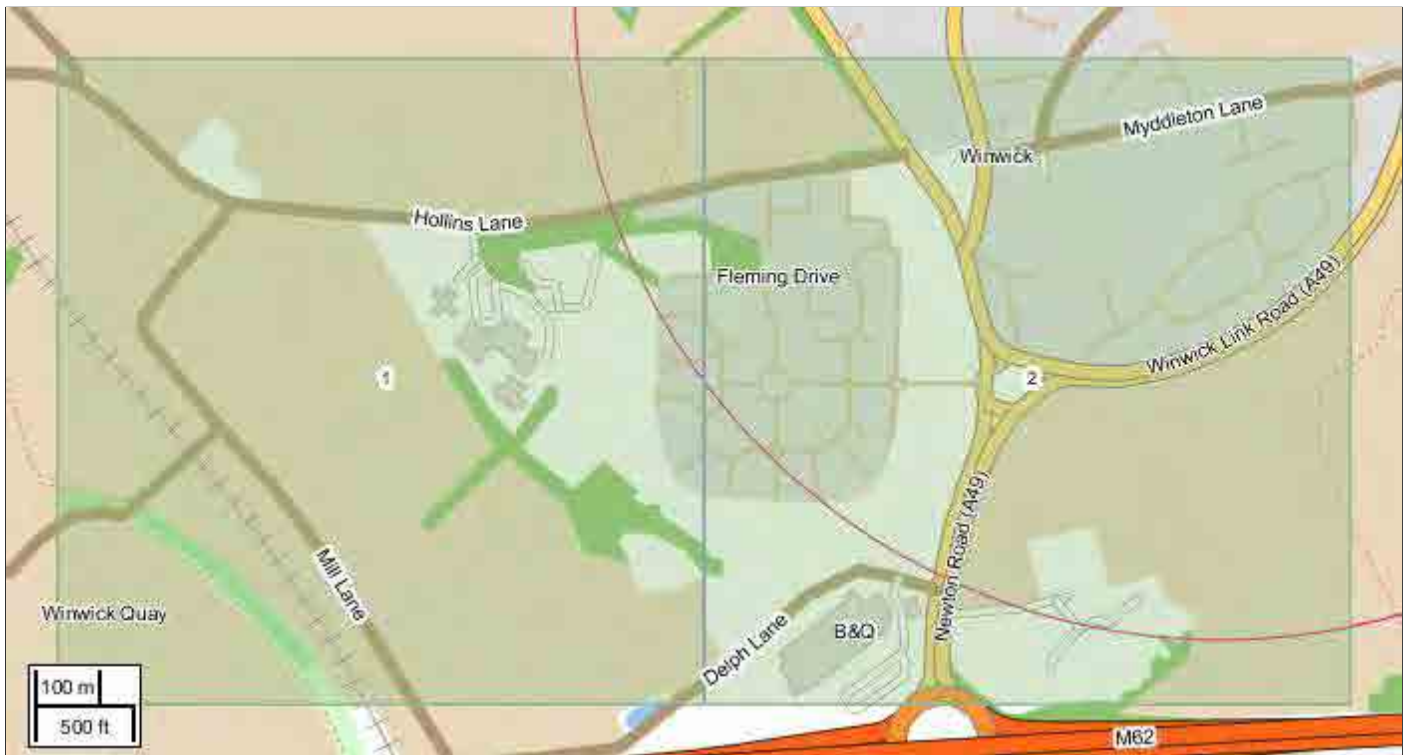
## Designated Species Summary

Taxa	Designation name	Occurrence in Cheshire tetrads between 2008-2019 (%)	Occurrence in Cheshire tetrads all years (%)
<b>Arctic Tern (<i>Sterna paradisaea</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	2%	8%
<b>Barn Owl (<i>Tyto alba</i>)</b>	Local Biodiversity Action Plan Species, Wildlife and Countryside Act - Schedule 1, Birds of Conservation Concern [RSPB] - Amber, Wildlife and Countryside Act Schedule 9	24%	58%
<b>Black Tern (<i>Chlidonias niger</i>)</b>	Wildlife and Countryside Act - Schedule 1, Birds of Conservation Concern [RSPB] - Amber	2%	9%
<b>Black-headed Gull (<i>Chroicocephalus ridibundus</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	25%	42%
<b>Black-necked Grebe (<i>Podiceps nigricollis</i>)</b>	Local Biodiversity Action Plan Species, Wildlife and Countryside Act - Schedule 1, Birds of Conservation Concern [RSPB] - Amber	2%	4%
<b>Brambling (<i>Fringilla montifringilla</i>)</b>	Wildlife and Countryside Act - Schedule 1	10%	23%
<b>Bullfinch (<i>Pyrrhula pyrrhula</i>)</b>	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Amber, NERC S41	23%	70%
<b>Canada Goose (<i>Branta canadensis</i>)</b>	Invasive Non-Native Species, Wildlife and Countryside Act Schedule 9	28%	53%
<b>Centre-barréd Sallow (<i>Atethmia centrago</i>)</b>	NERC S41, UK BAP Priority Species	1%	6%
<b>Common Frog (<i>Rana temporaria</i>)</b>	Wildlife and Countryside Act - Schedule 5	33%	63%
<b>Common Gull (<i>Larus canus</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	11%	26%
<b>Corn Bunting (<i>Emberiza calandra</i>)</b>	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Red, NERC S41	2%	38%
<b>Dunnock (<i>Prunella modularis</i>)</b>	Birds of Conservation Concern [RSPB] - Amber, NERC S41	31%	83%
<b>Fieldfare (<i>Turdus pilaris</i>)</b>	Wildlife and Countryside Act - Schedule 1, Birds of Conservation Concern [RSPB] - Red	22%	40%
<b>Gadwall (<i>Anas strepera</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	8%	13%
<b>Golden Plover (<i>Pluvialis apricaria</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	6%	17%
<b>Greenshank (<i>Tringa nebularia</i>)</b>	Wildlife and Countryside Act - Schedule 1	4%	12%
<b>Grey Partridge (<i>Perdix perdix</i>)</b>	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Red, NERC S41,	7%	58%



UK BAP Priority Species			
<b>Grey Wagtail (<i>Motacilla cinerea</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	16%	46%
<b>Herring Gull (<i>Larus argentatus</i>)</b>	Birds of Conservation Concern [RSPB] - Red	17%	36%
<b>Hobby (<i>Falco subbuteo</i>)</b>	Wildlife and Countryside Act - Schedule 1	10%	19%
<b>House Sparrow (<i>Passer domesticus</i>)</b>	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Red, NERC S41, UK BAP Priority Species	35%	84%
<b>Kestrel (<i>Falco tinnunculus</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	36%	79%
<b>Lapwing (<i>Vanellus vanellus</i>)</b>	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Red, NERC S41, UK BAP Priority Species	27%	78%
<b>Lesser Black-backed Gull (<i>Larus fuscus</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	16%	31%
<b>Little Grebe (<i>Tachybaptus ruficollis</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	11%	30%
<b>Little Ringed Plover (<i>Charadrius dubius</i>)</b>	Wildlife and Countryside Act - Schedule 1	3%	14%
<b>Mallard (<i>Anas platyrhynchos</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	43%	82%
<b>Meadow Pipit (<i>Anthus pratensis</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	15%	45%
<b>Merlin (<i>Falco columbarius</i>)</b>	Wildlife and Countryside Act - Schedule 1, Birds of Conservation Concern [RSPB] - Amber	6%	14%
<b>Mistle Thrush (<i>Turdus viscivorus</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	22%	80%
<b>Oystercatcher (<i>Haematopus ostralegus</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	14%	23%
<b>Peregrine (<i>Falco peregrinus</i>)</b>	Wildlife and Countryside Act - Schedule 1	11%	19%
<b>Pink-footed Goose (<i>Anser brachyrhynchus</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	10%	16%
<b>Pochard (<i>Aythya ferina</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	6%	18%
<b>Redshank (<i>Tringa totanus</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	9%	22%
<b>Redwing (<i>Turdus iliacus</i>)</b>	Wildlife and Countryside Act - Schedule 1, Birds of Conservation Concern [RSPB] - Red	20%	38%
<b>Reed Bunting (<i>Emberiza schoeniclus</i>)</b>	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Amber, NERC S41, UK BAP Priority Species	19%	72%
<b>Ringed Plover (<i>Charadrius hiaticula</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	4%	15%

<b>Ruddy Duck (<i>Oxyura jamaicensis</i>)</b>	Invasive Non-Native Species, Wildlife and Countryside Act Schedule 9	3%	15%
<b>Sand Martin (<i>Riparia riparia</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	8%	34%
<b>Skylark (<i>Alauda arvensis</i>)</b>	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Red, NERC S41	19%	85%
<b>Snipe (<i>Gallinago gallinago</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	14%	53%
<b>Song Thrush (<i>Turdus philomelos</i>)</b>	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Red	33%	87%
<b>Starling (<i>Sturnus vulgaris</i>)</b>	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Red, NERC S41	30%	86%
<b>Stock Dove (<i>Columba oenas</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	12%	65%
<b>Swallow (<i>Hirundo rustica</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	46%	86%
<b>Swift (<i>Apus apus</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	23%	81%
<b>Teal (<i>Anas crecca</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	12%	28%
<b>Tree Sparrow (<i>Passer montanus</i>)</b>	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Red, NERC S41, UK BAP Priority Species	9%	71%
<b>Tufted Duck (<i>Aythya fuligula</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	14%	32%
<b>West European Hedgehog (<i>Erinaceus europaeus</i>)</b>	NERC S41, UK BAP Priority Species	25%	46%
<b>Wheatear (<i>Oenanthe oenanthe</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	11%	32%
<b>Whinchat (<i>Saxicola rubetra</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	4%	22%
<b>Whitethroat (<i>Sylvia communis</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	17%	69%
<b>Willow Warbler (<i>Phylloscopus trochilus</i>)</b>	Birds of Conservation Concern [RSPB] - Amber	19%	82%
<b>Yellowhammer (<i>Emberiza citrinella</i>)</b>	Local Biodiversity Action Plan Species, Birds of Conservation Concern [RSPB] - Red, NERC S41, UK BAP Priority Species	14%	77%



## Common Frog (*Rana temporaria*) (1,2)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
<b>11 Chesterton Drive, Winwick</b>	SJ6092	2	28/02/2012	None	Numerous	Field Record
<b>Gemini 4 ditch</b>	SJ5992	1	13/03/2008	Ova/Ovum	50 Clumps	Field Record
<b>11 Chesterton Drive</b>	SJ6092	2	23/02/2012	None	7	Field Record



## Bullfinch (*Pyrrhula pyrrhula*) (6)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	11/01/2012	None	3	Field Record

## Duncock (*Prunella modularis*) (1,4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Winwick	SJ6192	6	25/04/2012	None	3	Field Record
Houghton Green Pool	SJ6193	7	30/05/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	12/02/2011	None	1	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	02/04/2012	None	2	Field Record
Radley Plantation	SJ6193	7	29/08/2011	None	4	Field Record
Winwick	SJ605926	1	29/11/2012	None	4	Field Record
Winwick, Myddleton Lane, Winwick	SJ6092	4	29/01/2011	None	2	Field Record
Winwick	SJ6192	6	26/04/2012	None	4	Field Record
Arbury Pits	SJ6192	6	23/04/2012	None	1	Field Record
Arbury Pits	SJ6192	6	16/08/2012	None	1	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	24/04/2012	None	5	Field Record

## Grey Partridge (*Perdix perdix*) (1,2,4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Arbury Pits	SJ6192	6	02/04/2012	None	2	Field Record
Houghton Green Pool	SJ6193	7	08/09/2011	None	67	Field Record
Houghton Green Pool	SJ6193	7	25/09/2011	None	37	Field Record
Houghton Green Pool	SJ6193	7	30/05/2011	None	1	Field Record
Arbury	SJ6193	7	03/08/2011	None	16	Field Record
Houghton Green Pool	SJ6193	7	13/09/2011	None	16	Field Record
Houghton Green Pool	SJ6193	7	14/09/2011	None	57	Field Record

Houghton Green Pool	SJ6193	7	31/07/2011	None	15	Field Record
Houghton Green Pool	SJ6193	7	10/09/2011	None	16	Field Record
Winwick	SJ605926	1	08/10/2012	None	3	Field Record
Winwick	SJ605926	1	05/02/2012	None	3	Field Record
Winwick	SJ605926	1	18/11/2012	None	3	Field Record
Winwick	SJ605926	1	11/05/2012	None	6	Field Record
Myddleton Lane, Winwick	SJ6092	4	08/03/2011	None	6	Field Record
Myddleton Lane , Winwick	SJ6092	4	10/03/2011	None	2	Field Record
Winwick, Myddleton Lane, Winwick	SJ6092	4	08/02/2011	None	5	Field Record
Myddleton Lane, Winwick	SJ6092	4	20/03/2011	None	2	Field Record
Myddleton Lane, Winwick	SJ6092	4	01/03/2011	None	4	Field Record
Winwick	SJ6192	6	25/04/2012	None	2	Field Record
Myddleton Lane	SJ6092	4	30/07/2011	None	4	Field Record
Winwick	SJ605926	1	29/11/2012	None	3	Field Record
Winwick	SJ605926	1	01/02/2012	None	2	Field Record
Winwick	SJ605928	2	02/03/2012	None	4	Field Record
Winwick	SJ605928	2	23/02/2012	None	6	Field Record
Winwick	SJ605928	2	21/02/2012	None	4	Field Record

### House Sparrow (*Passer domesticus*) (1,2,4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Winwick	SJ6192	6	26/04/2012	None	20	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	13/12/2012	None	19	Field Record
Houghton Green Pool	SJ6193	7	30/05/2011	None	20	Field Record
Houghton Green Pool	SJ6193	7	31/07/2011	None	71	Field Record
Houghton Green Pool	SJ6193	7	02/02/2011	None	30	Field Record
Houghton Green Pool	SJ6193	7	27/08/2011	None	175	Field Record
Arbury	SJ6193	7	25/09/2011	None	10	Field Record

Arbury	SJ6193	7	03/08/2011	None	25	Field Record
Houghton Green Pool	SJ6193	7	08/09/2011	None	60	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	11/01/2012	None	15	Field Record
Winwick	SJ605926	1	29/11/2012	None	24	Field Record
Winwick	SJ605926	1	08/08/2012	None	24	Field Record
Winwick	SJ605926	1	26/08/2012	None	25	Field Record
Winwick	SJ605928	2	23/02/2012	None	40	Field Record
Winwick	SJ605928	2	21/02/2012	None	59	Field Record
Winwick	SJ605926	1	01/02/2012	None	40	Field Record
Winwick	SJ605926	1	06/08/2012	None	16	Field Record
Hermitage Green Lane	SJ6092	4	09/08/2011	None	100	Field Record
Winwick, Myddleton Lane, Winwick	SJ6092	4	29/01/2011	None	11	Field Record
Winwick, Myddleton Lane, Winwick	SJ6092	4	28/01/2011	None	8	Field Record
Hermitage Green Lane	SJ6092	4	01/08/2011	None	12	Field Record
Winwick	SJ6192	6	25/04/2012	None	12	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	17/08/2012	None	12	Field Record
Arbury Pits	SJ6192	6	23/04/2012	None	2	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	24/04/2012	None	57	Field Record
Winwick	SJ605926	1	03/02/2012	None	14	Field Record
Winwick	SJ605928	2	02/03/2012	None	18	Field Record
Arbury Pits	SJ6192	6	16/08/2012	None	20	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	02/04/2012	None	42	Field Record

### Fieldfare (*Turdus pilaris*) (1,4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	13/12/2012	None	27	Field Record
Houghton Green	SJ6193	7	11/02/2011	None	47	Field Record



Pool						
Winwick, Houghton Green Pool	SJ6193	7	17/02/2011	None	35	Field Record
Houghton Green Pool	SJ6193	7	02/02/2011	None	30	Field Record
Winwick	SJ605926	1	09/02/2012	None	21	Field Record
Winwick, Myddleton Lane, Winwick	SJ6092	4	08/02/2011	None	40	Field Record
Winwick	SJ605926	1	29/11/2012	None	3	Field Record
Winwick	SJ605926	1	05/02/2012	None	1	Field Record
Winwick	SJ605926	1	03/02/2012	None	6	Field Record
Winwick	SJ605926	1	10/12/2012	None	51	Field Record
Winwick	SJ605926	1	18/12/2012	None	62	Field Record

### Kestrel (*Falco tinnunculus*) (1,2,4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	30/05/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	08/09/2011	None	2	Field Record
Houghton Green Pool	SJ6193	7	14/09/2011	None	Present	Field Record
Houghton Green Pool	SJ6193	7	03/08/2011	None	2	Field Record
Houghton Green Pool	SJ6193	7	31/07/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	02/02/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	27/08/2011	None	1	Field Record
Arbury	SJ6193	7	05/06/2011	None	Present	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	13/12/2012	None	1	Field Record
Houghton Green Pool	SJ6193	7	10/09/2011	None	2	Field Record
Houghton Green Pool	SJ6193	7	07/09/2011	None	2	Field Record
Winwick	SJ605928	2	02/03/2012	None	4	Field Record
Winwick	SJ605928	2	21/02/2012	None	2	Field Record
Winwick	SJ605926	1	09/09/2012	None	1	Field Record
Winwick	SJ605926	1	01/02/2012	None	1	Field Record

Myddleton Lane	SJ6092	4	30/07/2011	None	2	Field Record
Hermitage Green Lane	SJ6092	4	01/08/2011	None	3	Field Record
Myddleton Lane, Winwick	SJ6092	4	04/03/2011	None	1	Field Record
Myddleton Lane	SJ6092	4	27/09/2011	None	2	Field Record
Myddleton Lane	SJ6092	4	29/09/2011	None	3	Field Record
Arbury Pits	SJ6192	6	16/08/2012	None	2	Field Record
Myddleton Lane , Winwick	SJ6092	4	10/03/2011	None	1	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	22/09/2012	None	1	Field Record
Arbury Pits	SJ6192	6	21/09/2012	None	1	Field Record
Winwick	SJ6192	6	26/04/2012	None	3	Field Record
Hermitage Green Lane	SJ6092	4	09/08/2011	None	2	Field Record
Winwick, Myddleton Lane, Winwick	SJ6092	4	29/01/2011	None	2	Field Record
Winwick	SJ605926	1	11/09/2012	None	2	Field Record
Myddleton Lane	SJ6092	4	03/08/2011	None	1	Field Record
Winwick	SJ605926	1	09/02/2012	None	1	Field Record

### Gadwall (*Anas strepera*) (7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	04/06/2011	None	4	Field Record
Houghton Green Pool	SJ6193	7	19/08/2011	None	6	Field Record
Houghton Green Pool	SJ6193	7	27/08/2011	None	8	Field Record
Winwick, Houghton Green Pool	SJ6193	7	17/02/2011	None	9	Field Record

### Canada Goose (*Branta canadensis*) (4,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	08/09/2011	None	2	Field Record
Houghton Green Pool	SJ6193	7	26/07/2011	None	4	Field Record
Myddleton Lane ,	SJ6092	4	18/03/2011	None	3	Field Record

## Winwick

Greenshank (*Tringa nebularia*) (7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	07/09/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	31/08/2011	None	1	Field Record

Mallard (*Anas platyrhynchos*) (4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	17/09/2011	None	71	Field Record
Winwick, Houghton Green Pool	SJ6193	7	17/02/2011	None	41	Field Record
Houghton Green Pool	SJ6193	7	19/08/2011	None	70	Field Record
Houghton Green Pool	SJ6193	7	26/07/2011	None	23	Field Record
Houghton Green Pool	SJ6193	7	08/09/2011	None	65	Field Record
Houghton Green Pool	SJ6193	7	27/08/2011	None	82	Field Record
Houghton Green Pool	SJ6193	7	13/09/2011	None	68	Field Record
Houghton Green Pool	SJ6193	7	31/08/2011	None	42	Field Record
Houghton Green Pool	SJ6193	7	02/02/2011	None	55	Field Record
Houghton Green Pool	SJ6193	7	04/06/2011	None	4	Field Record
Houghton Green Pool	SJ6193	7	03/08/2011	None	40	Field Record
Houghton Green Pool	SJ6193	7	12/02/2011	None	19	Field Record
Arbury Pits	SJ6192	6	21/09/2012	None	3	Field Record
Houghton Green Pool	SJ6193	7	25/09/2011	None	65	Field Record
Houghton Green Pool	SJ6193	7	31/07/2011	None	27	Field Record
Houghton Green Pool	SJ6193	7	07/09/2011	None	66	Field Record
Houghton Green Pool	SJ6092	4	20/03/2011	None	2	Field Record

Arbury Pits	SJ6192	6	23/04/2012	None	8	Field Record
Arbury Pits	SJ6192	6	02/04/2012	None	1	Field Record

### Herring Gull (*Larus argentatus*) (1,4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	26/07/2011	None	1	Field Record
Winwick	SJ605926	1	03/02/2012	None	2	Field Record
Winwick	SJ605926	1	29/11/2012	None	7	Field Record
Winwick, Myddleton Lane, Winwick	SJ6092	4	29/01/2011	None	4	Field Record
Winwick	SJ605926	1	26/08/2012	None	10	Field Record
Arbury Pits	SJ6192	6	10/01/2012	None	1	Field Record

### Little Grebe (*Tachybaptus ruficollis*) (7)

RECORD

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

### Black-headed Gull (*Chroicocephalus ridibundus*) (4,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	31/07/2011	None	5	Field Record
Houghton Green Pool	SJ6193	7	17/09/2011	None	214	Field Record
Houghton Green Pool	SJ6193	7	07/09/2011	None	12	Field Record

Houghton Green Pool	SJ6193	7	31/08/2011	None	24	Field Record
Houghton Green Pool	SJ6193	7	19/08/2011	None	30	Field Record
Arbury	SJ6193	7	25/09/2011	None	260	Field Record
Arbury	SJ6193	7	03/08/2011	None	150	Field Record
Houghton Green Pool	SJ6193	7	14/09/2011	None	138	Field Record
Houghton Green Pool	SJ6193	7	13/09/2011	None	46	Field Record
Houghton Green Pool	SJ6193	7	09/04/2011	None	61	Field Record
Winwick, Myddleton Lane, Winwick	SJ6092	4	29/01/2011	None	70	Field Record
Myddleton Lane	SJ6092	4	29/09/2011	None	216	Field Record
Hermitage Green Lane	SJ6092	4	01/08/2011	None	120	Field Record
Myddleton Lane , Winwick	SJ6092	4	18/03/2011	None	64	Field Record

#### Lapwing (*Vanellus vanellus*) (1,2,4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	03/08/2011	None	1	Field Record
Winwick, Houghton Green Pool	SJ6193	7	17/02/2011	None	70	Field Record
Houghton Green Pool	SJ6193	7	20/03/2011	None	3	Field Record
Houghton Green Pool	SJ6193	7	26/07/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	05/04/2011	None	2	Field Record
Houghton Green Pool	SJ6193	7	30/05/2011	None	2	Field Record
Houghton Green Pool	SJ6193	7	27/08/2011	None	18	Field Record
Winwick	SJ605928	2	02/03/2012	None	12	Field Record
Winwick	SJ605926	1	03/02/2012	None	19	Field Record
Winwick	SJ605926	1	29/01/2012	None	250	Field Record
Winwick	SJ605926	1	09/02/2012	None	9	Field Record
Myddleton Lane, Winwick	SJ6092	4	04/03/2011	None	6	Field Record

Myddleton lane	SJ6092	4	24/02/2011	None	2	Field Record
Myddleton Lane, Winwick	SJ6092	4	01/03/2011	None	4	Field Record
Winwick, Myddleton Lane, Winwick	SJ6092	4	08/02/2011	None	30	Field Record
Myddleton Lane	SJ6092	4	27/09/2011	None	51	Field Record
Winwick	SJ6192	6	25/04/2012	None	2	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	13/12/2012	None	26	Field Record
Winwick	SJ605926	1	18/12/2012	None	210	Field Record
Winwick	SJ605926	1	11/05/2012	None	10	Field Record
Winwick	SJ605926	1	15/05/2012	None	6	Field Record
Winwick	SJ605928	2	21/02/2012	None	44	Field Record

### Black Tern (*Chlidonias niger*) (7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	13/09/2011	None	2	Field Record
Houghton Green Pool	SJ6193	7	11/09/2011	None	1	Field Record

### Mistle Thrush (*Turdus viscivorus*) (1,4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	11/02/2011	None	2	Field Record
Houghton Green Pool	SJ6193	7	27/08/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	02/02/2011	None	3	Field Record
Radley Plantation	SJ6193	7	22/03/2011	None	2	Field Record
Winwick	SJ605926	1	10/12/2012	None	4	Field Record
Winwick	SJ605926	1	09/02/2012	None	1	Field Record
Winwick, Myddleton Lane, Winwick	SJ6092	4	29/01/2011	None	12	Field Record
Winwick	SJ605926	1	01/02/2012	None	1	Field Record
Winwick	SJ605926	1	03/02/2012	None	2	Field Record
Winwick	SJ6192	6	26/04/2012	None	1	Field Record
Willow / Birch	SJ6192	6	13/12/2012	None	5	Field Record

Common Gull (*Larus canus*) (1,4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	14/09/2011	None	4	Field Record
Houghton Green Pool	SJ6193	7	13/09/2011	None	3	Field Record
Houghton Green Pool	SJ6193	7	31/07/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	07/09/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	17/09/2011	None	2	Field Record
Houghton Green Pool	SJ6193	7	27/08/2011	None	2	Field Record
Winwick	SJ605926	1	09/09/2012	None	1	Field Record
Myddleton Lane, Winwick	SJ6092	4	25/02/2011	None	2	Field Record
Myddleton Lane	SJ6092	4	30/07/2011	None	2	Field Record
Myddleton Lane, Winwick	SJ6092	4	04/03/2011	None	1	Field Record
Hermitage Green Lane	SJ6092	4	01/08/2011	None	1	Field Record
Myddleton Lane	SJ6092	4	29/09/2011	None	Present	Field Record
Arbury Pits	SJ6192	6	21/09/2012	None	5	Field Record
Myddleton Lane	SJ6092	4	27/09/2011	None	Present	Field Record
Winwick	SJ605926	1	14/10/2012	None	3	Field Record
Winwick	SJ605926	1	15/01/2012	None	8	Field Record

Black-necked Grebe (*Podiceps nigricollis*) (7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	02/04/2011	None	5	Field Record
Houghton Green Pool	SJ6193	7	09/04/2011	None	4	Field Record
Houghton Green Pool	SJ6193	7	06/04/2011	None	4	Field Record
Houghton Green Pool	SJ6193	7	20/03/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	26/07/2011	None	1	Field Record

Houghton Green Pool	SJ6193	7	01/04/2011	None	5	Field Record
Houghton Green Pool	SJ6193	7	19/03/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	26/03/2011	None	4	Field Record
Houghton Green Pool	SJ6193	7	05/04/2011	None	6	Field Record

#### Little Ringed Plover (*Charadrius dubius*) (7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	28/05/2011	None	2	Field Record
Houghton Green Pool	SJ6193	7	29/07/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	04/06/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	06/04/2011	None	2	Field Record
Houghton Green Pool	SJ6193	7	26/07/2011	None	2	Field Record

#### Grey Wagtail (*Motacilla cinerea*) (7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Winwick, Houghton Green Pool	SJ6193	7	18/02/2011	None	1	Field Record

#### Corn Bunting (*Emberiza calandra*) (1,4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	30/05/2011	None	3	Field Record
Arbury	SJ6193	7	05/06/2011	None	1	Field Record
Winwick	SJ605926	1	11/05/2012	None	1	Field Record
Winwick	SJ605926	1	15/05/2012	None	2	Field Record
Winwick	SJ605926	1	16/05/2012	None	2	Field Record
Winwick	SJ6192	6	26/04/2012	None	2	Field Record
Arbury Pits	SJ6192	6	23/04/2012	None	1	Field Record
Hermitage Green Lane	SJ6092	4	08/06/2011	None	2	Field Record



## Merlin (*Falco columbarius*) (4,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	02/02/2011	None	Present	Field Record
Myddleton Lane , Winwick	SJ6092	4	10/03/2011	None	1	Field Record
Myddleton Lane, Winwick	SJ6092	4	04/03/2011	None	1	Field Record

## Hobby (*Falco subbuteo*) (4,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Myddleton Lane	SJ6092	4	03/08/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	08/09/2011	None	1	Field Record

## Meadow Pipit (*Anthus pratensis*) (1,2,4,6)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	13/12/2012	None	53	Field Record
Winwick	SJ605926	1	10/12/2012	None	3	Field Record
Myddleton Lane	SJ6092	4	29/09/2011	None	24	Field Record
Arbury Pits	SJ6192	6	02/04/2012	None	2	Field Record
Winwick	SJ605926	1	15/01/2012	None	4	Field Record
Winwick	SJ605926	1	29/11/2012	None	3	Field Record
Winwick	SJ605926	1	08/10/2012	None	40	Field Record
Winwick	SJ605926	1	09/10/2012	None	60	Field Record
Winwick	SJ605928	2	02/03/2012	None	1	Field Record

## Lesser Black-backed Gull (*Larus fuscus*) (4)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Winwick, Myddleton Lane, Winwick	SJ6092	4	29/01/2011	None	11	Field Record

Arctic Tern (*Sterna paradisaea*) (7)

RECORD

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

Brambling (*Fringilla montifringilla*) (1)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Winwick	SJ605926	1	02/12/2012	None	2	Field Record
Winwick	SJ605926	1	13/12/2012	None	1	Field Record

Golden Plover (*Pluvialis apricaria*) (1,6)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Winwick	SJ605926	1	03/02/2012	None	28	Field Record
Winwick	SJ605926	1	29/01/2012	None	7	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	13/12/2012	None	2	Field Record

Barn Owl (*Tyto alba*) (1,4)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Winwick	SJ605926	1	06/09/2012	None	1	Field Record
Myddleton Lane	SJ6092	4	29/07/2011	None	1	Field Record

Redwing (*Turdus iliacus*) (1,4,5,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	12/02/2011	None	8	Field Record
Winwick	SJ605926	1	05/12/2012	None	3	Field Record
Winwick	SJ605926	1	18/12/2012	None	14	Field Record
Winwick	SJ605926	1	10/12/2012	None	16	Field Record
Winwick, Myddleton Lane, Winwick	SJ6092	4	29/01/2011	None	8	Field Record
Winwick	SJ605926	1	13/12/2012	None	1	Field Record
Winwick	SJ605926	1	05/02/2012	None	23	Field Record
Winwick	SJ605926	1	29/11/2012	None	14	Field Record
Winwick	SJ605926	1	09/02/2012	None	30	Field Record

Houghton Green Pool	SJ617929	5	24/02/2011	None	2	Field Record
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### Stock Dove (*Columba oenas*) (1,2,4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Arbury Pits	SJ6192	6	02/04/2012	None	Present	Field Record
Arbury	SJ6193	7	03/08/2011	None	4	Field Record
Radley Plantation	SJ6193	7	29/08/2011	None	8	Field Record
Houghton Green Pool	SJ6193	7	07/09/2011	None	5	Field Record
Houghton Green Pool	SJ6193	7	31/07/2011	None	4	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	22/09/2012	None	3	Field Record
Houghton Green Pool	SJ6193	7	11/02/2011	None	4	Field Record
Winwick	SJ605928	2	08/03/2012	None	2	Field Record
Myddleton Lane , Winwick	SJ6092	4	10/03/2011	None	1	Field Record
Myddleton Lane, Winwick	SJ6092	4	20/03/2011	None	26	Field Record
Winwick, Myddleton Lane, Winwick	SJ6092	4	29/01/2011	None	4	Field Record
Winwick, Myddleton Lane, Winwick	SJ6092	4	08/02/2011	None	1	Field Record
Winwick	SJ605926	1	09/09/2012	None	1	Field Record

### Willow Warbler (*Phylloscopus trochilus*) (1,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	30/05/2011	None	2	Field Record
Arbury	SJ6193	7	03/08/2011	None	1	Field Record
Winwick	SJ6192	6	26/04/2012	None	1	Field Record
Winwick	SJ605926	1	16/05/2012	None	1	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	24/04/2012	None	2	Field Record

Swallow (*Hirundo rustica*) (1,4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	22/09/2012	None	Present	Field Record
Houghton Green Pool	SJ6193	7	27/08/2011	None	7	Field Record
Houghton Green Pool	SJ6193	7	28/08/2011	None	12	Field Record
Houghton Green Pool	SJ6193	7	07/09/2011	None	30	Field Record
Houghton Green Pool	SJ6193	7	11/09/2011	None	60	Field Record
Houghton Green Pool	SJ6193	7	13/09/2011	None	11	Field Record
Houghton Green Pool	SJ6193	7	09/09/2011	None	12	Field Record
Houghton Green Pool	SJ6193	7	08/09/2011	None	Present	Field Record
Radley Plantation	SJ6193	7	29/08/2011	None	29	Field Record
Houghton Green Pool	SJ6193	7	31/08/2011	None	22	Field Record
Houghton Green Pool	SJ6193	7	19/08/2011	None	20	Field Record
Houghton Green Pool	SJ6193	7	31/07/2011	None	51	Field Record
Houghton Green Pool	SJ6193	7	14/09/2011	None	4	Field Record
Houghton Green Pool	SJ6193	7	30/05/2011	None	15	Field Record
Winwick	SJ605926	1	19/09/2012	None	31	Field Record
Winwick	SJ605926	1	09/08/2012	None	8	Field Record
Winwick	SJ605926	1	08/08/2012	None	6	Field Record
Waterworks Lane	SJ6092	4	25/09/2011	None	21	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	24/04/2012	None	Present	Field Record
Arbury Pits	SJ6192	6	26/06/2012	None	10	Field Record
Winwick	SJ605926	1	06/08/2012	None	4	Field Record
Winwick	SJ605926	1	11/09/2012	None	150	Field Record
Winwick	SJ605926	1	16/09/2012	None	130	Field Record
Arbury Pits	SJ6192	6	23/04/2012	None	1	Field Record

Arbury Pits	SJ6192	6	21/09/2012	None	145	Field Record
Arbury Pits	SJ6192	6	16/08/2012	None	10	Field Record

### Oystercatcher (*Haematopus ostralegus*) (1,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Winwick, Houghton Green Pool	SJ6193	7	15/02/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	19/03/2011	None	1	Field Record
Winwick	SJ605926	1	11/05/2012	None	2	Field Record
Winwick, 1	SJ605926	1	12/05/2012	None	Present	Field Record
Winwick	SJ605926	1	15/05/2012	None	1	Field Record
Winwick	SJ605926	1	16/05/2012	None	1	Field Record
Winwick	SJ605926	1	09/09/2012	None	1	Field Record

### Reed Bunting (*Emberiza schoeniclus*) (1,4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Winwick	SJ6192	6	25/04/2012	None	1	Field Record
Houghton Green Pool	SJ6193	7	14/09/2011	None	1	Field Record
Arbury	SJ6193	7	05/06/2011	None	3	Field Record
Houghton Green Pool	SJ6193	7	30/05/2011	None	2	Field Record
Winwick	SJ605926	1	11/05/2012	None	2	Field Record
Winwick, Myddleton Lane, Winwick	SJ6092	4	29/01/2011	None	10	Field Record
Hermitage Green Lane	SJ6092	4	08/06/2011	None	1	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	24/04/2012	None	1	Field Record
Arbury Pits	SJ6192	6	23/04/2012	None	4	Field Record
Arbury Pits	SJ6192	6	26/06/2012	None	4	Field Record
Winwick	SJ6192	6	27/04/2012	None	1	Field Record
Winwick	SJ605926	1	29/11/2012	None	3	Field Record
Winwick	SJ6192	6	26/04/2012	None	2	Field Record

## Sand Martin (*Riparia riparia*) (7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	05/04/2011	None	30	Field Record
Houghton Green Pool	SJ6193	7	07/09/2011	None	5	Field Record

## Tufted Duck (*Aythya fuligula*) (7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	29/07/2011	None	32	Field Record
Houghton Green Pool	SJ6193	7	07/09/2011	None	36	Field Record
Houghton Green Pool	SJ6193	7	12/02/2011	None	45	Field Record
Houghton Green Pool	SJ6193	7	27/08/2011	None	31	Field Record
Houghton Green Pool	SJ6193	7	17/09/2011	None	32	Field Record
Houghton Green Pool	SJ6193	7	31/08/2011	None	37	Field Record
Houghton Green Pool	SJ6193	7	26/07/2011	None	14	Field Record
Houghton Green Pool	SJ6193	7	19/08/2011	None	25	Field Record

## Pochard (*Aythya ferina*) (7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	14/09/2011	None	2	Field Record
Houghton Green Pool	SJ6193	7	08/09/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	13/09/2011	None	1	Field Record

## Whitethroat (*Sylvia communis*) (4,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	31/07/2011	None	3	Field Record
Houghton Green Pool	SJ6193	7	30/05/2011	None	3	Field Record
Houghton Green Pool	SJ6193	7	29/07/2011	None	4	Field Record

Arbury	SJ6193	7	03/08/2011	None	1	Field Record
Hermitage Green Lane	SJ6092	4	01/08/2011	None	2	Field Record
Hermitage Green Lane	SJ6092	4	08/06/2011	None	1	Field Record

### Whinchat (*Saxicola rubetra*) (1)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Winwick	SJ605926	1	11/05/2012	None	3	Field Record

### Ringed Plover (*Charadrius hiaticula*) (7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	26/07/2011	None	1	Field Record

### Peregrine (*Falco peregrinus*) (1,2)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Winwick	SJ605926	1	11/09/2012	None	1	Field Record
Winwick	SJ605928	2	02/03/2012	None	1	Field Record

### Redshank (*Tringa totanus*) (6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	20/03/2011	None	1	Field Record
Arbury Pits	SJ6192	6	21/09/2012	None	1	Field Record

### Swift (*Apus apus*) (1,3,4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Arbury Pits	SJ6192	6	26/06/2012	None	40	Field Record
Houghton Green Pool	SJ6193	7	03/08/2011	None	20	Field Record
Houghton Green Pool	SJ6193	7	19/08/2011	None	2	Field Record
Houghton Green Pool	SJ6193	7	30/05/2011	None	141	Field Record
Houghton Green Pool	SJ6193	7	31/07/2011	None	64	Field Record
Winwick	SJ605926	1	09/08/2012	None	65	Field Record

Winwick	SJ605926	1	12/06/2012	None	20	Field Record
Winwick	SJ605926	1	08/08/2012	None	60	Field Record
Winwick	SJ605926	1	06/08/2012	None	70	Field Record
Myddleton Lane	SJ6092	4	30/07/2011	None	32	Field Record
Myddleton Lane	SJ6092	4	04/06/2011	None	100	Field Record
Winwick	SJ605926	1	26/08/2012	None	1	Field Record
Winwick, Arbury Pits, Newton-Le-Willows	SJ607925	3	02/08/2012	None	1	Field Record

### Wheatear (*Oenanthe oenanthe*) (1)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Winwick	SJ605926	1	16/05/2012	None	4	Field Record
Winwick	SJ605926	1	11/05/2012	None	5	Field Record
Winwick	SJ605926	1	12/05/2012	None	4	Field Record
Winwick	SJ605926	1	15/05/2012	None	4	Field Record

### Yellowhammer (*Emberiza citrinella*) (1,2,4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Winwick	SJ6192	6	25/04/2012	None	4	Field Record
Houghton Green Pool	SJ6193	7	31/07/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	30/05/2011	None	1	Field Record
Winwick	SJ605926	1	11/05/2012	None	9	Field Record
Winwick	SJ605928	2	23/02/2012	None	Present	Field Record
Winwick	SJ605926	1	15/05/2012	None	2	Field Record
Winwick	SJ605926	1	01/02/2012	None	9	Field Record
Winwick	SJ605926	1	16/05/2012	None	2	Field Record
Winwick	SJ605926	1	29/11/2012	None	7	Field Record
Hermitage Green Lane	SJ6092	4	09/08/2011	None	2	Field Record
Winwick, Myddleton Lane, Winwick	SJ6092	4	29/01/2011	None	3	Field Record
Hermitage Green Lane	SJ6092	4	01/08/2011	None	2	Field Record
Hermitage Green Lane	SJ6092	4	31/07/2011	None	2	Field Record



Waterworks Lane	SJ6092	4	25/09/2011	None	5	Field Record
Winwick	SJ6192	6	26/04/2012	None	4	Field Record
Hermitage Green Lane	SJ6092	4	08/06/2011	None	2	Field Record
Winwick	SJ605926	1	10/12/2012	None	3	Field Record
Winwick	SJ605926	1	08/10/2012	None	7	Field Record
Winwick	SJ605928	2	02/03/2012	None	1	Field Record
Winwick	SJ605928	2	21/02/2012	None	11	Field Record

### Ruddy Duck (*Oxyura jamaicensis*) (7)

RECORD

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

### Teal (*Anas crecca*) (7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Houghton Green Pool	SJ6193	7	02/02/2011	None	15	Field Record
Houghton Green Pool	SJ6193	7	07/09/2011	None	2	Field Record
Houghton Green Pool	SJ6193	7	14/09/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	27/08/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	31/08/2011	None	2	Field Record
Houghton Green Pool	SJ6193	7	09/09/2011	None	2	Field Record

### Tree Sparrow (*Passer montanus*) (1,2,4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Winwick	SJ6192	6	26/04/2012	None	7	Field Record
Houghton Green Pool	SJ6193	7	30/05/2011	None	2	Field Record
Winwick	SJ605926	1	10/12/2012	None	60	Field Record
Winwick	SJ6192	6	25/04/2012	None	6	Field Record
Winwick	SJ605926	1	01/02/2012	None	60	Field Record
Winwick	SJ605926	1	14/05/2012	None	1	Field Record
Winwick	SJ605926	1	18/11/2012	None	45	Field Record

Winwick	SJ605928	2	23/02/2012	None	65	Field Record
Winwick	SJ605926	1	09/02/2012	None	1	Field Record
Winwick	SJ605926	1	02/12/2012	None	60	Field Record
Winwick	SJ605926	1	03/02/2012	None	32	Field Record
Winwick	SJ605926	1	14/10/2012	None	10	Field Record
Myddleton Lane, Winwick	SJ6092	4	04/03/2011	None	48	Field Record
Winwick, Myddleton Lane, Winwick	SJ6092	4	29/01/2011	None	35	Field Record
Winwick	SJ605926	1	29/11/2012	None	65	Field Record
Winwick	SJ605926	1	15/05/2012	None	3	Field Record
Winwick	SJ605926	1	11/05/2012	None	15	Field Record
Winwick	SJ605928	2	21/02/2012	None	65	Field Record
Winwick	SJ605928	2	02/03/2012	None	65	Field Record
Arbury Pits	SJ6192	6	23/04/2012	None	4	Field Record
Winwick	SJ6192	6	27/04/2012	None	3	Field Record

#### Pink-footed Goose (*Anser brachyrhynchus*) (6)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	13/12/2012	None	120	Field Record

#### Song Thrush (*Turdus philomelos*) (1,4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Winwick	SJ6192	6	26/04/2012	None	1	Field Record
Radley Plantation	SJ6193	7	05/06/2011	None	4	Field Record
Houghton Green Pool	SJ6193	7	30/05/2011	None	3	Field Record
Houghton Green Pool	SJ6193	7	12/02/2011	None	3	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	24/04/2012	None	1	Field Record
Houghton Green Pool	SJ6193	7	31/07/2011	None	1	Field Record
Winwick, Myddleton Lane, Winwick	SJ6092	4	28/01/2011	None	1	Field Record
Hermitage Green	SJ6092	4	08/06/2011	None	3	Field Record

Lane						
Winwick, Myddleton Lane, Winwick	SJ6092	4	29/01/2011	None	1	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	13/12/2012	None	2	Field Record
Winwick	SJ605926	1	29/11/2012	None	3	Field Record
Winwick	SJ605926	1	10/12/2012	None	2	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	11/01/2012	None	3	Field Record

### Skylark (*Alauda arvensis*) (1,2,4,6,7,8)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Arbury Pits	SJ6192	6	21/09/2012	None	11	Field Record
Arbury Pits	SJ6192	6	23/04/2012	None	5	Field Record
Houghton Green Pool	SJ6193	7	30/05/2011	None	1	Field Record
Arbury	SJ6193	7	05/06/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	10/09/2011	None	5	Field Record
Houghton Green Pool	SJ6193	7	20/03/2011	None	3	Field Record
Winwick	SJ6192	6	26/04/2012	None	5	Field Record
Winwick	SJ6192	6	25/04/2012	None	3	Field Record
Warrington	SJ6194	8	27/05/2009	None	Present	Field Record
Winwick	SJ605928	2	02/03/2012	None	1	Field Record
Winwick	SJ605926	1	09/10/2012	None	11	Field Record
Arbury Pits	SJ6192	6	02/04/2012	None	2	Field Record
Hermitage Green Lane	SJ6092	4	08/06/2011	None	6	Field Record
Winwick	SJ605926	1	10/12/2012	None	13	Field Record
Winwick	SJ605926	1	08/10/2012	None	9	Field Record
Winwick	SJ605928	2	23/02/2012	None	Present	Field Record
Arbury Pits	SJ6192	6	26/06/2012	None	6	Field Record

Snipe (*Gallinago gallinago*) (1)

RECORD

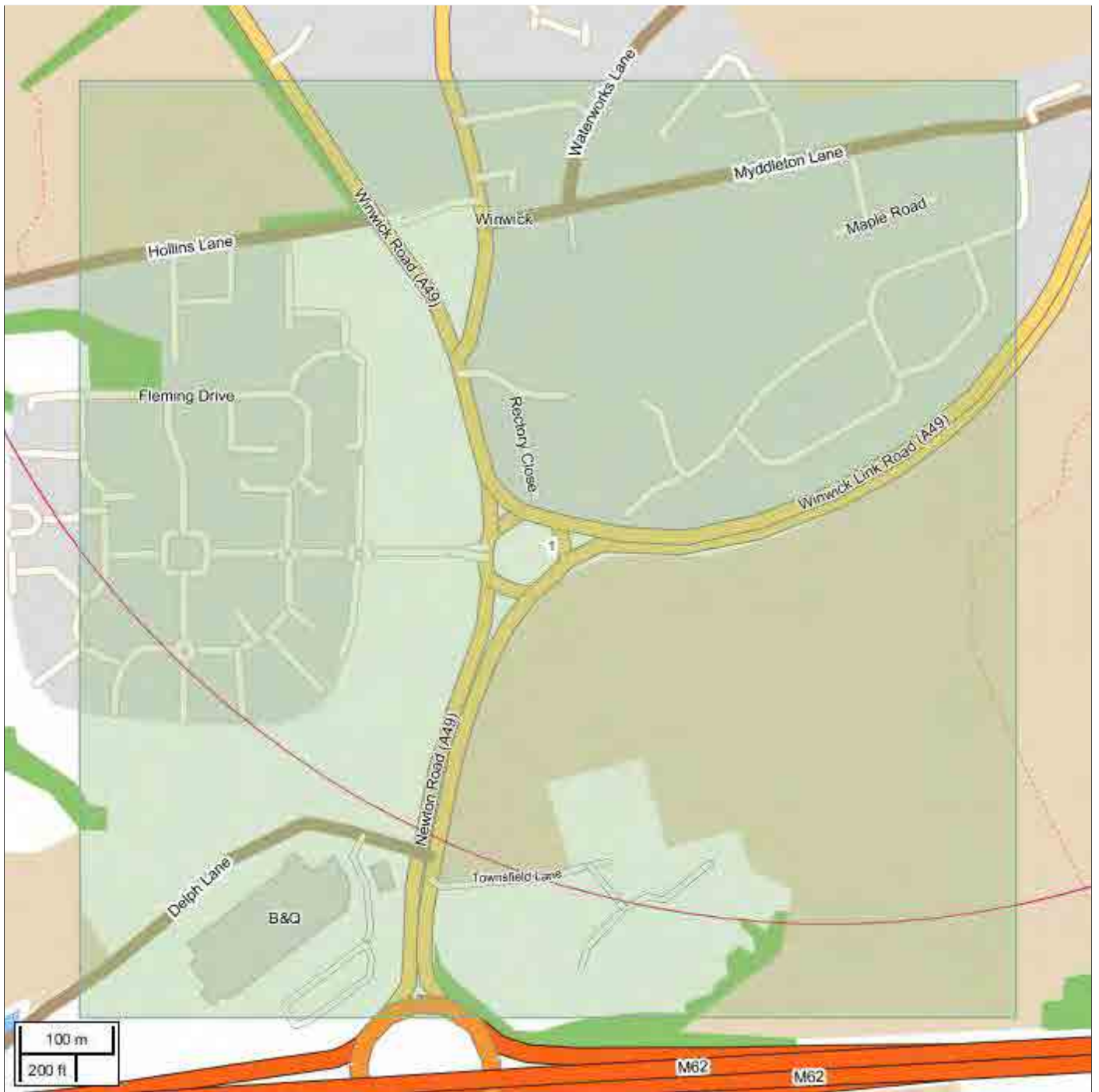
Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Winwick	SJ605926	1	29/11/2012	None	1	Field Record
Winwick	SJ605926	1	10/12/2012	None	2	Field Record

Starling (*Sturnus vulgaris*) (1,2,4,6,7)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	02/04/2012	None	2	Field Record
Houghton Green Pool	SJ6193	7	30/05/2011	None	1	Field Record
Houghton Green Pool	SJ6193	7	22/09/2011	None	140	Field Record
Houghton Green Pool	SJ6193	7	27/08/2011	None	3	Field Record
Houghton Green Pool	SJ6193	7	02/02/2011	None	65	Field Record
Arbury Pits	SJ6192	6	21/09/2012	None	32	Field Record
Arbury	SJ6193	7	25/09/2011	None	30	Field Record
Houghton Green Pool	SJ6193	7	11/02/2011	None	90	Field Record
Houghton Green Pool	SJ6193	7	08/09/2011	None	Present	Field Record
Winwick	SJ605928	2	02/03/2012	None	Present	Field Record
Winwick	SJ605926	1	18/11/2012	None	60	Field Record
Winwick	SJ605926	1	08/10/2012	None	30	Field Record
Myddleton Lane , Winwick	SJ6092	4	10/03/2011	None	700	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	11/01/2012	None	17	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	22/09/2012	None	180	Field Record
Myddleton Lane	SJ6092	4	29/09/2011	None	140	Field Record
Myddleton Lane	SJ6092	4	27/09/2011	None	200	Field Record
Willow / Birch Carr, Peel Hall Area - Comp 17	SJ6192	6	24/04/2012	None	2	Field Record
Winwick	SJ605926	1	05/02/2012	None	35	Field Record
Winwick	SJ605926	1	26/08/2012	None	220	Field Record

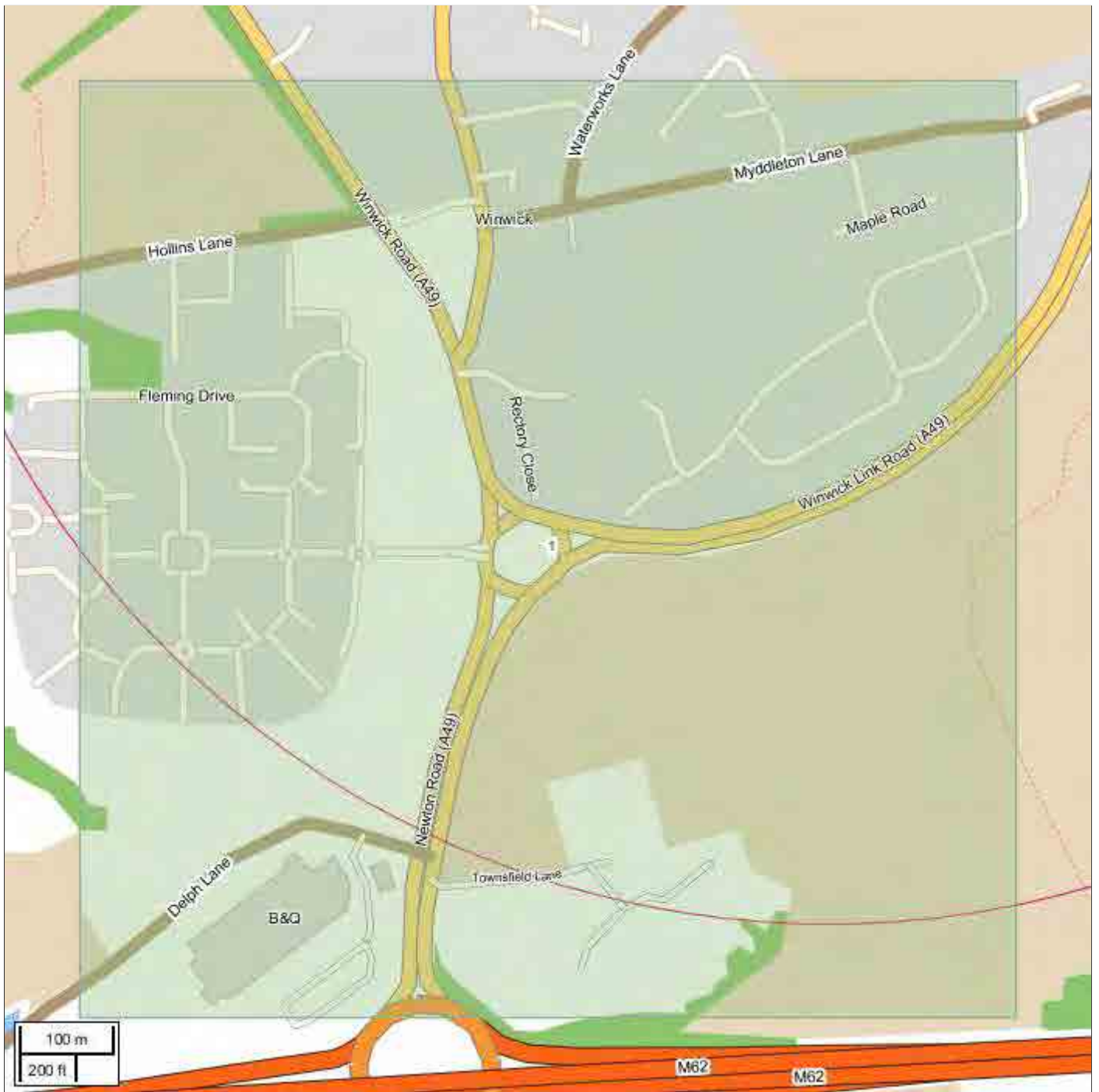
Winwick, Myddleton Lane, Winwick	SJ6092	4	29/01/2011	None	180	Field Record
Winwick	SJ605926	1	11/09/2012	None	650	Field Record
Winwick	SJ605926	1	29/11/2012	None	155	Field Record
Winwick	SJ605926	1	09/10/2012	None	220	Field Record
Winwick	SJ605926	1	10/12/2012	None	220	Field Record
Winwick	SJ605926	1	05/12/2012	None	5	Field Record



## Centre-barred Sallow (*Atethmia centrago*) (1)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
11 chesterton drive, winwick	SJ6092	1	09/09/2012	None	1	Field Record





## West European Hedgehog (*Erinaceus europaeus*) (1)

RECORD

Location	Grid ref.	Grid ID	Date	Sex/Stage	Abundance	Record type
Winwick Hospital	SJ6092	1	09/09/2012	Juvenile Male	1	Field Record
Winwick Hospital	SJ6092	1	14/08/2012	Juvenile Male	1	Field Record

## Site Boundary Report

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### Local Sites

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#### Local Wildlife Sites

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There are no Local Wildlife Sites within this search area.

#### Regionally Important Geodiversity Sites

---

There are no Cheshire Regionally Important Geodiversity Sites within this search area

### Statutory Sites

---

Due to changes to the NBN we are currently unable to provide Statutory Site location maps. You can access these by visiting the NBN Atlas <https://spatial.nbnatlas.org> or MagicMap <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx> (please be aware of the NBN Atlas guidance for using data <https://nbnatlas.org/help/guidance-using-data>).

### Other Sites of Conservation Interest

---

There are no Other Sites of Conservation Interest within this search area.

# TECHNICAL NOTE

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## Waterworks Lane, Winwick

**Job Number:** P324353

**Date:** 06 June 2019

**Client:** Rowland Homes

**Prepared By:** LW

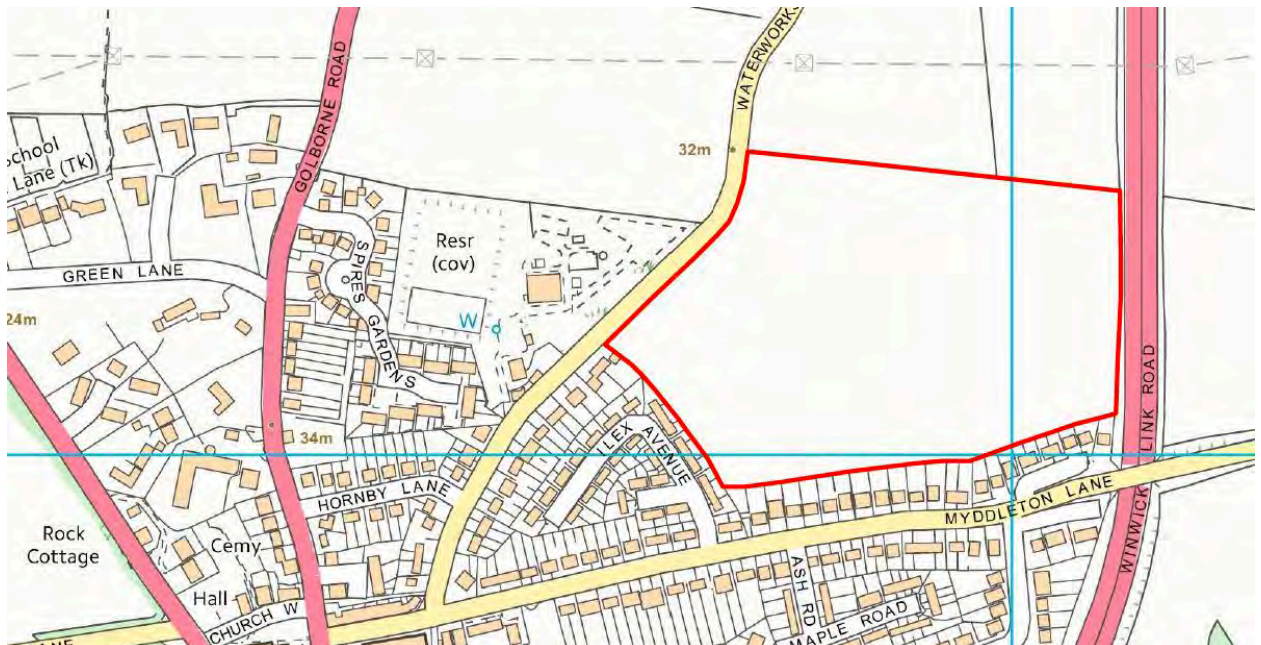
**Approved By:** ME

## Initial Highways Site Appraisal

### 1 Introduction

- 1.1 This note has been prepared for Rowland Homes to provide an initial high-level review on highways and access options for the Land off Waterworks Lane in Winwick, Warrington
- 1.2 It is understood that the site is being promoted for residential development in the Warrington Local Plan. The site could comfortably accommodate between 130 to 150 dwellings, or more without adverse impacts.
- 1.3 The site area is shown in [Figure 1.1](#).

Figure 1.1: Site Redline Boundary

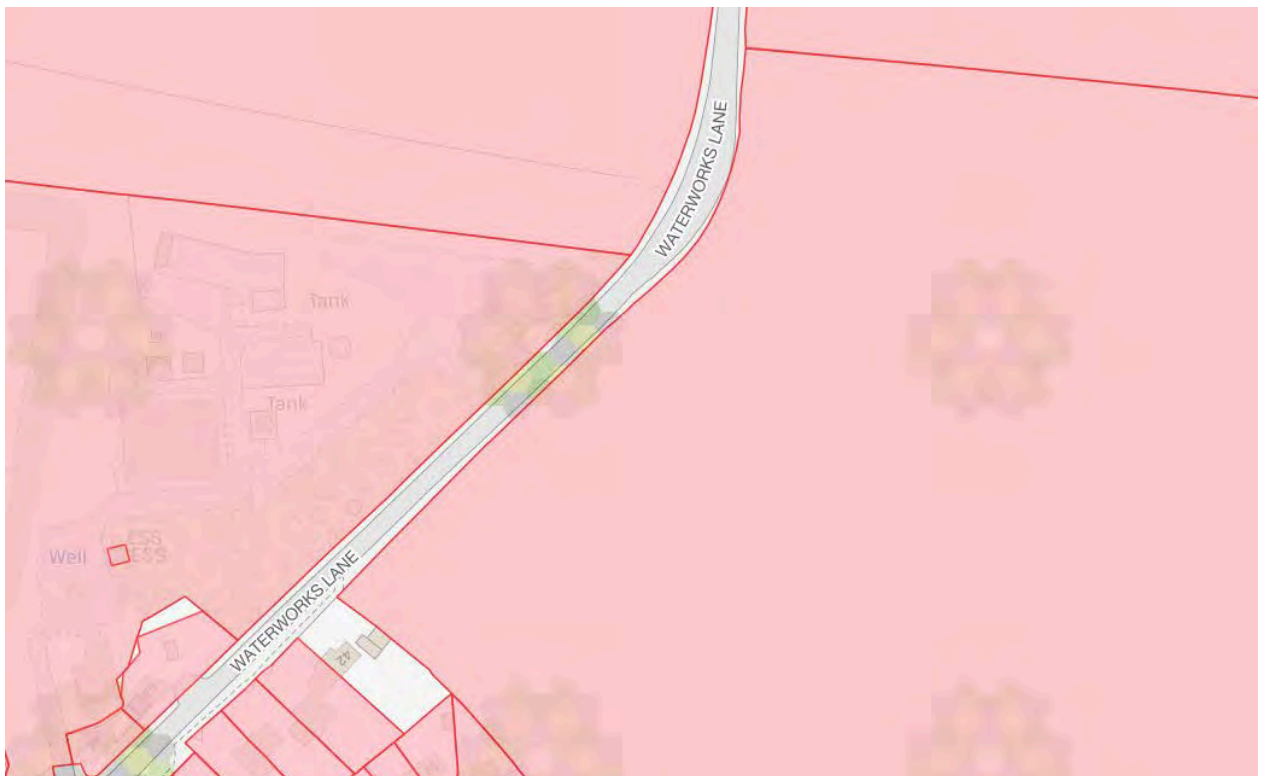


- 1.4 This note has been prepared as a desktop study. At this stage the distances/ measurements are derived from online mapping tools and are therefore approximates only. Further analysis using OS mapping and/or topographical survey information and on-site measurements would be required to ensure accuracy, should the site be progressed to a masterplan stage.

## 2 Site Access

- 2.1 The site access should be located on Waterworks Lane. To the south of the site, the speed limit of Waterworks Lane increases from 20/30mph (this needs to be confirmed on site, as Street View could be out of date and Myddleton Lane is now a 20mph zone) to national speed limit (60mph). Through the provision of a footway along the site boundary and active frontage onto the Waterworks Lane, the 20/30mph speed limit can be continued along the site boundary.
- 2.2 The site could comfortably accommodate between 130 to 150 dwellings, or more without adverse impacts. It is anticipated existing traffic flows on Waterworks Lane would be low and therefore a priority junction should suffice. This would need to be confirmed by junction capacity analysis. An indicative layout is shown in **Drawing J32-4353-PS-001** attached in **Appendix A**.
- 2.3 The extended 20/30mph speed limit will reduce the required visibility splays from 2.4m x 215m to 2.4m x 43m. This will enable the access to be located anywhere between the southern boundary to 43m from the northern boundary. There are some existing trees along the western site boundary, it is recommended that they are checked for Tree Preservation Orders.
- 2.4 It is noted that there is a lay-by close to the northern boundary of the site, it is anticipated that this can be removed as part of the development of the site. An initial review of the Land Registry (see [Figure 2.1](#)) does not indicate that there are any potential third-party land issues. On this basis, Waterworks Lane could be widened if required.
- 2.5 Street lighting would need to be implemented on Waterworks Lane along the western boundary.

Figure 2.1: Land Title Plan



### 3 Sustainable Accessibility

- 3.1 Bus stops are located on Myddleton Lane which are served by the No.19 bus route, providing a half-hourly and hourly service to Warrington and Leigh. Parts of the site will be beyond 400m from the bus stops.
- 3.2 Connections by walking and cycling will be required to the local amenities in the area to ensure the site can be deemed accessible by sustainable modes.
- 3.3 The existing footway provision on Waterworks Lane stops to the south of the southern site boundary (see [Figure 2.1](#)). A new 2m wide footway would need to be introduced along the site frontage.
- 3.4 There are no existing Public Rights of Way within the site boundary.

### 4 Other Points for Consideration

- 4.1 It is noted that there are some existing capacity problems at the Goldbourne Road/ A49 priority junction and the A49/ Winwick Link Road roundabout junction, depending on the distribution of traffic, the development could have a negative impact on these junctions.
- 4.2 A pedestrian access near to the south-west corner of the site would assist in reduced walking distances to bus stops and other local amenities.

## Technical Note

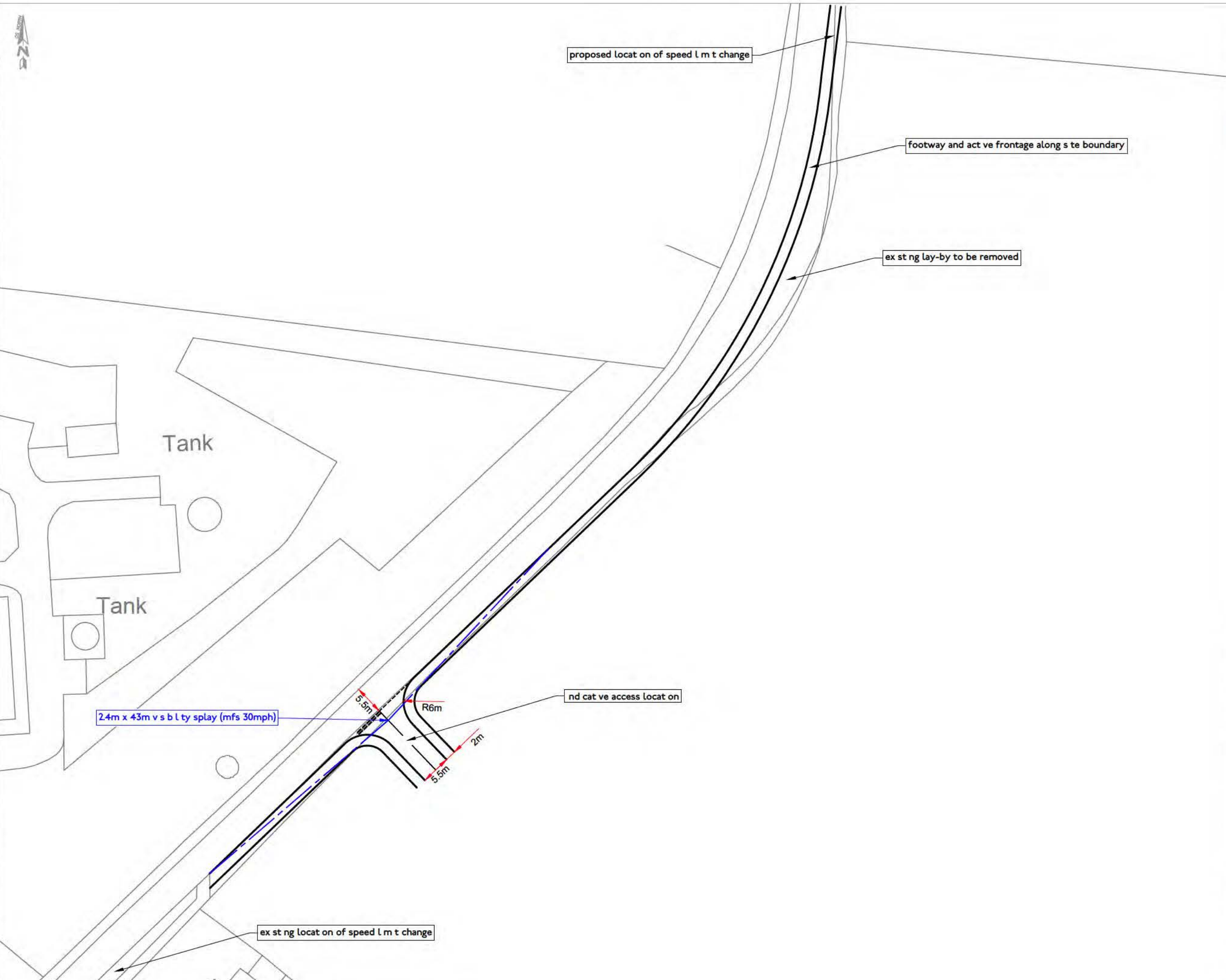
Waterworks Lane, Winwick

Initial Highways Site Appraisal



## Appendix A – Site Access Drawing

File name: Y:\ORPNOX (MODE)\PROJECT\MANCHESTER\PROPOSALS\324353 WATERWORKS LANE, WINWICK\AS GRAPHICS\1 CAD\2 SHEETS\J32 4353 P5 (0)DWG  
 Last saved by: LUKEWHEELER, Last saved on: 2019 05 20  
 Project Manager: In situ, Designer: LCW, Checked: MA, Approved: RE, ISO A3 297mm x 420mm



**mode**  
 transport planning  
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 e nfo@modetransport.co.uk  
 w www.modetransport.co.uk

- notes:
1. this drawing is to be read in conjunction with all other relevant drawings, any discrepancies, errors or omissions to be brought to the attention of overseeing organisation.
  2. all dimensions to be checked before commencement of work on site.
  3. all dimensions in metres unless otherwise stated.
  4. the design is subject to approval of warrington council.
  5. drawing based on os mapping.

issue/revision

no	date	issued	description
1	2019/05/20	LUKEWHEELER	ISSUED

client: rowland homes  
 project: waterworks lane, winwick  
 project number: J324353  
 scale: NTS@A3  
 drawing title: indicative access design  
 drawing number: J32-4353-P5-00

# WINWICK WATERWORKS LANE CONCEPT & PARAMETER PLANS



Prepared by Environmental Associates for Rowland Homes  
June 2019





O.S. Plan and site location, not to scale



Aerial Photo and Site Location

LAYOUT OPTION A



LAYOUT OPTION B



LAYOUT OPTION C



**Key landscape & layout principles**

Following a site appraisal and responding to the Landscape and Visual Appraisal, several development option plans were prepared. The 3 options illustrated here respond to the site constraints and opportunities identifying site layouts and proposals which will integrate with the north eastern edge of Winwick, relate well to Winwick Lane while providing a robust and attractive new edge to the village. The underlying landscape elements and development principles apply to each of the options, with the internal layouts and road hierarchy varying slightly. A preferred option (Option A) has been developed further and illustrated as a development parameters plan.

- ① **Entrance** - Create an attractive entrance which retains mature trees along Waterworks Lane. Plant new hedgerow between trees and additional Oak trees to lane. Short lengths of Stone walls proposed at entrance to reflect stone walls around adjacent waterworks
- ② **Frontage to Waterworks Lane** - Set back property frontages to allow for retention of lane edge trees, planting of new hedgerow and linear open space incorporating safe 'off road' pedestrian footpath
- ③ **Village Green** - Create attractive open near to site entrance with properties fronting onto space. Vista to open space from Waterworks Lane, the space may incorporate an attenuation pond
- ④ **Amenity Space** - Wrapping around the north/north eastern portion of the development an open space provides an attractive amenity and recreational area. Properties front onto the space which would accommodate a play area and attenuation ponds
- ⑤ **Woodland Screening and Visual Enclosure** - along the northern boundary an existing hedgerow forms a boundary to the site this boundary will be re-enforced by a belt of native woodland planting which will enclose the site provide screening, adding biodiversity and habitat. To the Eastern edge of the site the mature belt of trees along the Winwick Bypass will also be re-enforced by a belt of native woodland planting

Title: Layout Concept / Options		Client: Rowland Homes		Date: 13-06-2019				 environmental associates urban designers - landscape architects - masterplanners 10000 Lakeside Drive, Suite 200, Dallas, TX 75243-4692 Tel: 469-221-4444 Fax: 469-221-4445 www.environmentalassociates.com	
Project: Winwick, Waterworks Lane		Project no: EA / 5397		Drawing no: 100		Revision:			
						Revision		Details	
								Date	
								Author	

- Key**
-  Primary residential street
  -  Secondary residential drive
  -  Views and vistas
  -  Properties fronting onto Waterworks Lane
  -  Properties fronting onto green public open space
  -  Retained trees
  -  Retained hedge
  -  Proposed hedge
  -  Play area
  -  Strategic tree planting
  -  Proposed trees
  -  Potential attenuation pond



<b>Title:</b> Parameters Plan	<b>Client:</b> Rowland Homes	<b>Date:</b> 13-06-2019
<b>Project:</b> Winwick, Waterworks Lane	<b>Project no:</b> EA / 5397	<b>Drawing no:</b> 101
	<b>Revision:</b>	

Revision	Details	Date	Author

  
**environmental associates**  
urban designers · landscape architects · masterplanners  
100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000





## Landscape and Visual Appraisal

**Land at Waterworks Lane, Winwick,  
Warrington**

**Date:**

03/06/2019

**Prepared for:**

Rowland Homes

**Prepared by:**

Georgie Dearden CMLI

**Project Name:**

Waterworks Lane, Winwick

**Project No:**

41526484 // 46506

**Report Ref:**

RPT\_41526484 // 46506\_*Landscape and  
Visual Appraisal*



## Sign-off Sheet

<b>Project Name</b>	Waterworks Lane, Winwick
<b>Project No</b>	41526484 // 46506
<b>Report Reference</b>	RPT_41526484 // 46506_Landscape and Visual Appraisal

Revision	Date	Description	Author	Check	Review
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V2	31/05/2019	AMENDED ISSUE VERSION	GED	MG	NJ
V3	03/06/2019	AMENDED ISSUE VERSION	GED	MG	NJ
V4	05/06/2019	FINAL VERSION FOR ISSUE	GED	MG	NJ
V5	12/06/2019	Figure 9 added	GED	MG	NJ

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## Abbreviations

AOD	Above Ordnance Datum
GLVIA3	Guidelines for Landscape and Visual Impact Assessment, Landscape Institute (Third edition)
LCA	Landscape Character Area
LCT	Landscape Character Type
LVIA	Landscape and Visual Impact Assessment
MAGIC	English Government's online mapping tool
NCA	National Character Area
PROW	Public Rights of Way
SM	Scheduled Monument
SHLAA	Strategic Housing Land Availability Assessment
WBC	Warrington Borough Council

## 1.0 INTRODUCTION

This high-level landscape and visual appraisal has been produced to support the representation submitted by Rowland Homes in relation to their site to the east of Waterworks Lane in Winwick (hereafter referred to as ‘the Rowland Homes site’) as part of the current consultation on the Proposed Submission version of the new Warrington Local Plan.

The Rowland Homes site is currently an omission site within the Green Belt and has not been selected for release and allocation for housing in the Proposed Submission version of the emerging new Local Plan. Rowland Homes considers that the land within its control represents a suitable, sustainable and deliverable candidate for housing development and should be allocated instead of, or in addition to, the proposed allocation site under draft Policy OS9 of the emerging Local Plan (‘Land to the north of Winwick’, hereafter referred to as ‘the proposed allocation site’).

The report identifies the key landscape and visual characteristics, and their sensitivities, of the Rowland Homes site and the proposed allocation site. This high-level assessment does not assess the impact of any specific development proposals at this stage, but considers the anticipated landscape and visual effects of the development from both sites based on the assumed principles of scale and massing of a typical residential development at a density of approximately 30 dwellings per hectare.

The outcome of this high-level appraisal is to establish, for each site, the likely magnitude of landscape and visual effects, to identify the scope of potential mitigation and to conclude which site has the best capacity, in landscape and visual terms, to accommodate residential development with least harm to the landscape and wider Green Belt.

This appraisal was carried out by chartered landscape architects (CMLI) in May 2019. PBA, now part of Stantec, is a registered practice with the Landscape Institute and a corporate member of the Institute of Environmental Management and Assessment (IEMA).

### 1.1.1 SCOPE OF WORK

The scope of work is structured as follows:

- Review of landscape related conclusions reached in the evidence base documents produced in support of the Proposed Submission Version of the Warrington Local Plan, insofar as they relate to the Rowland Homes site and the proposed allocation site;
- Provision of a high-level landscape appraisal of the Rowland Homes site;
- Provision a high-level landscape appraisal of the proposed allocation site;
- Reach a conclusion in relation to the likely landscape and visual effects of developing each site, including their capacity for mitigation and recommendations in terms of the most suitable candidate for Green Belt release from a landscape perspective.

### 1.1.2 Review of Evidence Base Documents

We have undertaken a review of the following relevant evidence base documents which have informed the Proposed Submission Version Local Plan:

- Development Options and Site Assessment Technical Report – *Pages 84 – 86*
- Warrington Borough Council (WBC) Site Assessment Proformas – *Pages 543 – 548*

Where relevant we comment on the conclusions reached within these documents within our assessment of both sites within Section 4 of this report.

## 2.0 METHOD

In this section we set out our methodology for the landscape and visual appraisal of each site. This method has been developed to establish the landscape and visual quality and setting of each site, and to explore the potential effects of development on:

- Landscape elements (the 'fabric' or features of the site, which contribute to character);
- Landscape character; and
- People's views and visual amenity, from publicly accessible viewpoints.

The method comprises five main elements:

1. A site description.
2. An evaluation of the inherent or intrinsic landscape quality.
3. An evaluation of the visual quality of each site, their setting and importance in views within the wider landscape.
4. Outline of the likely mitigation potential should the site be developed for housing.
5. Consideration of the magnitude of the effect with regard to the size or scale of change on landscape and views likely to be experienced as a result of future residential development.

The appraisal was undertaken in accordance with the approaches and guidance contained within the following documents:

- An Approach to Landscape Character Assessment, Natural England 2014;
- Landscape Character Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, Swanick C 2004, The Countryside Agency/Scottish Natural Heritage; and
- The Guidelines for Landscape and Visual Assessment, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment 2013 (GLVIA3).

### 2.1.1 Desk Study and Field Study

Background information in relation to both sites was reviewed, to establish the baseline landscape and landscape character information, including topography, landscape planning designations and published sources of landscape character or, where relevant, townscape character. Sources of information for the data trawl included:

- a. Ordnance Survey Open Data for mapping;
- b. Google Earth Pro for aerial photography;
- c. Natural England, 2013. 'National Character Area profile: 60. Mersey Valley;
- d. Warrington Landscape Character Assessment, 2007. LCA 1c Winwick, Culcheth, Glazebrook and Rixton and LCT 1, Undulating Enclosed Farmland;
- e. The Mersey Forest; and
- f. Natural England, 2019. 'Magic' [online] Available at: <http://www.magic.gov.uk/>, for statutory and non-statutory designations.

A field assessment of each site was carried out on foot from publicly accessible locations. Baseline photographs taken of the two sites and their landscape context are used to illustrate the report (see Photograph Sheets at Figure 5). The fieldwork included an evaluation of the landscape and visual quality of each site and their immediate surroundings. Notes were taken of key features in and near to the sites including existing land use, the presence of vegetation in the form of woodland, groups of trees, specimen trees and hedgerows. Other features were noted including the presence of topography, geology and man-made structures. Views from and towards the site were also recorded.

### 2.1.2 Site Description

A description of the key features within and next to each site, including land use, vegetation, building structures, the presence of public rights of way (PROW) and site boundaries is provided. Key features are shown on the Landscape and Visual Analysis Plan at Figure 9.

### 2.1.3 Evaluation of Landscape Character Sensitivity

Landscape character sensitivity is a judgement about the sensitivity of natural and cultural factors, landscape quality and condition, and aesthetic or experiential factors. The following criteria have been used to form a judgement on the landscape character of the sites.

- Landscape character 'attractiveness' of the SHLAA sites

This included a description of the landscape character of the area being considered including 'historic features, field pattern, amount and nature of vegetation cover, locally distinctive built form, scale and enclosure of the landscape and the nature of the landform. Consideration is also given to the levels of 'intactness' exhibited by landscape features. This aspect is closely linked to consistency (see below). It is the balance and interaction of landscape features and how they are perceived which contribute to sense of place and to landscape 'attractiveness.' The judgement to be recorded was '**highly attractive**', '**attractive**', '**pleasant**' or '**common place**'.
- Consistency of landscape character

This assesses the consistency of landscape character of each site with the wider landscape character, with reference to the key characteristics reported in published landscape character documents. This may be judged as '**highly consistent**', '**mostly consistent**', '**some key characteristics present**' or '**not representative of wider character**'.
- Relationship to the settlement edge and contribution to settlement setting

This includes a factual description of how the landscape contributes to the setting of an adjacent settlement. It would identify settlement pattern, nature of the settlement edge, inter-relationship between the sites being considered and the adjacent settlement, and any distinctive landscape or built form features which make an important contribution to the setting of the settlement. For example, a site which forms part of rural farmland setting to settlement and includes mature vegetation which provides screening and a 'soft' edge to the settlement is likely to be more sensitive to change. A softer edge creates a coherent transition between the urban and rural landscape. Soft edges could be altered considerably without careful planning and appropriate mitigation through any new development or expansion of the urban edge.

This would be judged as '**integral part of settlement setting**', '**some features contributing to settlement setting**', '**limited association with settlement setting**' or '**not associated with settlement setting**'.

- Remoteness and tranquillity

This is the degree to which a landscape has been influenced by development and relates strongly to the perceptual qualities of landscape experienced during the field survey. Low noise level, low density of settlement and infrequent roads indicate a tranquil and often rural character, likely to be more sensitive and more affected by new development than one that is already disturbed or impinged by busy roads, industry and residential development. This aspect is judged as either being **'remote'**, **'peaceful'**, **'some interruption'** or **'not tranquil'**.

#### 2.1.4 Evaluation of Visual Sensitivity

The evaluation of visual sensitivity involves an appraisal of the general visibility of the area being considered, the degree to which public views of the site are available, and the contribution of any key or 'important' views. The following criteria have been used to form a judgement on the visual quality of the sites and the surrounding area.

- General visibility and visual prominence

This aspect assesses the views and visual connections with adjacent landscapes, the prominence of the settlement fringe within these views and the effect of landform and tree and woodland cover on the visibility of an area. A landscape which is isolated or well screened from the surrounding landscape is likely to have a lower sensitivity than one which forms a key component or is highly visible in the surrounding landscape. This is judged as being either **'High'**, **'Moderate-high'**, **'Moderate-low'** or **'Low'**.

- Public accessibility

The extent to which an area is currently used by the public can affect its sensitivity and the perception of the landscape. Most land-use planning regimes consider that public views are of greater value than views from private property. Recreational elements (e.g., footpaths, bridleways, sports grounds, parks) are likely to be more sensitive than an area which is currently little used by members of the public or has limited or no accessibility. This is judged by considering how many public routes or open spaces cross or pass around the area being considered and also, where information is available, the number and types of receptors. This is judged as being **'high sensitivity'**, **'moderate-high sensitivity'**, **'moderate-low sensitivity'** or **'low sensitivity'**.

- Important views

This includes a judgement of important or prominent features within the settlement such as the church spire or prominent buildings, or to surrounding landscape features and landmarks and how they relate to the sites being considered and whether the site being assessed intervenes with those views. For example, a church surrounded by trees or on the highest land within a settlement may be a key feature of the view to a settlement, as such the adjacent land is likely to be more sensitive to development which may detract from or reduce its prominence in views than a view dominated by development or a 'harsh' settlement edge. This is judged as **'highly important views'**, **'some important view'**, **'no important views'** or **'views dominated by detracting features.'**

#### 2.1.5 Mitigation Potential

The final aspect of the evaluation of landscape and visual sensitivity is a judgement regarding mitigation and considers the degree to which potential landscape character and visual impacts could be mitigated. This includes consideration of the scope for mitigation, which would be in keeping with the landscape character and would be judged as being **'high'**, **'moderate-high'**, **'moderate-low'** or **'low'**.

### 2.1.6 Magnitude of Landscape Effects

The appraisal provides a description of potential landscape effects of a typical residential development, assuming principles of scale and massing of a typical residential development of circa. 30 dwellings per hectare. Effects can be either beneficial, adverse or neutral.

The magnitude of a landscape effect is considered in terms of its size or scale, the geographical extent of the area influenced, its duration and degree of reversibility.

The size or scale of change in the landscape relates to the loss or addition of features in the landscape which are likely to result from the proposed development, and considers:

- a) The extent/proportion of landscape elements that are lost or added;
- b) The contribution of those elements to landscape character and the degree to which aesthetic/perceptual aspects are altered; and
- c) Whether the effect is likely to change the key characteristics of the landscape, which are critical to its distinctive character.

The criteria set out in **Table 1** below were used to appraise the size and scale of landscape effects, based on the degree of change that will occur as a result of the proposed development.

**Table 1 Landscape Effects**

Category	Criteria
Major adverse landscape effect	The proposals will result in a total change in the key characteristics of landscape character; will introduce elements totally uncharacteristic to the attributes of the receiving landscape such as its massing, scale, pattern and features; and/or will destroy or permanently degrade the integrity of landscape character; and/or is in total conflict with established planning objectives for landscape and visual elements of enhancement of the landscape; and/or result in a substantial or total loss, or alteration of key elements/features/characteristics.
Moderate adverse landscape effect	The proposals will result in a partial change in the key characteristics of landscape character; will introduce elements uncharacteristic to, out of scale or at odds with the attributes of the receiving landscape, such as its massing, scale, pattern and features; and/or will result in partial loss, or alteration of key elements/features/characteristics; or is in conflict with established planning objectives for landscape and visual elements of enhancement of the landscape.
Slight adverse landscape effect	The proposals will result in little change in the key characteristics of landscape character and will introduce elements that do not quite fit with the attributes of the receiving landscape such as its massing, scale, pattern and features; and/or will result in a minor loss or alteration of elements/features/characteristics; and/or contribute to degrading the landscape character; and/or does not fit with established planning objectives for landscape and visual elements of maintaining the landscape.
Negligible adverse landscape effect	The proposals will result in a just discernible change to landscape character/elements/features/characteristics, which is not quite in keeping with the existing landscape and landscape character.
No change	The proposals will not cause any change to the landscape character/elements/features/characteristics.
Neutral effect	As a result of the proposals, there will be a change to the landscape elements/features/characteristics, but the change will be in keeping with, and complement, the existing landscape character such that the existing character is maintained and does not cause degradation or enhancement of the character.
Negligible landscape benefit	The proposals will result in a just discernible improvement to the landscape character/elements/characteristics, such as massing, scale, pattern or features.



Category	Criteria
Slight landscape benefit	The proposals will achieve a degree of fit with the landscape character/elements/features/characteristics and provide some enhancement to the condition or character of the landscape.
Moderate landscape benefit	The proposals will achieve a good fit with the landscape character/elements/features/characteristics, such as massing, scale, and pattern; and/or would noticeably improve the condition or character of the landscape and enhance characteristic features through the use of local materials; and/or support established planning objectives for landscape and visual elements of enhancement of the landscape.
Major landscape benefit	The proposals will totally accord with the landscape character/elements/features/characteristics, including scale, pattern, massing; and/or would restore, recreate or permanently enhance the condition or character of the landscape and enhance characteristic features through the use of local materials or planting; and/or delivers established planning objectives for landscape and visual elements of enhancement of the landscape.

### 2.1.7 Magnitude of Visual Effects

The magnitude of a visual effect is appraised in terms of its size or scale, the geographical extent of the area influenced, its duration and degree of reversibility.

The size or scale of change in the view relates to the degree of contrast to, or integration with, the visual composition, which is likely to result from the proposed development; and is influenced by the relative time over which a view is experienced and whether it is a full, partial or glimpsed view.

The criteria set out in **Table 2** below were used to appraise the size and scale of visual effects, based on the degree of change to the view or composition.

**Table 2: Visual Effects: Size/Scale of Change**

Category	Criteria
Major adverse or beneficial visual effect	The proposals will cause a dominant or complete change or contrast to the view, resulting from the loss or addition of features in the view and will substantially alter (degrade or enhance) the appreciation or composition of the view.
Moderate adverse or beneficial visual effect	The proposals will cause a clearly noticeable change or contrast to the view, which would have some effect on the composition, resulting from the loss or addition of features in the view and will noticeably alter (degrade or enhance) the appreciation of the view.
Slight adverse or beneficial visual effect	The proposals will cause a perceptible change or contrast to the view, but which would not materially affect the composition or the appreciation of the view.
Negligible adverse or beneficial visual effect	The proposals will cause a barely perceptible change or contrast to the view, which would not affect the composition or the appreciation of the view.
No change	The proposals will maintain the existing view and cause no change to the view.
Neutral	There will be a change to the composition of the view, but the change will be entirely in keeping with the existing elements of the view and maintain the composition of the existing view.

## 3.0 LANDSCAPE CHARACTER

### 3.1.1 National Landscape Character Assessment

#### 3.1.1.1 NCA 60: Mersey Valley (2013)

Both the Rowland Homes site and the proposed allocation site are within the north-eastern extent of the Mersey Valley NCA 60. The local landscape is broadly consistent with the key characteristics of the NCA. However, the site is distant from the Mersey Estuary, which is described as a defining element in the landscape, along with its associated docks, chemical works and oil refineries.

The key characteristics of NCA 60, as described in Natural England's Landscape Character Assessment, include:

*“The landscape is low-lying, focusing on the broad linear valley of the River Mersey; it is estuarine in the west and has extensive areas of reclaimed mossland in the east.*

*The River Mersey flows from east to west, joined by associated tributaries, although the Mersey itself is often obscured from view.*

*Trees and woodland are mainly associated with settlements, occasional parkland and isolated woodland blocks; and in recent years new community woodlands have been planted.*

*Large-scale, open, predominantly flat, high-quality farmland occurs between developments, with primarily arable farming to the north of the valley and a mixture of arable and dairying to the south.*

*The field pattern is regular and large scale, often defined by hedgerows with isolated hedgerow trees; many hedgerows are intermittent and have been replaced by post-and-wire fencing, while field boundaries on the mosses are marked by ditches.*

*The predominant building material is red brick though some sandstone construction remains, and some survival of earlier timber frame.*

*There are densely populated urban and suburban areas, with major towns particularly at the river crossings, including Runcorn, Widnes, and Warrington.*

*The river valley has a dense communication network with motorways, roads, railways and canals running east–west, and power lines are also prominent.”*

The NCA profile includes four Statements of Environmental Opportunity for NCA 60, of which the following are relevant to the two sites and surrounding landscape:

*“SEO 2: Promote the Mersey Valley's historic environment and landscape character and positively integrate the environmental resource with industry and development, providing greenspace within existing and new development, to further the benefits provided by a healthy natural environment, as a framework for habitat restoration and for public amenity.*

*SEO 3: Manage the arable and mixed farmland along the broad linear Mersey Valley, and create semi-natural habitats, woodlands and ecological networks, to protect soils and water, enhance biodiversity, increase connectivity and improve the character of the landscape, while enabling sustainable food production.”*

### 3.1.2 Local Landscape Assessments

#### 3.1.2.1 Warrington Landscape Character Assessment (2007)

Warrington's Landscape Character Assessment was produced in 2007 by Agathoclis Beckmann Landscape Architects. Both the Rowland Homes site and the proposed allocation site are within Landscape Character Area (LCA) 1.C: Winwick, Culcheth, Glazebrook and Rixton, within the Undulating Enclosed Farmland Landscape Character Type (LCT) 1.

##### LCT 1: Undulating Enclosed Farmland

This is the largest area of landscape type within the Borough and includes a large tract of land between Burtonwood and Glazebrook to the north and northeast of the Borough.

Key characteristics of the Undulating Enclosed Farmland (LCT 1) are identified as follows:

*“Undulating enclosed farmland.*

*Sweeping views from higher ground toward Pennines to the east and to the red sandstone escarpment to the south.*

*Mainly medium to often large-scale mainly arable fields.*

*Sparsity of hedgerow trees.*

*Hawthorn hedgerow field boundaries are often fragmented.*

*There are a large number of former marl pits and ponds within the landscape, often identified by their fringes of willow and alder, as well as occasional isolated oak trees within fields.*

*Viability of farming is clearly under pressure and land has been sold or leased for horse grazing and various leisure facilities.”*

Key cultural elements in this LCT include the A49 major historic route, Stephenson's Manchester to Liverpool railway line, the M6 motorway (approximately 0.6km to the north-east of the sites), knolls used for farmsteads or churches, medium to large-sized fields (often growing wheat), and Winwick Church.

#### 3.1.2.2 LCA 1C: Winwick, Culcheth, Glazebrook and Rixton

This area stretches in an arc from the River Mersey in the south, through Glazebrook to Culcheth in the north, and wrapping around Winwick in the west.

The description of LCA 1C notes that small deciduous woodlands form backdrops to views in this landscape. The assessment states that in general the largely open countryside is visually sensitive to development and there are sweeping views to the north and east from Culcheth and Glazebrook and south from Winwick. However, it is noted that views to the north from Winwick are not a key characteristic.

The assessment also states that the area contains three significant knolls to the north-west of this area, one is the large knoll on which Winwick Church stands; the second to the north, is defined by Cop Halt Farm; and the third is at Wood Head Farm to the south of both sites where it runs east to meet the A573 Parkside Road.

The key cultural elements highlighted in the assessment for this LCA refer to historic halls, (Kenyon Hall Parkland in particular comprising the early 19th century Grade II listed hall, and associated lodge and gate posts); and the 1648 battle between Cromwell and the Scots forces. This battle took place at Red Bank, adjacent to Newton Brook at the crossing with the A49 former Roman military road.

The colliery spoil heap north-west of Hermitage Green is noted as outside this character area but having a visual impact on this LCA. The spoil heap is described as *“a relic of the former Parkside Colliery and occupies an area of land formed by an elbow bend in Newton Brook.”*

The section on the management of the LCA, refers to the need to conserve and manage remaining hedgerow field boundaries, as well as reintroduce hedgerow planting, including hedgerow trees. Existing woodlands should be conserved and managed to encourage habitat diversity and consideration given to additional native woodland planting. Management recommendations also include consideration of the use of native planting to soften and screen new development.

### 3.1.2.3 The Mersey Forest Plan

The Borough of Warrington falls within the north-eastern extent of the Mersey Forest, which is the largest of England's twelve Community Forests. The Mersey Forest is a partnership organisation of nine local authorities, Natural England and the Forestry Commission. The aim of the Mersey Forest is to transform the landscape through the creation of a mosaic of woodland, and other habitats, as well as encouraging urban tree planting.

The Mersey Forest Plan subdivides the forest area into Landscape Units. Both the Rowland Homes site and the proposed allocation site are within 'Unit W5: Agricultural land around the M62, Burtonwood, Winwick, Croft and Culcheth'. The indicative target woodland cover within this Landscape Unit is 20 per cent and its key objectives include creating *“linear woodlands along highways, roads, and rights of way...”*, and *“planting to soften any new development”*.

### 3.1.3 Location and Context

The boundaries and location of both sites are shown on Figure 1 and are to the immediate north of Winwick in Warrington, Cheshire.

### 3.1.4 Description of the Surrounding Area

The topography of the surrounding landscape is also illustrated by OS mapping on Figure 1. The land is gently undulating northwards between both sites and falls northwards towards St Oswald's Brook, a tributary watercourse at approximately 30m AOD. The brook flows west from the foot of the former Parkside Colliery site into Newton Brook at Red Bank, where there are substantial linear blocks of woodland. This view is shown at Photograph Viewpoint 1 at Figure 4. The land also falls towards the hamlet of Hermitage Green and then rises towards junction 6 of the M6 motorway (which is in a cutting) to localised high ground at and around Wood Head Farm. Beyond this the landscape transitions into St Helen's LCT 2 Agricultural Moss and LCA Highfield Moss.

The wider landscape to the east of Winwick Link Road gently falls in elevation from 30m AOD towards Myddleton Hall and Houghton Green Pool at 26m AOD which is contained by junction 10 of the M62 motorway and junction 21 of the M6 motorway

The land falls steeply to the south from Winwick Link Road at 25m AOD towards the M62 and the northern parts of Warrington at 15m AOD.

The wider landscape to the west is generally lower and undulating to a local high point of 33m AOD at Cop Halt Farm, which is a particularly visually dominant farmstead, seen from the Sankey valley in the west as well as from Winwick.

## 4.0 THE ROWLAND HOMES SITE

### 4.1.1 Warrington Borough Council Site Assessment

The landscape review of the Rowland Homes site within the WBC Site Assessment Proformas, concluded in terms of the capacity of the landscape to accommodate development that:

*'The site falls within Character Type 1C – Undulating Enclosed Farmland – Winwick, Culcheth, Glazebury and Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. The site is in arable use. Whilst the site itself is fairly flat and open, the landscape could potentially accommodate development, as the site is fairly well contained, being adjacent to the northern extent of the settlement and bounded by the Winwick Link Road (bypass) to the east and Waterworks Lane to the west. Mitigation may be required to protect wider landscape character, but development of the site would result in only a **moderate change** to landscape character.'*

WBC clearly accepts that the development of the Rowland Homes site will not give rise to major landscape effects. The Council acknowledges that the landscape here could accommodate development given that the site is well contained and has a good relationship to the existing settlement pattern.

### 4.1.2 Site Description

The Rowland Homes site is an irregular shaped 6.6 ha arable field located to the immediate north of Winwick and is shown in its wider context at Figure 1. Photograph Viewpoint Locations are shown on Figure 2 and panoramic photographs illustrating the baseline views are set out on Figures 4 to 7. Key features are shown on the Landscape and Visual Analysis Plan at Figure 9.

The site is relatively flat, but it does gently drop up to 5m in elevation from its south western corner (on Waterworks Lane) at approximately 35m Above Ordnance Datum (AOD) towards the eastern part of the site to approximately 30m AOD. A view looking north and east from Waterworks Lane is shown at Photograph Viewpoint 2 at Figure 4.

The site is bounded by Winwick Link Road (A49) to the east and Waterworks Lane to the west. Waterworks Lane runs to the north of the main residential area of Winwick before turning east to its junction with the A49. It has pavements to both sides within Winwick reducing to a single pavement before becoming a narrow rural lane after the northern edge of the settlement.

The western boundary of the site along Waterworks Lane is relatively open although there are a few mature roadside trees. There is a water treatment plant to the west of Waterworks Lane which is well screened by a substantial belt of mature trees.

Winwick Link Road (A49) is set within a cutting along the entire length of the site's eastern boundary. The embankments are at their tallest as they support the road bridge over which Myddleton Lane crosses the A49. These embankments contain substantial belts of mature trees and are wooded in character. A view from Myddleton Lane over bridge across the M6 is shown at Photograph Viewpoint 3 at Figure 5. Winwick Link Road extends to the nearby M6 motorway at Junction 22. The sound of traffic using the A49 can be heard but there is no visible indication of the road.

Along the southern boundary are the rear garden fences and vegetation of properties on Ilex Avenue and Myddleton Lane. This view is shown at Photograph Viewpoint 4 at Figure 5. The rooflines and upper elevations of these properties are clearly visible to the south. St Oswald's

church spire at Winwick is also visible above rooflines to the southwest. This is shown in the right side of the Photograph Viewpoint 5 at Figure 5.

The northern boundary is a mostly intact field boundary hedgerow with further agricultural fields beyond leading to Highfield Farm. There are pylons forming part of an overhead line within fields crossing to the immediate north and west into the proposed allocation site. The northern field boundary and overhead line are also shown at Photograph Viewpoint 5 at Figure 6.

There are no PROWs within the Rowland Homes site. The nearest PROW runs east-west across farmland linking Waterworks Lane to the A573 Parkside Road, south of Hermitage Green.

## 4.2 MITIGATION POTENTIAL

The present north-eastern edge of Winwick is strongly defined by built form and the level of screening could be increased to further soften this edge. However, public views from the north are limited due to intervening landform and vegetation. The site is also well screened from the east by existing belts of trees associated with the Winwick Link Road. There is scope for further tree belts to reinforce the screening along the western boundary on Waterworks Lane; however, it would be desirable to retain views of the church spire from the northerly approach to Winwick along Waterworks Lane. There is also excellent scope for an enhanced landscape buffer along the existing northern field boundary, including the retention and enhancement of the existing field boundary hedgerow to provide a buffer between any proposed new development and the wider landscape to the north. We can therefore conclude that there is '**moderate-high**' potential for appropriate mitigation.

## 4.3 EVALUATION OF LANDSCAPE CHARACTER SENSITIVITY

### 4.3.1 Landscape character 'attractiveness'

Looking east from Waterworks Lane, there are some attractive views across the site. However, views further to the east are screened by mature belts of trees along Winwick Link Road. There are no public views from the south due to the physical built form of Winwick.

The scenic quality of the landscape immediately surrounding the site is also partly influenced by electricity overhead lines, which are clearly visible crossing over the agricultural landscape to the immediate north and west. Although a detracting influence, they are located beyond the Rowland Homes site and are not a constraint to development, unlike the proposed allocation site which contains pylon structures and overhead lines within the site boundary.

Highfield Farm to the north and visible residential properties to the south (on the north side of Winwick) have a strong urbanising influence on the Rowland Homes site, which affects the scenic qualities of the local landscape.

There are pleasant long views across the flat arable farmland to the west and north, with the higher landform of the Northern Pennines in the far distance, particularly from within the western part of the site.

The character within the Rowland Homes site is defined by the large flat open arable field with an intact northern hedgerow, tree belts to the east and a number of mature trees along the western boundary. Urban influences, such as the nearby settlement of Winwick and the electricity overhead line which dissects the landscape, exert a strong influence on the original rural character. The distinctive spire of St Oswald's, which is located on a localised high point within Winwick, is an important feature within this landscape. The northern field boundary hedgerow appears managed and although the hedgerow boundary is missing along Waterworks Lane, the landscape quality and condition of the site is reasonably good.

There are no statutory listed buildings within or near the site, as shown at Figure 3. However, there are two locally listed buildings nearby, Southern and Northern Waterworks Cottages, approximately 74m and 57m respectively to the south-west. There is a Scheduled Monument (SM) (National Monument No: 22597), approximately 275m to the east, west of Highfield Lane which is an example of a late Neolithic Bowl Barrow. There is no intervisibility between the site and the SM or the locally designated Waterworks Cottages.

Overall, the Rowland Homes site is characteristic of a typical edge of settlement greenfield sites and is therefore judged to be generally **'pleasant'**.

#### 4.3.2 Consistency of landscape character

The Rowland Homes site has **'some key characteristics present'** with the LCT 1: Undulating Enclosed Farmland and LCA 1C: Winwick, Culcheth, Glazebrook and Rixton including the undulating medium scale arable farmland with sweeping views towards the Pennines to the north west. The site also has a sparsity of hedgerow trees, although small deciduous woodlands do form a backdrop to views to the east. Views north are curtailed by a localised high point of 35m AOD. The site does not have views towards the red sandstone escarpment to the south.

The northern field boundary hedgerow is intact and there no former marl pits and ponds within or near the site or occasional isolated oak trees within fields. The site is arable with no horse grazing or various leisure facilities adjacent. Of the three significant knolls noted as a key characteristic within the LCA 1C, only the Winwick Church spire is visible to the south. Views to the north-west towards Cop Halt Farm and Wood Head Farm are interrupted by landform and settlement. There are no views towards the 1648 historic battle site.

#### 4.3.3 Relationship to the settlement edge and contribution to settlement setting

Although the nature of the arable land provides a key characteristic of the Rowland Homes site, it has limited association with the settlement setting as its open nature is not perceivable from public viewpoints other than those within the immediate vicinity on Waterworks Lane. Significant belts of mature trees along Winwick Link Road also provide screening from the wider road network. There are some mature trees along the residential boundary; however, the vegetation cover is not substantial enough to completely screen the elevations and rooflines of the existing properties along the settlement edge. The site is therefore judged as having **'limited association with settlement setting'**.

#### 4.3.4 Remoteness and tranquillity

The Rowland Homes site is not considered to be tranquil. Passing traffic on Winwick Link Road (A49) results in frequent audio disturbance.

The site is also influenced by human activity, intensive farming, infrastructure (to the north) and the influence of the built edge of Winwick (to the south) defined by rear garden boundaries. This aspect is judged as **'some interruption'**.

### 4.4 VISUAL PROMINENCE AND QUALITIES

#### 4.4.1 General visibility and visual prominence

The visual prominence of the Rowland Homes site is judged to be **'moderate-low'**. Views of the site are limited to those from Waterworks Lane and immediately adjacent properties on Waterworks Lane, Ilex Avenue and Myddleton Lane. This results in the site being of moderate-low prominence in the surrounding landscape. The tree belts screen views from Winwick Link Road (A49), which is in a cutting to the east. However, the site does have an

open boundary along Waterworks Lane to the immediate west, albeit this is interrupted by some mature trees. There is also a level change of 5m which makes the site less prominent than the proposed allocation site, which is situated upon higher ground.

#### 4.4.2 Public accessibility

There is no public access to the Rowland Homes site or affected PROWs or public open spaces. This aspect is judged as being of '**low sensitivity**'.

#### 4.4.3 Key or important views

From publicly assessable viewpoints, there are '**no key or important views**' across the Rowland Homes site towards St Oswald's church spire. The views are adversely affected by detracting features of the electricity overhead lines to the north and west.



## 5.0 THE PROPOSED ALLOCATION SITE

### 5.1.1 Warrington Borough Council Site Assessment

The landscape related review of the proposed allocation site under draft Policy OS9 within the WBC Site Assessment Proformas, concluded in terms of the capacity of the landscape to accommodate development that:

*'The site falls within Character Type 1C – Undulating Enclosed Farmland – Winwick, Culcheth, Glazebury and Rixton. These areas typify undulating enclosed farmland with a medium to large-scale field pattern. The site is in arable use. Whilst the site itself is fairly flat and open, the landscape could potentially accommodate development, as the site is fairly well contained, being adjacent to the northern extent of the settlement and bounded by the Golborne Road to the east and Waterworks Lane to the west. Mitigation may be required to protect wider landscape character, but development of the site would result in only a **moderate change** to landscape character.'*

The proposed allocation site therefore fares no better than the Rowland Homes site within the Council's own landscape assessment. However, as we go onto explain below, we consider that the proposed allocation site is more sensitive to change than the Rowland Homes site and suffers from a limited capacity for appropriate mitigation.

### 5.1.2 Site Description

The proposed allocation site is a regular shape approximately 4.4 ha in size, comprising one medium sized arable field and two smaller pastoral fields to the immediate north of Winwick village. It is shown in its wider context at Figure 1 and panoramic photographs illustrating the baseline views are set out on Figures 6 to 8. The site is divided internally by post and wire fencing. Key features are shown on the Landscape and Visual Analysis Plan at Figure 9.

The site is bounded by Waterworks Lane to the east and Golborne Road (A573) to the west. Waterworks Lane runs to the north of the main residential area of Winwick before turning east to its junction with the A49. It has pavements to both sides within Winwick reducing to a single pavement before becoming a narrow rural lane after the northern edge of the settlement.

The eastern boundary of the site along Waterworks Lane contains a fragmented hedgerow with long sections missing and some small roadside trees. A view across the site from Waterworks Lane is shown at Photograph Viewpoint 6 at Figure 7 and Photograph Viewpoint 7 at Figure 8.

Golborne Road (A573) is a single carriageway road that extends north from Winwick towards the hamlet of Hermitage Green crossing the M6 on an overbridge to join the A572 and A580 to the north. There is a short section of mature hedgerow screening along Golborne Road (A573) heading north from Winwick, however the majority of this boundary is devoid of hedgerow vegetation and delineated only by a post and wire fence and a few small trees. Golborne Road (A573) has pavements both sides within Winwick reducing to a single pavement after the northern edge of the settlement. A view from Golborne Road (A573) is shown at Photograph Viewpoint 8 at Figure 7 and Photograph Viewpoint 9 at Figure 8.

Along the southern boundary of the proposed allocation site are the rear garden hedgerows of properties on Spires Gardens and a high red brick boundary wall of the water treatment plant to the west of Waterworks Lane. The water treatment plant is well screened by mature vegetation and the grassy embankment of the reservoir is visible rising above the wall. St Oswald's church spire is also visible amongst trees to the southwest.

The northern boundary is also devoid of hedgerow vegetation and delineated by a post and wire fence separating the site from further large agricultural fields to the north. We are therefore unsure what the Council is referring to within draft Policy OS9 which states that a *'landscape scheme will be required that reinforces these Green Belt boundaries, particularly the hedgerow along the northern boundary'*. The northern edge of the proposed allocation site is completely open and has no identifiable boundary feature that could be enhanced or reinforced. This draws into question the robustness of the Council's assessment and conclusions reached in terms of the suitability of the site to mitigate landscape impact. In contrast, as noted above the Rowland Homes site has a definitive existing hedgerow boundary to the north that creates a sense of enclosure and could be easily enhanced and bolstered to create a durable new settlement limit to the north. The proposed allocation site also extends further north into the open countryside/Green Belt than the Rowland Homes site, creating a stronger sense of encroachment.

There is one pylon within the site which connects to an overhead line within fields which cross in an east west direction. The site is relatively flat, at approximately 35m Above Ordnance Datum (AOD).

There are no PROWs within the proposed allocation site. The nearest PROW runs east-west across farmland linking Waterworks Lane to the A573 Parkside Road, south of Hermitage Green (north of Site 2670). There is also a PROW that connects Winwick to Hermitage Lane to the west of the site.

## 5.2 MITIGATION POTENTIAL

The proposed allocation site has a strong visual affinity with the wider landscape as it shares a 'knoll' or high point of 35 m AOD similar to the nearby St Oswald's church. There are open views across the wider landscape to the north-west and west. A key characteristic of this landscape is its sweeping views toward the Pennines.

The present northern edge of Winwick is largely screened by mature trees along the Water Treatment Plant, mature hedgerows and the raised landform of the reservoir.

Due to the sweeping views, any proposed development would be difficult to mitigate in respect of being in-keeping with the local landscape character. Visual effects on road users on Waterworks Lane and properties within Winwick looking north-westerly, would also be difficult to mitigate.

The proposed allocation site has high voltage power lines running across it (including one pylon). This would require a restriction in terms of the amount of developable land, meaning that new housing would need to be located outside of the designated easement, which can be a minimum of 30m to the nearest building from the high voltage power lines. This constraint could adversely impact upon the future residents' amenity.

The easement could potentially be incorporated into an area of open space; however, this would be prohibitive of tree planting. As a result, potential for screening the development would be substantially reduced and would therefore adversely affect the setting of Winwick within the wider Green Belt.

We therefore consider that there is a **'moderate-low'** potential for appropriate mitigation. This contrasts with the Rowland Homes site, which has **'moderate-high'** mitigation potential.

## 5.3 EVALUATION OF LANDSCAPE CHARACTER SENSITIVITY

### 5.3.1 Landscape character 'attractiveness'

Views west from Waterworks Lane are pleasant looking across the proposed allocation site, although the pylons and overhead line have a strong detracting influence which affects the

scenic qualities of the site and may also be detrimental to future residential amenity. There are no public views from the south due to the physical built form of Winwick.

The scenic quality of the landscape immediately surrounding the site is also partly influenced by electricity overhead lines, which are clearly visible crossing directly overhead to the immediate east and west. There is a further overhead line crossing to the north to the west.

There are pleasant long-range views across the undulating arable farmland to the north-west with the higher landform of the Northern Pennines in the far distance.

The proposed allocation site is characterised by its medium flat open arable fields with fragmented hedgerows. Urban influences such as the nearby settlement of Winwick and the electricity overhead line which dissect the landscape exert a strong influence on the original rural character. The distinctive spire of St Oswald's, which is located on a localised high point within Winwick, is an important feature within this landscape. The site contains a small area of previously tipped material adjacent to Waterworks Lane.

There are no statutory listed buildings within or near the site, as shown at Figure 3. However, there are two locally listed buildings nearby, Southern and Northern Waterworks Cottages, approximately 155 m and 137 m respectively to the south. There is a Scheduled Monument (SM) (National Monument No: 22597), approximately 625m to the east, west of Highfield Lane which is an example of a late Neolithic Bowl Barrow. There is no intervisibility between the site and the SM and locally designated Waterworks Cottages. The 1648 historic battle site is located to the immediate west of the proposed allocation site.

Overall, the proposed allocation site is similar aesthetically to the Rowland Homes site, and is judged to be '**pleasant**'.

### 5.3.2 Consistency of landscape character

The proposed allocation site is '**mostly consistent**' with the LCT 1: Undulating Enclosed Farmland and LCA 1C: Winwick, Culcheth, Glazebrook and Rixton including features such as undulating medium to often large-scale arable farmland with some horse grazing and sweeping views towards the Pennines to the north east. The site has a sparsity of hedgerows, and small trees and deciduous woodlands do form a backdrop to views to the north associated with Hermitage Green and the old colliery site. The three significant knolls at Winwick Church spire, Cop Holt Farm and Wood Head Farm are visible from the proposed allocation site. There are also open views across the 1648 historic battle site to the immediate west, which acts as a heritage constraint on the development of the site.

There are no former marl pits and ponds within or near the site, nor any occasional isolated oak trees within fields. The site does not have views towards the red sandstone escarpment to the south and views north are not curtailed.

### 5.3.3 Relationship to the settlement edge and contribution to settlement setting

The proposed allocation site and its immediate surroundings comprise farmland, with an attractive property set on the settlement edge amongst mature trees. The Water Treatment Plant set within mature grounds provides a soft edge, making the northern village edge inconspicuous in the landscape. The grassy embankment of the reservoir is perceivable as a green feature and the red brick walling is not overly conspicuous. The site is therefore judged as having '**some features contributing to settlement setting**'.

#### 5.3.4 Remoteness and tranquillity

The proposed allocation site cannot be described as tranquil. Passing traffic on Golborne Road results in frequent audio disturbance, and the A49 is distantly audible, thereby reducing tranquillity.

The site is also influenced by human activity, intensive farming, infrastructure and the influence of the built edge of Winwick (to the south) defined by the red brick boundary wall and hedgerow. This aspect is judged as '**some interruption**'.

### 5.4 VISUAL PROMINENCE AND QUALITIES

#### 5.4.1 General visibility and visual prominence

The visual prominence of the site is judged to be '**moderate-high**'. There are direct private views of the proposed allocation site from three adjacent properties on Golborne Road and from three properties within Spring Gardens; and oblique views from properties along Ilex Drive. There are also public views available from the road users of Golborne Road and Waterworks Lane.

The proposed allocation site has mostly open boundaries along three sides and has a sense of exposure to the wider landscape to the north and west with no existing boundary features. It also physically extends further north into the wider landscape by approximately 130m than the Rowland Homes site, and therefore the development of this land will encroach deeper and further into the wider landscape than the Rowland Homes site. The proposed allocation site is situated higher in the landscape at 35 m AOD, making the site feel more prominent (particularly from its north-western corner) in comparison to the Rowland Homes site which is on lower ground.

#### 5.4.2 Public accessibility

There is no public access to the site or affected PROWs or public open spaces. This aspect is judged as '**low sensitivity**'.

#### 5.4.3 Important views

There are '**some important views**' from Waterworks Lane and Golborne Road, looking across the proposed allocation site, towards St Oswald's church spire. There are also important views across the wider landscape, towards two out of three significant knolls at Winwick Church spire and Cop Holt Farm; to the west towards the 1648 historic battle site; and longer-range views to the north-west towards the Pennines. Overall, the proposed allocation site is therefore more sensitive to development in terms of important local and long-range views than the Rowland Homes site.

## 6.0 POTENTIAL EFFECTS ON LANDSCAPE CHARACTER AND VIEWS IF THE ROWLAND HOMES SITE IS DEVELOPED

### 6.1.1 Magnitude of effect on landscape character

The Rowland Homes site forms part of an agricultural landscape on the north-eastern edge of Winwick. It has some key characteristics which are consistent with the wider Warrington Borough Council LCT 1: Undulating Enclosed Farmland and LCA 1C: Winwick, Culcheth, Glazebrook and Rixton, but is not judged to be particularly consistent with the landscape overall.

The site is characterised by its large flat open arable field with an intact northern hedgerow and tree belts to the east, however, the overhead line is a detractor in the landscape. It is influenced by the settlement of Winwick to the south and the A49 Winwick Link Road to the west. The existing residential development adjacent to the southern boundary with its rear garden fences and vegetation are clearly visible which makes this settlement edge conspicuous in the landscape. Development of this site would not adversely affect the settlement setting and the northerly approach into Winwick or views of St Oswald's church spire.

The A49 defines the eastern boundary and the intact northern hedgerow provides a visual barrier between the large-scale open nature of the wider landscape to the east and north. Proximity to the residential development to the south and the A49 means that the Rowland Homes site experiences interruption in tranquillity and is not remote.

The visual prominence of the site is judged to be '**moderate-low**'. There is a level change of 5m across the site, making it feel less prominent than the proposed allocation site which is sited on higher ground.

The Rowland Homes site contains no public access and is devoid of any PROWs or open spaces so is judged as 'low sensitivity' in this regard.

There are no important views from public assessable viewpoints across the site towards St Oswald's church spire, or any other key features.

Residential development within the Rowland Homes site would alter its local landscape character, changing it from flat arable land to medium density residential development with roads and some retained green infrastructure. Residential development would therefore result in a partial change in the key characteristics of its landscape character in the sense that it will introduce elements that are uncharacteristic to the receiving landscape (i.e. new housing). However, this impact would be the same with any new residential development on previously undeveloped greenfield land and is no different to the impact that would result from the development of the proposed allocation site. Therefore, although in absolute terms the magnitude of landscape effect that would result from residential development could be described as '**moderate adverse**', in reality this would only constitute a very localised impact that can be more successfully mitigated at the Rowland Homes site than is possible at the proposed allocation site for the reasons set out in this report.

### 6.1.2 Mitigation potential

There is a '**moderate-high**' potential for appropriate mitigation to be incorporated within the Rowland Homes site, as described above in Section 4.2. The existing boundary hedgerow to the north can be enhanced, and additional mitigation planting will mature to become effective landscape features. The magnitude of the landscape effect would dramatically reduce and/ or enhance the local landscape character of the site and its surroundings.

### 6.1.3 Magnitude of effect on views

#### Public Views

At Waterworks Lane where the road passes next to the site, existing views across the flat arable land would be replaced by views of a residential development. This would lead to a clearly noticeable change or contrast to the view, which would have some effect on the composition, resulting from the loss or addition of features in the view and would noticeably alter the appreciation of the view. The magnitude of visual effect would be '**moderate adverse**', albeit again this would be the case for any new residential development on previously undeveloped greenfield land and is not unique to this site.

Views towards the Rowland Homes site from the Myddleton Road overbridge across the A49 are screened by intervening vegetation during the summer months. However, during the winter months there would be fleeting views through winter canopies towards the eastern boundary of the development. Residential development at this site would result in a barely perceptible change or contrast to the view, which would not affect the composition or the appreciation of the view. The magnitude of effect would be '**negligible adverse**'.

#### Private Views

A number of properties along Myddleton Road and Ilex Drive along the north-eastern edge of Winwick would have a mix of direct and oblique (mainly upper storey) views towards the site. This would cause a dominant or complete change or contrast to the view, resulting from the loss or addition of features in the view and would substantially alter the appreciation or composition of the view.

Only four properties at Highfield Farm to the north are likely to have direct views towards the Rowland Homes site. This would cause a clearly noticeable change or contrast to the view, which would have some effect on the composition, resulting from the loss or addition of features in the view and would noticeably alter the appreciation of the view.

By definition, the introduction of new houses at an undeveloped greenfield site is likely to have at least a '**major to moderate adverse**' effect on private views from adjacent properties. However, there is no right to a view in planning policy terms and this impact would be the broadly the same for any similar site, including the proposed allocation site.

## 7.0 POTENTIAL EFFECTS ON CHARACTER OF THE LANDSCAPE AND VIEWS IF THE PROPOSED ALLOCATION SITE IS DEVELOPED

### 7.1.1 Magnitude of effect on landscape character

The proposed allocation site forms part of a pleasant agricultural landscape on the northern edge of Winwick. It is mostly consistent with the key characteristics of the wider Warrington Borough Council LCT 1: Undulating Enclosed Farmland and LCA 1C: Winwick, Culcheth, Glazebrook and Rixton.

The site is pleasant with long views across the site and the surrounding undulating arable farmland to the north-west. However, the presence of the pylon and overhead line, and the small area of previously tipped material adjacent to Waterworks Lane, all have strong detracting influences which affects the scenic qualities of the site and could also detract from any future residential amenity.

The Water Treatment Plant set within mature grounds provides a soft edge making the northern village edge inconspicuous in the landscape. The grassy embankment of the reservoir is visually perceived as a green feature and the red brick walling is not overly conspicuous. From the northerly approach into Winwick, development of the site would adversely affect these features and the settlement setting and interrupt views of St Oswald's church spire.

Golborne Road defines the western boundary and it is a busy road resulting in frequent audio disturbance, the A49 is also distantly audible, reducing tranquillity.

The visual prominence of the proposed allocation site is judged to be 'moderate-high'. The site has open boundaries along three sides and has a sense of exposure to the wider landscape to the north and west. It is situated higher in the landscape at 35m AOD making it feel more prominent in comparison to the Rowland Homes site, which is on lower ground.

Like the Rowland Homes site, the proposed allocation has no public access or PROWs/ open spaces and is judged as 'low sensitivity' in this regard.

However, in contrast to the Rowland Homes site the proposed allocation does have some important views from publicly assessable viewpoints towards two out of the three significant knolls at Winwick Church spire and Cop Holt Farm, and to the west towards the 1648 historic battle site with and longer-range views to the north-west towards the Pennines. From this perspective, the proposed allocation site is notably more sensitive to landscape change than the Rowland Homes site and its development would be significantly adverse in this regard.

Residential development at this site would alter its local landscape character changing it from relatively flat agricultural land to medium density residential development with roads and some retained green infrastructure. Given the enhanced level of sensitivity outlined above, residential development within the proposed allocation site would result in a partial change in the key characteristics of landscape character; will introduce elements uncharacteristic to, out of scale and at odds with the attributes of the receiving landscape; and will result in partial loss, or alteration of key elements/features/characteristics that are present. The magnitude of landscape effect would therefore be **'moderate adverse'**.

### 7.1.2 Mitigation potential

There is a **'moderate-low'** potential for appropriate mitigation to be incorporated within the proposed allocation site, as described above in Section 5.2. There are no existing features

that form a natural site boundary to the north (contrary to what draft Policy OS9 states), making it exposed to the wider landscape beyond. The land also protrudes into the Green Belt to a greater extent than the Rowland Homes site. It would therefore be necessary to introduce a substantial new landscaping scheme in order to mitigate the impact of the development of the proposed allocation site. After a period of time, mitigation planting would mature, but we consider that due to the greater landscape sensitivity identified in this report the level of landscape effect may still remain adverse.

### 7.1.3 Magnitude of effect on views

#### **Public Views**

Where Waterworks Lane passes adjacent to the proposed allocation site, views across the flat arable land would be replaced by views of a residential development. Development here would cause a clearly noticeable change or contrast to the view, which would have some effect on the composition, resulting from the loss or addition of features in the view and will noticeably alter the appreciation of the view. The magnitude of visual effect would be **'moderate adverse'**.

Where Golborne Road passes next to the site, views across the flat arable land would be replaced by views of a residential development. Development here would cause a clearly noticeable change or contrast to the view, which would have some effect on the composition, resulting from the loss or addition of features in the view and will noticeably alter the appreciation of the view. The magnitude of visual effect would be **'moderate adverse'**.

#### **Private Views**

Approximately six properties adjacent to the site on Golborne Road and Spring Gardens along the north edge of Winwick would have a mix of direct and oblique (mainly upper storey) views towards residential development at the proposed allocation site. The proposals would cause a dominant or complete change or contrast to the view, resulting from the loss or addition of features in the view and would substantially alter (the appreciation or composition of the view. The magnitude of effect would be **'major adverse'**.

Approximately four properties at Highfield Farm to the north are likely to have oblique and partially screened views towards the development. The development of the proposed allocation site would cause a perceptible change or contrast to the view. The magnitude of visual effect would be **'slight adverse'**.



## 8.0 SUMMARY AND CONCLUSION

This landscape and visual appraisal has been produced on behalf of Rowland Homes to support their representation in relation to land to the east of Waterworks Lane in Winwick, as part of the current consultation on the Proposed Submission version of the emerging new Warrington Local Plan.

The Rowland Homes site has not currently been selected for release and allocation for housing. Rowland Homes considers that the land to the east of Waterworks Lane represents a suitable, sustainable and deliverable candidate for housing development and should be allocated instead of, or in addition to, the proposed allocation site under draft Policy OS9 of the emerging Local Plan.

This report has identified the key landscape and visual characteristics, and their sensitivities, of both the Rowland Homes site and the proposed allocation site, then goes on to assess the likely magnitude of landscape and visual effects that are anticipated to result from residential development at each site. The report has also identified the scope for potential landscape mitigation and reached conclusions as to which site has the best capacity, in landscape and visual terms, to accommodate residential development.

### 8.1.1 Summary of Assessment

	Rowland Homes Site	Proposed Allocation Site
<b>Landscape Character Sensitivity</b>		
<i>Landscape character attractiveness</i>	Pleasant	Pleasant
<i>Consistency of landscape character</i>	Some key characteristics present	Mostly consistent
<i>Contribution to settlement setting</i>	Limited association	Some features contributing
<i>Remoteness and tranquillity</i>	Some interruption	Some interruption
<b>Visual Prominence and Quality</b>		
<i>General visibility and visual prominence</i>	Moderate-Low	Moderate to high
<i>Public accessibility</i>	Low sensitivity	Low sensitivity
<i>Key or important views</i>	No key or important views	Some important views
<b>Potential Landscape Effects</b>		
<i>Magnitude of effect on landscape character</i>	Moderate adverse	Moderate adverse
<i>Mitigation potential</i>	Moderate-high potential	Moderate-low potential
<i>Magnitude of effect on public views</i>	Moderate-negligible adverse	Moderate adverse
<i>Magnitude of effect on private views</i>	Major-moderate adverse	Major and slight adverse

The table above summarises the key conclusions in relation to both sites that have been reached in relation to landscape character sensitivity, visual prominence and quality, and potential landscape effects. The text highlighted in red indicates where the proposed allocation site fares worse in the assessment, indicating that the site is more sensitive to development and more limited in terms of opportunities for appropriate and effective mitigation.

In particular, we have demonstrated that the proposed allocation site is more consistent with the local landscape character, contains more features that contribute towards the landscape setting, is more visually prominent, contains some important views, and is more difficult to mitigate in terms of landscape impact. The proposed allocation site sits at a higher level, protrudes into the open countryside to a greater degree, and contains no existing boundary

features to the north that could be enhanced to create a new settlement limit. The site is more open and exposed in the wider landscape and its development would represent an intrusion into the open countryside and Green Belt to the north of Winwick. The proposed allocation site therefore has a more limited capacity in landscape and visual terms to accommodate development than the Rowland Homes site. For these reasons, we have judged that the development of this site is likely to have a moderate adverse impact on landscape character, and that this impact is likely to persist into the future. We consider that it would be difficult to successfully mitigate residential development at the proposed allocation site without causing undue harm to the wider landscape character of the Green Belt and people's views and amenity in the long-term. The development of this site would also result in a much greater incursion into the Green Belt than the Rowland Homes site.

In contrast, the Rowland Homes site has a more limited association with the settlement, few characteristics that are consistent with the landscape, moderate-low visibility and prominence, no key or important views, and moderate-high potential for appropriate and successful landscape mitigation. The Rowland Homes site is far more screened by existing vegetation and encroaches less into the wider countryside and Green Belt beyond to the north. Indeed, the site extends no further north than the current development pattern established by the residential properties to the west off Green Lane Close, and is enclosed on all sides by existing development, trees/vegetation and roads. On that basis, the short-term effect on landscape character following development is likely to be no more than moderate-adverse, which over time will reduce dramatically as a result of mitigation and could enhance local landscape character once additional mitigation planting is fully established. The Rowland Homes site therefore has much greater capacity to accommodate residential development without leading to undue harm to landscape character, views and visual amenity.

### 8.1.2 Overall Conclusion and Recommendation

This report provides a robust landscape and visual appraisal of the Rowland Homes site to the east of Waterworks Lane in Winwick, together with the site currently proposed for allocation under draft Policy OS9. The report demonstrates that in landscape and visual terms the proposed allocation site is significantly more constrained than the Rowland Homes site, and that the development of the proposed allocation land would have a long term moderate adverse impact which is difficult to mitigate due to the physical characteristics of the site. In contrast, the Rowland Homes site is a far more suitable candidate to release from the Green Belt in landscape and visual terms. The Rowland Homes site is less sensitive to development, relates better to the existing urban area, encroaches less into the countryside, and is capable of appropriate mitigation.

On that basis, we recommend that the Rowland Homes site should be advanced for residential development rather than the land currently proposed.

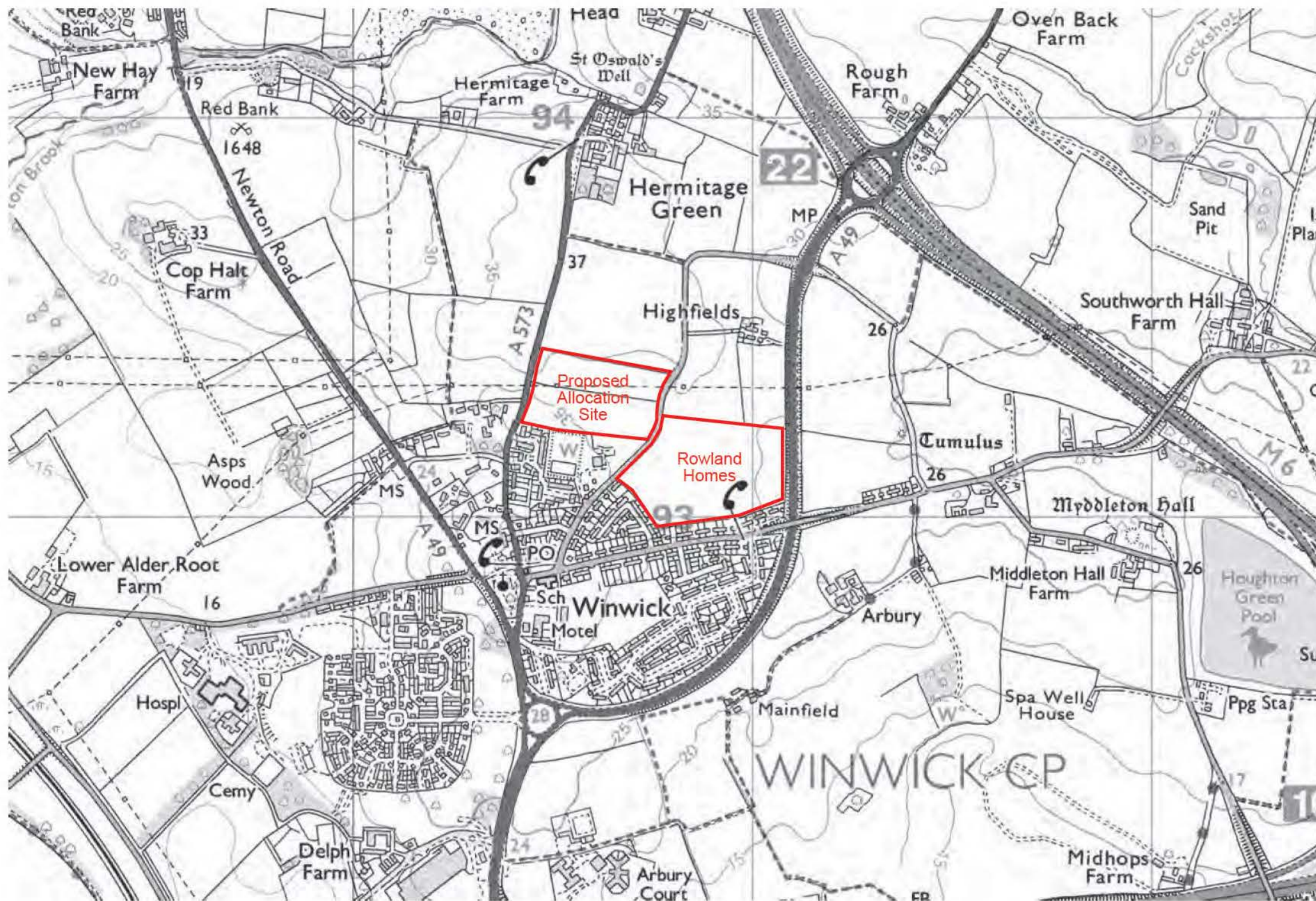
## 9.0 REFERENCES

Proposed Submission version of the new Warrington Local Plan 2019

<https://www.warrington.gov.uk/info/201073/local-plan-2019/2479/proposed-submission-version-local-plan/3>.

Landscape Institute / Institute of Environmental Management and Assessment. (Third Edition, 2013). Guidelines for Landscape and Visual Impact Assessment. (GLVIA3).

The Countryside Agency and Scottish Natural Heritage. (2002). Landscape Character Assessment Guidance for England and Scotland.




**LEGEND:**

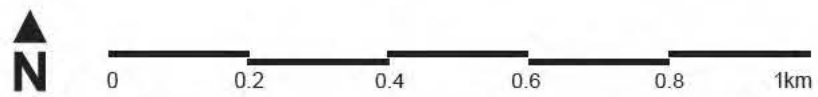
Red line boundaries

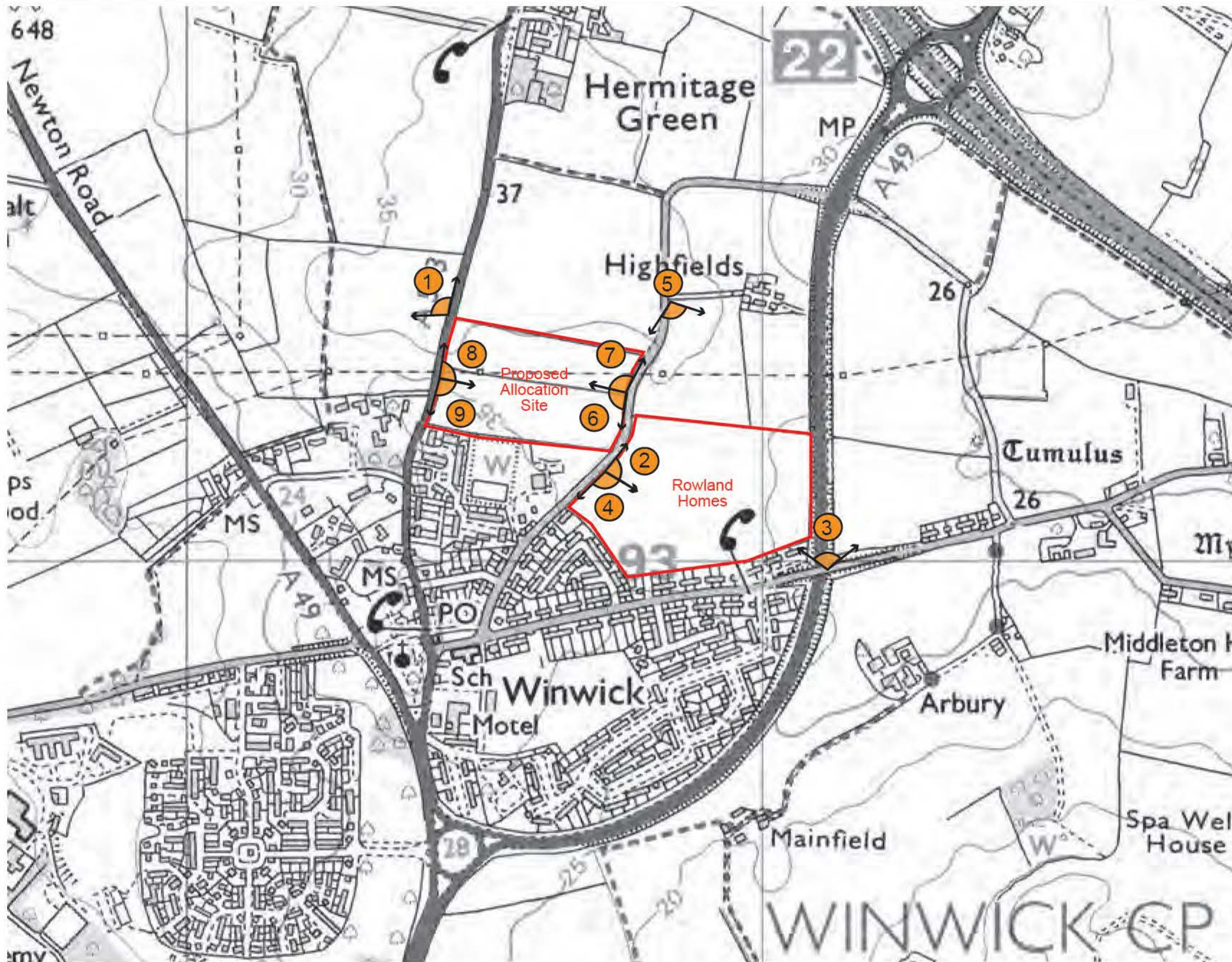
Land at Waterworks Lane,  
Winwick

**FIGURE 1**  
SITE LOCATION AND CONTEXT PLAN

 <small>Offices throughout the UK and Europe</small> <a href="http://www.peterbrett.com">www.peterbrett.com</a>		<b>ROWLAND HOMES</b>	
		Mark	Revision
Drawing No.	REV	Date	29.5.19
46506-01	-	Scale	1:25,000
		Drawn	LT
		Checked	NJ

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**LEGEND:**

- Red line boundaries
- ① Photograph viewpoints

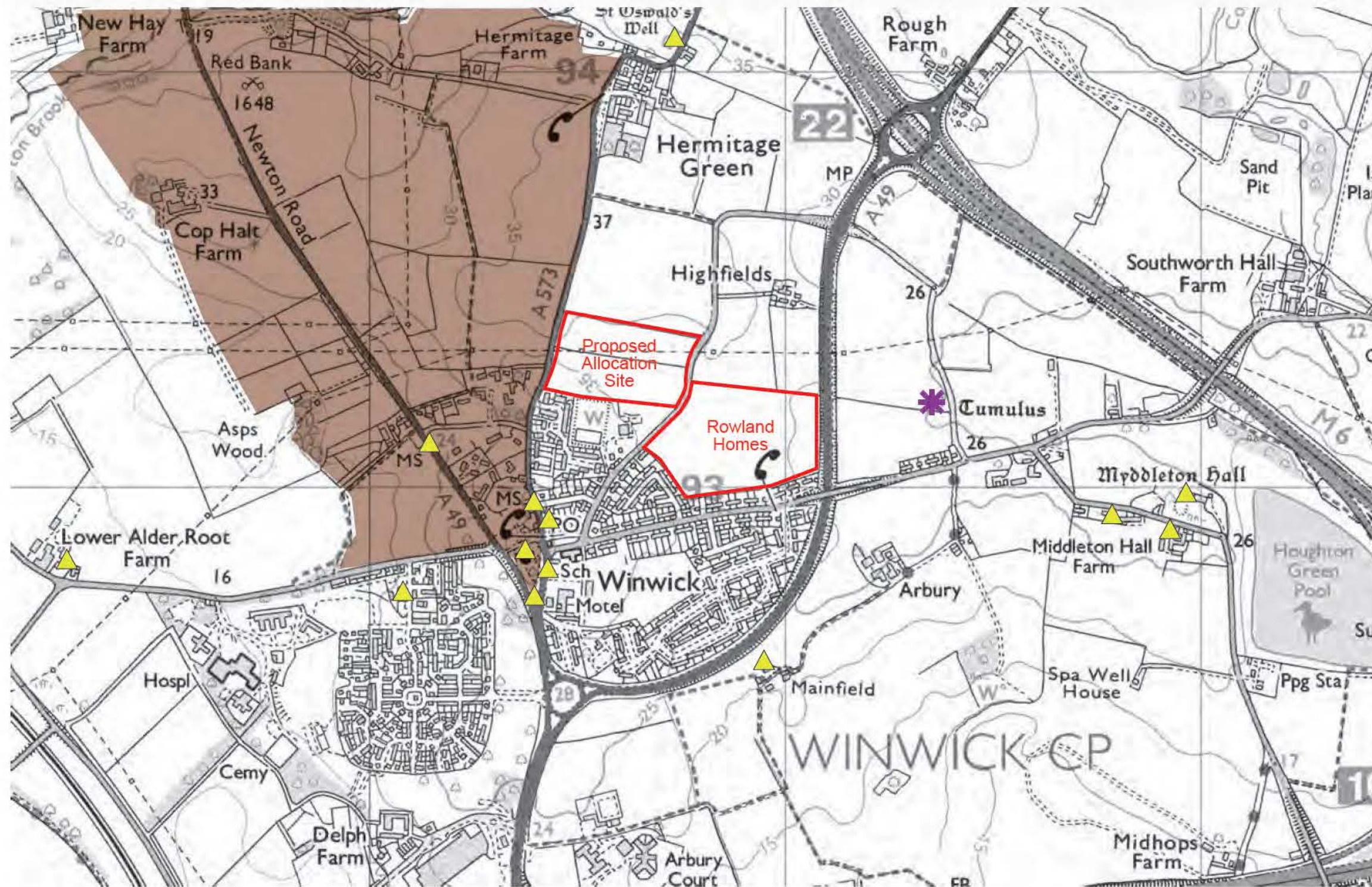
Land at Waterworks Lane,  
Winwick

**FIGURE 2 - SITE PHOTOGRAPH  
VIEWPOINT LOCATION PLAN**

 <small>Offices throughout the UK and Europe</small> <a href="http://www.peterbrett.com">www.peterbrett.com</a>	<b>ROWLAND HOMES</b>		
	Mark	Revision	
Drawing No. 46506-02	REV -	Date 29.5.19	Scale 1:25
		Drawn LT	Checked NJ

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**LEGEND:**

- Red line boundaries
- Historic Battlefield: Battle of Winwick
- ✱ Scheduled Ancient Monument: Bowl barrow west of Highfield Lane
- ▲ Listed Buildings

Land at Waterworks Lane,  
Winwick

**FIGURE 3:  
LANDSCAPE PLANNING CONTEXT**



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**ROWLAND HOMES**

Mark	Revision				

Drawing No.	REV	Date	Scale	29.5.19
46506-03	-		1:25	
		Drawn	Checked	LT NJ

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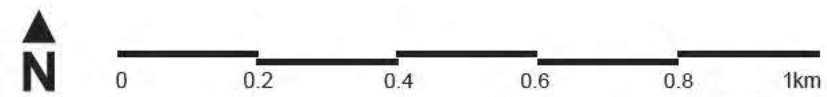




Figure 4  
Photograph Sheet 1:  
Photograph Viewpoint 1 & 2

### Waterworks Lane, Winwick



Date: 28/05/2019  
Drawn: LT  
Checked: NJ  
Photographs taken: 16/05/2019

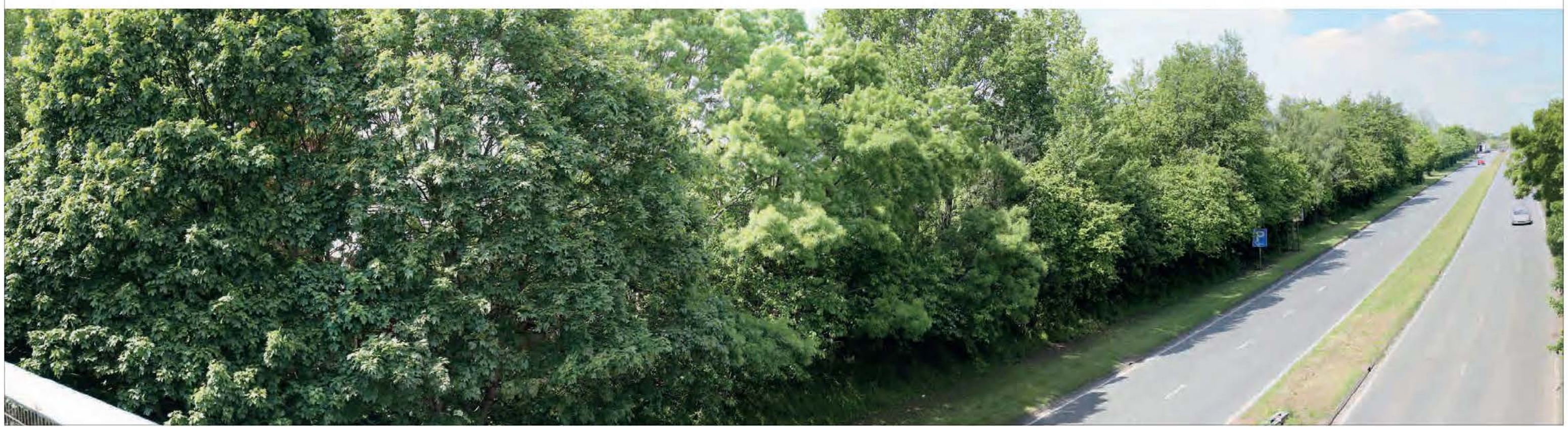


Figure 5  
Photograph Sheet 2:  
Photograph Viewpoint 3 & 4

### Waterworks Lane, Winwick



Date: 28/05/2019  
Drawn: LT  
Checked: NJ  
Photographs taken: 16/05/2019





Figure 6  
Photograph Sheet 3:  
Photograph Viewpoint 5 & 6

### Waterworks Lane, Winwick



Date: 28/05/2019  
Drawn: LT  
Checked: NJ  
Photographs taken: 16/05/2019

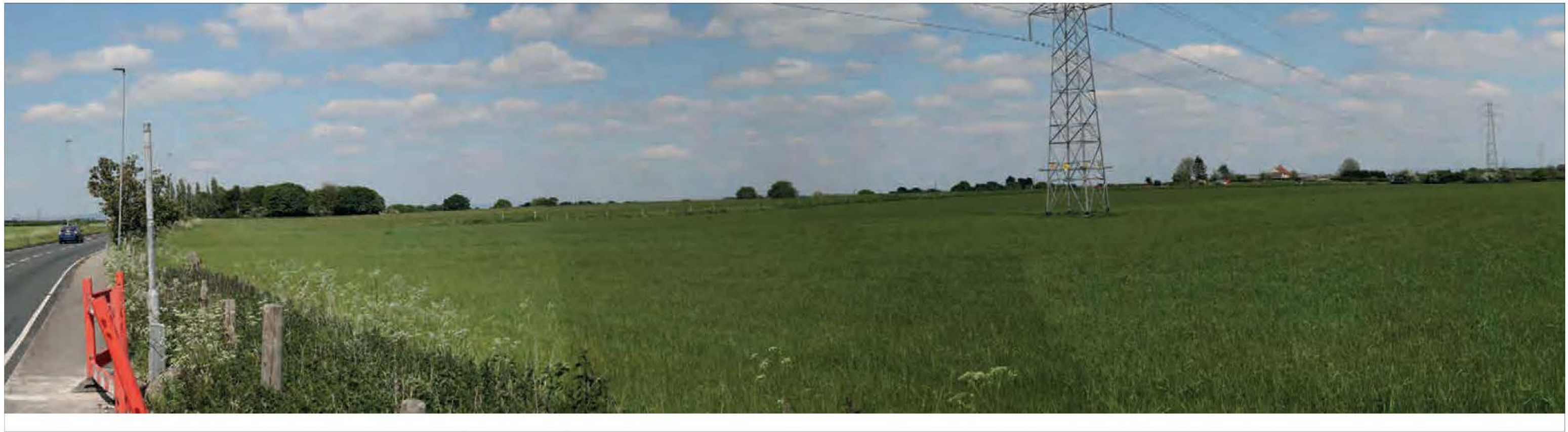


Figure 7  
Photograph Sheet 4:  
Photograph Viewpoint 7 & 8

### Waterworks Lane, Winwick



Date: 28/05/2019  
Drawn: LT  
Checked: NJ  
Photographs taken: 16/05/2019



Figure 8  
Photograph Sheet 5:  
Photograph Viewpoint 9

## Waterworks Lane, Winwick



Date: 28/05/2019  
Drawn: LT  
Checked: NJ  
Photographs taken: 16/05/2019



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Client  
**ROWLAND HOMES**

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Land at Waterworks Winwick, Warrington

LANDSCAPE AND VISUAL ANALYSIS

**Figure 9**

Mark	Revision	Drawn	Date	Chkd
Date	10/06/2019	46506 10		REV
Scale @A3				
Drawn by	KH			
Checked by	NJ			