
Representation to the Warrington Proposed
Submission Version
Local Plan 2017 - 2037

Representations on Behalf of Anwyl Land Ltd

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Local Plan 2017 - 2037

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CONTENTS

	Page
1.0 INTRODUCTION	1
2.0 PLAN PERIOD, VISION AND OBJECTIVES	3
3.0 DUTY TO CO-OPERATE AND STATUTORY REQUIREMENTS	6
4.0 HOUSING (POLICY DEV 1)	7
5.0 OMISSION SITE – MILL LANE, LYMM	19
6.0 SUBMISSION VERSION POLICIES	32
7.0 CONCLUSIONS	40

Encl.

Enclosure 1 - Promotional Document – Mill Lane, Lymm

Enclosure 2 - Green Belt Assessment and Landscape and Visual Impact Appraisal

Enclosure 3 - Traffic Impact Note

Enclosure 4 - Agricultural Land Classification Report

Enclosure 5 - Letter to Lymm Parish Council

1.0 INTRODUCTION

1.1 This representation has been prepared by Barton Willmore on behalf of Anwyl Land Ltd (our "Client") and is submitted in response to the Warrington Proposed Submission Version Local Plan ("Submission Version").

1.2 The Local Plan will define the strategic approach to development within Warrington Borough between 2017 and 2037. At the outset, we wish to confirm that our Client objects to the preferred development strategy outlined within the Submission Version, and has several concerns over the Spatial Strategy and Policies as drafted particularly with regard to the proposed spatial distribution.

1.3 It is acknowledged that the Submission Version provides an opportunity to comment on Warrington Borough Council's ("the Council") preferred development strategy to meet its identified development needs. Once adopted, the Local Plan will replace the Core Strategy (2014). As such, in preparing this representation, Barton Willmore has undertaken a thorough review of the accompanying evidence base documents. We submit these comments with a view to ensuring that the Local Plan can ultimately be found sound consistent with the guidance contained in the National Planning Policy Framework (NPPF).

Land off Mill Lane, Lymm

1.4 Our Client have actively promoted their land interests at Mill Lane, Lymm through the Local Plan process and were involved in the previous round of consultation in 2017, however, their land interests were not taken forward by the Council as a potential allocation within the emerging Local Plan. The merits of the proposed allocation of this Site are included in Section 5 of this Representation.

Soundness of Plan

1.5 To assess **whether a Local Plan can be found "sound" and suitable for adoption, Paragraph 35 of the NPPF is clear that the Plan should be:**

- **Positively prepared:** The Plan should be prepared based on a strategy which, **as a minimum, seeks to meet the area's objectively** assessed needs (where this relates to housing, such needs should be assessed using a clear and justified method) and is informed by agreements with other authorities so that unmet need from neighbouring areas is accommodated where it is practical to do so, and is consistent with achieving sustainable development;

- Justified: The Plan should be an appropriate strategy, taking into account the reasonable alternatives, based on proportionate evidence;
- Effective: The Plan should be deliverable over the Plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred; and
- Consistent with national policy: The Plan should enable the development of sustainable development in accordance with the policies in the Framework.

1.6 **It is our Client's position that the Plan as drafted and its associated evidence base is not soundly based and a number of amendments to the Plan are required. Comments in response to the Council's evidence namely the Infrastructure Delivery Plan, Green Belt Assessment, and Urban Capacity Statement are provided within the relevant policies.**

1.7 Our Client reserves their right to appear at the Examination Hearing Sessions.

2.0 PLAN PERIOD, VISION AND OBJECTIVES

Plan Period

- 2.1 The Submission Version identifies the Plan period as covering 20 years between 2017 – 2037. This longevity of this Plan period is supported by our Client. This aligns with the requirements of Paragraph 22 of the NPPF which identifies that strategic policies should look ahead over a minimum 15-year period from adoption, to anticipate and respond to long-term requirements and opportunities. As such, the extent of the Plan period is supported in principle.

Vision and Objectives

Vision

- 2.2 The Plan identifies a 10-point Vision. Our Client is generally supportive of the overall proposed Vision for Warrington, which is generally consistent with national policy and will help bring forward positive social, economic and environmental change.
- 2.3 As drafted the proposed Vision is too lengthy and its focus and intent is lost. The Vision **should be short and concise, setting out the Council’s Vision for the Local Plan going forward, and the need to boost housing and employment and the Borough’s role in delivering these needs in the Plan period.**
- 2.4 If the **Council is minded to retain the Vision as drafted, we suggest that “to achieve this Vision” is inserted prior to Points (2) to (11) which identifies how this will be delivered.** There also appears to be substantial overlap and unnecessary repetition between the matters identified within the Vision and the subsequent Strategic Objectives.

Strategic Objectives

- 2.5 The Local Plan identifies 6 key objectives, as set out below (Objectives W1 – W6):
- To enable the sustainable growth of Warrington through the ongoing regeneration of inner Warrington, delivery of strategic and local infrastructure, strengthening of existing neighbourhoods and the creation of new sustainable neighbourhoods;
 - To ensure the revised Green Belt boundaries maintain the permanence of the Green Belt in the long-term;
 - Strengthen and expand the role of Warrington Town Centre as a regional employment, retail, leisure, cultural and transport hub;

- To provide new infrastructure and **services to support Warrington's growth, reduce congestion and more sustainable travel; and encourage active and healthy lifestyles;**
- Secure high-quality design which reinforces the character and local distinctiveness **of Warrington's urban area, its countryside,** and its unique pattern of green spaces; and
- Minimise the impact of development on the environment through the prudent use of resources and ensuring development is energy efficient, safe and resilient to climate change and makes a positive contribution **to improving Warrington's air quality.**

2.6 Our Client is generally supportive of the Objectives listed above which remain largely unchanged from the previous iteration of the Plan. Our Client is however concerned that the emerging Local Plan fails to consider in full the role of the outlying settlements due to **the Plan's** continued focus on the Warrington Urban Area.

2.7 **It is our Client's position that this over-**reliance on the Urban Area will result in deliverability issues over the Plan period. It is therefore our **Client's** consideration that the Local Plan needs to be sufficiently equipped to respond to these issues, and to secure the vitality and viability of these outlying settlements and rural areas. This recognition should be made upfront within the Objectives.

Spatial Strategy

2.8 The Council has set out its approach to the spatial strategy to meet the needs of the Borough over the Plan period, which involves the need for Green Belt release. This includes a new Garden Village Suburb, South West Urban Extension and incremental growth around the outlying settlements. The justification for this approach by the Council is the ability of the sites to deliver the housing needs of the Borough, providing access to employment, shopping and retail facilities. It is considered that incremental growth within the settlements will ensure the long-term integrity of the Green Belt.

2.9 It is noted that a range of options have been identified, alongside the rationale for discounting these options. These include infrastructure constraints; impact on the Green Belt; traffic constraints; ecological impact; and sterilisation of mineral resources.

2.10 The need to create a new garden suburb and urban extension is generally supported, alongside the need for development in outlying villages. However, our Client does not

support the continued approach taken by the Council as to how and why only appropriate **“incremental growth”** for each outlying settlement is proposed.

- 2.11 **The Council’s justification for incremental growth is generally** based on a 10% growth limit as confirmed in the Council’s response to the Regulation 18 consultation, **but this** itself is not based on any substantiated evidence base, rather it is based that a housing **needs assessment basis**. **The Council’s justification for** the 10% limit is in relation to settlement size to ensure that development is capable of being accommodated without changing the character of the respective settlement, in a sustainable manner to ensure the viability and vitality of the settlement over the Plan period. It is acknowledged that the Council has subsequently sought to increase the level of development proposed in each outlying settlement however, **it is our Client’s position that** insufficient justification or rationale has been provided to explain this approach.
- 2.12 The Council provides their proposed case for exceptional circumstances which justifies **the need for Green Belt release**. **It is our Client’s position that the Council’s justification** for Green Belt release is appropriate, particularly as it has also been demonstrated that **there is insufficient capacity to meet the Borough’s housing needs within the Urban Area** accordingly, and as such, Green Belt release is required. This approach and justification are supported by our Client and compliant with Paragraph 137 of the NPPF.

3.0 DUTY TO CO-OPERATE AND STATUTORY REQUIREMENTS

Duty to Co-operate

- 3.1 In accordance with Section 33A of the Planning and Compulsory Act, the emerging Local Plan has included a Duty to Co-operate Statement of Compliance.
- 3.2 This demonstrates how the Council has worked collaboratively and engaged in discussions relating to cross boundary matters with neighbouring authorities. **The Council's Duty to Co-operate Statement identifies their approach to ensure that the Plan's policies address the strategic issues identified by the neighbouring LPAs or statutory bodies.**
- 3.3 It is also acknowledged within the document that the Council has prepared a separate Statement of Common Ground which is contained as an appendix to the Duty to Co-operate, which complies with Paragraph 35 of the NPPF, which sets out how authorities are expected to prepare a Statement of Common Ground and how they intend to work together. The Duty to Co-operate clearly sets out the extent of engagement undertaken by the Council and is deemed to be acceptable.

Statutory Requirements

- 3.4 It is acknowledged that the emerging Local Plan is supported by a range of evidence based documents which underpins the Plan. These include a Sustainability Appraisal; Habitat Regulation Assessment; and Equalities Impact Assessment which have been prepared in support of the application.
- 3.5 However, it is noted that a separate Health Impact Assessment has not been published in support of the emerging Local Plan. Whilst it is acknowledged that this is in part addressed within the Sustainability Appraisal, **it is our Client's position that a separate Health Impact Assessment should be undertaken.**

4.0 HOUSING (POLICY DEV 1)

Objectively Assessed Housing Need (OAHN)

Overview

- 4.1 In order to derive the future housing needs of the Borough, the Council has sought to update its housing evidence from that previously used to support its Core Strategy housing requirement and that prepared as part of the 2017 consultation.
- 4.2 This builds upon the future housing need established within the Mid-Mersey Strategic **Housing Market Assessment ("SHMA") and its subsequent updates produced by GL Hearn** on behalf of the Council and provided an assessment of the likely future housing needs of Warrington Borough over the Plan period 2017 to 2037.
- 4.3 Following the publication of the NPPF updates (2018 and 2019), the Council instructed **GL Hearn to prepare a Local Housing Needs Assessment ("LHNA") utilising the standard methodology**, with a re-based date of 2017. This builds upon the Liverpool City Region SHELMA and utilises the same assumptions and discusses this in the context of the **standard methodology. This has been read and assessed in conjunction with the Council's** Development Options and Site Assessment Technical Report (March 2019).
- 4.4 At the outset, it is noted that in representations submitted to the 2017 Preferred Development Option, we confirmed that our Client was supportive of the adoption of a housing requirement higher than the assessed level of housing needs in order to fulfil its projected economic needs, with the exception of concerns in relation to market signals and economic projections. These comments related to an annual housing requirement of 1,113 dpa which reflected the assessed level of housing which is required to support the delivery of the Warrington and Chester Devolution Bid as advanced by the local LEP and **reflected a "policy-on" position.** We now go on to consider the current position.

LHNA

Baseline Position

- 4.5 The LHNA (2019) **utilises guidance set out within Planning Practice Guidance ("PPG") and NPPF** which concludes that any plans submitted after the 24 January 2019 should be based on the 2019 version of the NPPF which utilises the standard methodology. This means that when assessing housing need and deriving a housing target that a three stage

standard methodology should apply. The Council's interpretation of this is set out below and comprises – starting point/baseline, market signals adjustment and cap.

- 4.6 The starting point for Warrington is the 2014 – based household projects, which indicates a household growth of 792 households per annum. An adjustment to the demographic baseline has been added for market signals, equating to an adjustment of 14.75%, resulting in a need for 909 dpa. A cap has not been applied, because Warrington does not have a (adopted) housing target, and the market signal adjustment is less than 40% above the higher of the most recent average annual housing requirement figure or household growth. This position is confirmed in the LHNA.
- 4.7 As such, because the capped figure is greater than the minimum annual local housing need figure, the minimum OAN is 909 dpa, in line with the standard methodology, which equates to the growth of 28,600 people over the period 2017 – 2037. This is based on a policy off approach.
- 4.8 However, as acknowledged within the LHNA this is only a minimum need and national guidance is clear that there may be reasons for the Council to adopt a housing requirement in excess of this. It was also identified in the LHNA that a policy-on approach which allows for a housing requirement with a greater level of jobs growth may be more appropriate. A policy-on approach is supported by our Client because it will ensure that the demographic needs of the borough are met, will help to meet the affordable housing requirements, and provide an increase in assessed demographic needs.
- 4.9 Having established the standard method approach, we now take into account the impact of economic growth on the minimum OAN of 909 dpa.

Economic Growth

- 4.10 When taking into account economic growth and its impact on housing need, the LHNA has considered the implications of four economic scenarios for the housing requirement for Warrington to consider the relationship between job growth and housing need. This included Cambridge Econometrics; Oxford Economic Baseline Projection; Past Employment Trends; and Strategic Economic Plan, which ranges from 635 jobs per annum to 1,240 jobs per annum, the latter of which when adjusted equates to 955 jobs per annum. The reason for the reduction provided within the LHNA to the Strategic Economic Plan is due to economic activity rates. It is noted that this is a substantial decrease from the 2017 evidence base which takes into account changes to household projects and the decline in economic factors i.e. Brexit and changes to the global economy.

4.11 The upper end figure of 954 jobs per annum (based on the Strategic Economic Plan) has been considered within the LHNA to take into account investment. **It is our Client's** position that a higher jobs per annum figure should be pursued to ensure that economic ambitions are met to ensure that the Council achieves and delivers the housing growth ambitions set in the Vision and Objectives.

Housing Requirement

4.12 As set out above, the established OAN is 909 dpa is based on the standard methodology from 2017 - 2027 which has been applied to the Plan period (i.e. to 2037). However, it is acknowledged within the LHNA that this will not be able to support the anticipated jobs growth identified and to achieve this a housing requirement of 945 dpa has been identified, which includes an adjustment to ensure improvements to household representation in younger age groups.

4.13 At the outset, whilst our Client maintains that a higher rate of dwellings per annum should be pursued, **we wish to express our Client's support for the utilisation of a housing** requirement which is above the standard methodology requirement of 909 dpa. We set out below our rationale for this.

4.14 The LHNA concludes that not all of **the Borough's affordable housing need would be** capable of being built, nor is it considered that demand would be that high. As such, it is **the Council's position that there is no requirement to meet this need** and that a requirement of 945 dpa would be the most appropriate as reflected in Policy DEV1.

4.15 **The Council's** Options and Site Assessment Technical Report (2019) assesses three housing need options ranging from 735 dpa to 945 dpa. 945 dpa was identified as the housing requirement which best matched **the Borough's economic growth aspirations and reflected the Council's commitment to addressing affordability with a 4% over-**requirement, which was deemed to be compliant with national guidance given the potential for a slowdown in economic growth delivered through the Strategic Economic Plan. This took into account an adjustment to household formation rates, which has in **the Council's view sought to address the instances of worsening affordability.**

4.16 The LHNA has identified a requirement of 950 dpa, as identified within the LHNA which would meet its economic led need and that an increase to the OAN to deliver more affordable homes may be appropriate. Whilst there is no set methodology, the LHNA identifies that other LPAs have utilised either 5% or 10% uplift. However, these options have not been pursued by the Council.

- 4.17 It is our **Client's** position that alternative options utilising a 5% or 10% uplift should have been considered in detail. This would result in a requirement of between 955 dpa (based on a 5% uplift) or 1,000 dpa (based on a 10% uplift).
- 4.18 Pursuing a minimum requirement of between 950 dpa – 1,000 dpa would ensure that it is above the standard method, supports economic growth, and achieves the demographic, economic and delivery of a higher level of affordable housing through the delivery of more homes overall to boost market and affordable housing supply in the Borough during the Plan period and beyond. This is a position which is acknowledged within the LHNA which states that further uplift could be applied to the housing requirement to meet affordable housing need, calculated using the basic needs assessment model advocated in the PPG.
- 4.19 Notwithstanding the above, **our Client fully supports the Council's approach in pursuing a figure significantly higher than the standard method requirement of 909 dpa.** It is our however our **Client's** position that a figure of between 950 – 1,000 dpa would be more appropriate to ensure that the housing requirement delivers the requisite amount of housing required to achieve the demographic, economic and affordable housing need by delivering more homes overall and to enable the Plan to be found sound.
- 4.20 **It is our Client's position that this will ensure that the housing requirement aligns with** the economic growth aspirations of Warrington, and its role within the Warrington and Cheshire LEP, and to ensure compliance with the NPPF and PPG and to ensure that the Plan can be found sound and is deliverable and meets the tests of soundness in paragraph 35 of the NPPF in terms of being positively prepared and justified.

Housing Trajectory / Stepped Approach

- 4.21 Paragraph 73 of the NPPF identifies that strategic policies should include a housing trajectory illustrating the expected rate of housing delivery over the Plan period and the anticipated rate of development of sufficient sites. The Plan should identify and update annually a supply of specific and deliverable sites sufficient to provide a minimum of five years worth of deliverable housing land against their housing requirement set out in adopted strategic policies or against their local housing need if over 5 years old.
- 4.22 The Council is seeking to apply a stepped approach to housing delivery of 2017 – 2021: 847 dpa; followed by 2022 – 2037: 978 dpa. It states that if monitoring indicates that a 5-year deliverable and / or subsequent developable supply of housing land over the Plan period can no longer be sustained, the Council will give consideration to a review or partial review of the Local Plan.

- 4.23 The Council has considered in the preparation of the Local Plan that they have given detailed consideration to the rate that new homes can be built on different types of sites within the overall land supply and lead in times for supporting infrastructure, and that the Plan provides for a sufficient land supply to deliver the overall requirements of the Borough. It acknowledges that there will be a lower rate of housing delivery in the first five years due to Green Belt release and infrastructure **requirements and that the Council's** housing land supply and performance (i.e. Housing Delivery Test) will be assessed against the Stepped Housing Trajectory rather than the annual average housing target of 945 homes per annum.
- 4.24 Our Client objects to this approach. A stepped approach to development is not appropriate and will have the resultant effect of preventing the delivery of sites rather than supporting them. It is also unclear as to whether there is sufficient market demand for the type of housing proposed in the Urban Area, particularly as it is envisaged by the Council that these large scale sites will come forward in similar timescales.
- 4.25 It is this over-reliance on key large-scale sites within the Urban Area which our Client has significant concerns over and it is their assertion that a range of sites of varying scale are required to deliver the Plan's requirements. **It is our Client's position that** the Council needs to ensure that sufficient flexibility is in place to facilitate early delivery of housing during the Plan period if it was to come forward, regardless as to whether or not this approach would result in a higher rate of delivery within the first 5 years of the Plan period.
- 4.26 The Plan also indicates that *"If monitoring indicates that a 5-year deliverable and / or subsequent developable supply of housing land over the Plan period can no longer be sustained, the Council will give consideration to a review or partial review of the Local Plan"* (our emphasis).
- 4.27 Policy DEV1 identifies that the Council will only give due consideration to a review or partial review of the Local Plan. This is not an assurance that the Plan will be reviewed. A mechanism should be implemented to ensure that the Council is able to demonstrate and maintain a delivery 5-year housing land supply throughout the Plan period is required comprising a partial review of the Local Plan if necessary, triggered after a period of under-delivery (such as 3-5 years), not just if monitoring indicates. The purpose of this mechanism will ensure greater certainty to developers in relation to the circumstances when further land release will be required. This should be applicable to the overall

housing requirement figure of 945 dwellings rather than the phased trajectory or in our **Client's position a range of between 950 – 1,000 dpa.**

Housing Distribution

- 4.28 The Council has identified that it will seek to deliver the majority of new homes within the Urban Area of Warrington, the existing inset settlements, and other windfall sites within the SHLAA, with an indicative capacity of 13,726 new homes. This will be delivered through Green Belt release and the delivery of a Garden Suburb (6,490 homes) and South West extension (1,631 homes). 1,085 dwellings will be delivered on allocated sites within outlying settlements which are proposed to be removed from the Green Belt in Burtonwood (160 homes); Croft (75 homes); Culcheth (200 homes); Hollins Green (90 homes); Lymm (430 homes); and Winwick (130 homes).
- 4.29 **Whilst our Client does not object to the Council's** overall aim to adopt a strategy to concentrate growth towards **Warrington's** Urban Area, the pursuit of this strategy should not risk the overall deliverability of the Plan. As such, we have a number of significant concerns with the over-reliance on the delivery of sites within the Urban Area, the **South-West Urban Extension and Garden Suburb to meet a significant proportion of Warrington's** housing needs over the Plan period up to 2037, as set out below.

Urban Capacity Study – Town Centre Sites / Waterfront

- 4.30 A high-level review of the Urban Capacity Study confirms that a large percentage of the sites are to be delivered through the Town Centre and Waterfront Strategic sites. We have significant concerns with this approach as set out below.
- The Council has made an assumption that the development of these sites will align with the findings of high level masterplanning of these areas represents a significant risk to the deliverability of the Plan. It will only be at the detailed design stage when site specific details are known i.e. in relation to site conditions, on-site constraints and detailed infrastructure requirements will the capacity and deliverability of the sites be realised;
 - Additionally, the extensive area which is covered by the Town Centre and Waterfront strategic sites means that they are both subject to various land-ownerships with a number of these identified areas in existing active uses. i.e. land identified for development in the Stadium Quarter, Arpley Road, Bridge Street Quarter, Cockhedge Quarter, St. Elphin Quarter and the Southern Gateway is currently unavailable, with ongoing businesses and uses operating. As such, it is

unclear how other than through the use of compulsory purchase order powers how these sites will be delivered;

- A number of sites identified as deliverable by the Council have been assessed within the Viability Report as unviable (i.e. a number of parcels within the Waterfront and Inner City sites Waterfront Parcels 2 - 4 (250 units in each parcel), which in turn raises significant concerns over the deliverability of these sites and viability of a number of these sites, with regard to affordable housing contributions and the extent of abnormalities (required through Policy INF5 and the IDP) have been fully taken into account;
- Over half of the Waterfront site is located with Flood Zone 3a, and at risk of tidal flooding. As such, it recommends that an Exception Test needs to be carried out and the scale of development reduced accordingly; and
- There are **inconsistencies between the Council's evidence base in relation to the anticipated capacity of the site within the SHLAA and Urban Capacity Study**

4.31 As such, **it is our Client's position that the Council has failed to fully justify that based on robust evidence that the identified sites within the Urban Area (namely the Strategic Sites) will become available within the Plan period. Additionally, in the absence of a reasonable buffer within the urban capacity supply, it is our Client's position that** a discount should be applied to this source of supply based on evidence of delivery and/or evidence of past non-implementation. This will allow for a more accurate reflection of the amount of permissions within the supply which will actually be implemented.

Garden City Suburb

4.32 In addition to the reliance on sites within the Urban Area, the Council is also proposing the delivery of a new Garden City Suburb which includes both Green Belt and non-Green Belt land extending from the south-east of the Warrington Urban Area. The area is identified as a strategic mixed-use allocation and is the largest single contributor towards the future housing needs of the Borough on the basis that it will deliver approximately 7,400 new homes, and 116 ha of employment land. It is however acknowledged within the Plan that only 5,100 new homes are expected to be delivered within the Plan period, **with the remaining 2,300 dwellings providing a 2 year buffer to the Council's housing supply, post Plan period.** It will comprise three garden villages, a central neighbourhood centre, employment zone and green infrastructure network.

4.33 Our Client does not object to the conclusion made by the Council that this area provides a suitable location in which to deliver a large number of new housing and strategic employment opportunities, and consider that it accords with Paragraph 72 of the NPPF in

this regard. This is on the basis that the Garden City Suburb area of growth relates well to the existing urban area and is of a scale necessary to provide the opportunity to deliver the amount of employment land needed to facilitate the continuing economic success and competitiveness of Warrington. The site will deliver 116 ha of employment land, at the junction of the M6 and M56. The area was found to fulfil a weak role within the Green Belt and forms part of the original New Town Plans for Warrington which are yet to be fully realised.

4.34 Our Client does however question the deliverability of the site over the Plan period, particularly given the extent of infrastructure required to deliver this and the proposed timescales involved i.e. in relation to the Western Link Road, and whether this is likely to be delivered in the requisite timescales given the significant amount of engineering projects including the need for new crossings of the Manchester Ship Canal, the West Coast Mainline, and the Warrington to Liverpool Railway line.

4.35 It is therefore considered that further justification needs to be provided by the Council to justify that this approach is sound and that these dwellings are deliverable. This is important given the concerns identified within the Garden Suburb Development Framework i.e. whether the solutions are deliverable, viability, securing agreements i.e. in relation to the infrastructure delivery and due diligence. Clarification is also required as to how the site will be delivered i.e. through JVs, Homes England, private developers etc. As such, further consideration should be given to how the site will be delivered.

South West Warrington

4.36 The South West Urban Extension seeks to deliver 1,600 new homes and will involve the release of circa 112 ha from the Green Belt. Our Client does not object in principle to the release of this land on the basis that it accords with Paragraph 72 of the NPPF. Our Client does however have similar concerns with the delivery of the Garden Village, how the site will be delivered over the Plan period, particularly given the extent of infrastructure required to deliver this. Further justification is required to be provided by the Council to justify that this approach is sound and that all of these dwellings are deliverable.

Outlying Settlements

4.37 The Preferred Development Option (2017) identified a need for 1,190 homes to be delivered on seven outlying settlements – Lymm (500 homes), Culcheth (300 homes), Burtonwood (150 homes), Winwick (90 homes), Croft (60 homes), Glazebury (50 homes), and Hollins Green (40 homes).

- 4.38 The overall amount of housing in the outlying settlements has decreased by 105 dwellings, in six outlying settlements, and now equates to 1,085 dwellings in Burtonwood (160 homes); Croft (75 homes); Culcheth (200 homes); Hollins Green (90 homes); Lymm (430 homes); and Winwick (130 homes). Glazebury has been removed from the 2019 Submission Version of the Plan because all of the sites were assessed as performing well in terms of Green Belt purposes.
- 4.39 Our Client support in principle the need for the allocation of sites within outlying settlements to boost homes within the local area. However, it is our **Client's** view that the amount of housing proposed within these outlying settlements is not sufficient and further land release is required, **as currently less than 6% of the Borough's overall Plan period** housing requirements will be delivered within the outlying settlements.
- 4.40 Given our **Client's** concerns with the deliverability of the sites identified within the Urban Area in the Town Centre/Waterfront site, and within the Garden Suburb and South West Extension, **it is our Client's position that** further growth in the outlying villages is required to meet this need, particularly given our overall concerns with the proposed housing requirements and consideration that a range of between 950 – 1,000 dpa is appropriate.
- 4.41 As such, **it remains unclear how or why only an "incremental growth" option for each** outlying settlement has been calculated or defined. It appears to be based on a candidate site submission rather than assessing what the needs of each settlement actually are. It is unclear whether the approach to development is the most appropriate given the needs, opportunities, capacity and constraints of the settlement and as such the Plan is considered to be unsound in this respect.
- 4.42 Limited justification has been provided by the Council to determine the appropriate level of development which is required and it is essential for this work to be carried out to **justify the Council and Plan's approach**. Currently the Plan cannot be found sound in this regard as it is not justified.

Lymm specific

- 4.43 Lymm has been selected as a settlement within the outlying settlements where Green Belt release is proposed. It has been confirmed that Lymm is a suitable location for residential development during the Plan period. It is the largest free-standing settlement outside of the main urban area within the Borough. It has a wide range of shops, services and facilities; is served by good public transport links; and is easily access to nearby employment centres at Burtonwood, Warrington Town Centre, and the planned strategic

employment site within the Garden City Suburb. Lymm has been subject to limited housing development over recent years and is in need of substantial growth to satisfy local needs, address high levels of unaffordability and support existing services, facilities and local businesses.

- 4.44 **It is our Client's position that whilst we** fully support the identification of Lymm as an outlying settlement, it is our **Client's** view that in respect of its size and role, further housing is capable of being accommodated at the edge of the settlement through further Green Belt release. The emerging Plan has taken a contrary view and seeks to deliver 70 dwellings less than what was proposed in the 2017 Submission Version (reduction from 500 dwellings to 430 dwellings). Our Client disagrees with this position and considers that further housing should be proposed in Lymm, to help ensure the Plan is deliverable **particularly given our Client's concerns with the Council's identified housing requirement** and our position that this should be higher.

Overall Supply Position

- 4.45 Policy DEV1 identifies a deliverable capacity of 13,726 dwellings. When combined with the proposed allocations, small site allowance, and recent completions, the Council maintains that it can demonstrate the delivery of 20,643 dwellings over the Plan period as set out below.

No.	Location	No. of Homes
1	Town Centre	4,007
2	Wider Urban Area (SHLAA Sites < 0.25ha)	4,133
3	Waterfront	2,542
4	South West Extension	1,631
5	Garden Suburb (Phase 1)	930
6	Garden Suburb (Masterplanning area)	4,201
7	Inset Settlements (SHLAA Sites < 0.25ha)	221
8	Inset Settlements (Green Belt release)	1,085
9	Other (SHLAA Sites < 0.25ha)	90
10	Small Site Allowance (Sites > 0.25ha)	1,444
11	Completions (2017-2018)	359
	Total:	20,643

Table 1 – DEV1 supply table extract

- 4.46 On the basis of the above, the Council considers that it has a sufficient supply to meet the housing requirement of 945 dpa. Our Client disagrees. This is on the basis that our Client considers that the Council has overestimated the availability and deliverability of

the housing land supply within the Plan period. Whilst the evidence base provided by the Council is comprehensive in part, our Client has concerns with the lead in-times applied both in terms of sites without planning permission, as set out in Table 2.2 of the SHLAA, and the lead-in times for strategic sites. This is due to their significant scale, the complexities in delivery and the policy requirement to prepare and adopt a comprehensive masterplan prior to the submission of any subsequent planning applications for individual phases of development, which in turn will ultimately delay the Plan progressing.

Small sites and windfall

- 4.47 In terms of small sites and windfall within the Urban Area, our Client considers that the **Council's reliance on this is over**-estimated as the emerging Local Plan will provide for a significant boost to the amount of allocated land available for development within the Borough. This will increase substantially competition within the market for selling new homes and will see many housebuilders engaged in developing sites within the authority area. Collectively these factors may serve to reduce the commercial attractiveness of windfall schemes; and the Local Plan will be produced supported by a thorough and robust assessment of potential housing land supply. As a result, a proportion of sites which might otherwise have come forward as windfall will be known to the Council and may either form part of strategic sites – for example within the City Centre allocation.

Brownfield sites

- 4.48 Our Client also has concerns in regard to the delivery of a high proportion of brownfield sites due to the extent of remediation required to deliver these sites. The delivery of these sites may not progress as quickly as the Council has envisaged, because a proportion will not yet benefit from planning permission, will require demolition or land remediation, or are not available due to landownership or existing active use.

Housing Land Supply Summary

- 4.49 On the basis of the above, our Client has significant concerns over the deliverability of the sites within the Plan, particularly in regard to the deliverability of the Town Centre and Waterfront sites. As such, it is our **Client's** position that there is an urgent need for the Council to allocate additional land to meet this requirement, and the most appropriate sites should be those within the outlying settlements, in the most sustainable settlements, such as Lymm.
- 4.50 **It is our Client's position that** based on a high level **review of the Council's evidence**, it appears there will be between a 2,000 – 3,000 dwelling deficit in the Council's **overall** Plan period supply. This is based on **our Client's** viability concerns identified within the

Council's viability report in relation to the Waterfront and Town Centre Masterplans areas i.e. a number of parcels have been identified as unviable (Waterfront Parcels 2 – 8), flood risk concerns identified in relation to the Waterfront site; lead-in times associated with strategic sites, land ownership constraints, remediation, infrastructure constraints and market interest in the Urban Area localities.

- 4.51 **Based on our concerns with the Council's supply**, our Client has significant concerns with **the Council's ability to meet the Plan's proposed** housing requirements, and to **demonstrate a five year supply of deliverable housing land. Coupled with the Council's proposed stepped trajectory**, this raises further doubts of the Council's own belief that they can achieve the housing land supply requirements.
- 4.52 **As such, it is our Client's position that further land release is required to meet the Council's** housing land supply requirements and that this should be directed to the outlying areas of settlements such as Lymm to ensure the Plan is robust and can be found sound.

5.0 OMISSION SITE – MILL LANE, LYMM

5.1 It is our Client's position that further land release is required in the outlying settlements most specifically in relation to their existing land interests at Mill Lane, Lymm which they have been actively promoting for allocation through the Local Plan process. The extent of the Site is shown in Figure 1 below.



Figure 1 – Site Location

5.2 As set out in Section 4 of this response, whilst our Client supports in principle the need for the allocation of sites within outlying settlements to boost homes within the local area, it is our Client's view that the amount of housing proposed within these outlying settlements is not sufficient to meet identified needs and further land release is required.

5.3 It is our Client's position that further growth in the outlying villages is required to meet this need. This is on the basis of overall concerns with the proposed housing requirements and the deliverability of the sites identified within the Urban Area in the Town Centre/Waterfront site, and within the Garden Suburb and South West Extension,

5.4 Limited justification has been provided by the Council to determine the appropriate level of development which is required and it is essential for this work to be carried out to

justify the Council and Plan’s approach. Currently on this basis, the Plan cannot be found sound in this regard. As such, whilst it is acknowledged that four sites have been identified within Lymm at Massey Brook Lane (60 dwellings), Pool Lane (40 dwellings), Rushgreen Road (200 dwellings) and Warrington Road (130 **dwellings**), **it is our Client’s** position that their site at Mill Lane is the most suitable for development for the reasons set out in this section of the report.

5.5 **Within the Council’s identification of the 4 selected proposed allocations, it is considered that these sites make a weak to moderate contribution, which is akin to the Council’s assessment of our Client’s site. As such, it is unclear why these sites have** been selected **over our Client’s site, which for the reasons set out in the 2017 submission and reiterated** within this statement perform a weak contribution to the Green Belt purposes and is therefore considered to be an appropriate site for allocation.

5.6 The Site is located to the east of Outrightington in Lymm, and is comprised of existing Grade 2 and 3a agricultural land adjoined to the existing urban area located between the Transpennine Trail in the north and the Bridgewater Canal in the south. The Site is contained on all sides by existing prominent features, including extensive built development to the north and west.

Deliverability

5.7 A Development Framework (Enclosure 1) promoting the identification of this Site as a housing allocation has been submitted to the Council previously, resubmitted as part of these representations.

5.8 The Development Framework provides an initial overview of the Opportunities and Constraints of the Site to development, confirming that the Site is in principle developable for housing. This includes confirmation that the Site is located within Flood Zone 1, and is not subject to any overwhelming ecological, historical, or landscape local, national or international designations which would prevent or significantly reduce the scope for residential development at this Site.

5.9 This appraisal has informed the vision and design principles which will be used to inform **any detailed proposals for the site’s development. This includes a parameters plan which** shows the approximate locations **within the Site for development areas, over 55’s** provision, land for a new school, public open space and landscaping. The Parameters Plan demonstrates how proposed land used can be sensitively and logically incorporated into the Site and includes proposals to enhance recreation opportunities through

provision within the Site and improving access through the Site to the Transpennine Trail and Bridgewater Canal. The Parameters Plan also illustrates how the existing pond which is a local nature conservation interest will be safeguarded and enhanced.

- 5.10 A Landscape and Visual Assessment and Green Belt Appraisal Report (Enclosure 2) has also been prepared which provides a critical review of the Green Belt Assessment undertaken by the Council and identifies key landscape and visual opportunities and constraints for developing the Site. The Appraisal confirms that the Site is suitable for development and provides recommendations of features to be retained and enhanced within the Site through the masterplanning process. It also concludes that the site has a low sensitivity to build development in visual and landscape terms given the established boundaries, and the further landscaping that is proposed.
- 5.11 A Traffic Impact Note (Enclosure 3) has been submitted in support of this representation. The Note demonstrates that a safe and sufficient vehicular access can be created from Stage Lane, Lymm into the Site in accordance with highway design standards. Nearby junctions and roads to the site are demonstrated to operate with sufficient spare capacity once the Site has been developed. As a result, the development of Land at Mill Lane, Lymm is not considered to have a severe impact on the local highways network.

Council's Green Belt Assessment

- 5.12 It is noted that our Client has a number of concerns with the methodology and approach of the Council's Green Belt assessment and consider it to be flawed, as set out below.
- The Assessment fails to consider the urban influences and how this alters the perception of the Site and its character when determining openness.
 - The Parcels derived within the assessment as inconsistently derived, with some utilising boundaries along roads which others relate to fields;
 - The Assessment was not undertaken by the authors of the report, and instead undertaken by a number of officers at the Council allowing for divergence from the methodology and approach to the assessment;
 - There is an inconsistent approach within the assessment towards parcels which relate to settlements and urban areas within neighbouring authorities. This has the overall effect of some parcels towards the edge of the Borough identified as making a lesser contribution to the Green Belt, despite being located on the edge of major settlements outside Warrington;

- The Assessment fails to fully consider existing urban influences on a site and how this influences the character of each assessed parcel, especially when determining openness and the restriction of urban sprawl;
- The Assessment fails to consider the potential for a development to create a new prominent and permanent edge to the settlement;
- The consideration of openness is not clearly explained. 30% built form on-site is assessed significantly different to 10% despite the fact that there could be little difference between the two and its impact on the perception of openness depending on the scale of the wider parcel;
- It is questionable why all sites are determined to have a moderate or stronger contribution to the Green Belt in terms of their role in urban regeneration. The Council has determined that the very special circumstances required to justify the need to review the Green Belt is provided by the significant housing needs of the Borough, and shortage of available, deliverable and suitable brownfield sites on which to deliver. As a result, all Green Belt sites should be found to hold a weak contribution to this function in this regard.
- The Assessment attempts to apply a standardised weighting to determine overall Green Belt function taking into account the role found for each of the five purposes of Green Belt within the assessment. Our Client considers that across Warrington, Green Belt predominantly fulfils the first three purposes of the Green Belt namely; check the unrestricted sprawl of large built-up areas, prevent neighbouring towns merging into one another, and assist in safeguarding the countryside from encroachment. The prominence of these functions will vary per parcel and therefore the application of a standardised approach would be inappropriate and fail to capture the appropriate function of the Green Belt.

5.13 It is therefore unclear how the overall conclusions of the Assessment have been reached. The Assessment outlines a standardised weighting which is applied based on the significance of the impact observed for each Green Belt purpose. In our view a more bespoke approach is required, with the Assessment weighted towards the purposes of the Green Belt which the parcel more closely relates to

Suitability for Release from the Green Belt

5.14 **The Council's assessment of the Site concludes that it fulfils a moderate contribution to the Green Belt on the basis that:**

- The Site makes no contribution to checking the unrestricted sprawl of large built-up areas given that the Site is not adjacent to the Warrington Urban Area;

- The Site makes no contribution to preventing neighbouring towns merging into one another given that the Site is not located between two towns;
- The Site makes a strong contribution to assisting safeguarding the countryside **from encroachment due to the site's connection with the wider countryside (on two sides)** and that Mill Road may not be sufficiently durable to prevent further sprawl in this location. The Site is considered to support a strong degree of openness given that it contains no existing built form and is covered by minimal vegetation;
- The Site makes no contribution in preserving the setting and special character of historic towns despite adjoining a historic settlement, it is beyond 250m of the boundary of the Conservation Area; and
- The Site makes a moderate contribution to the assistance of urban regeneration given that identified brownfield land within the HMA could meet a proportion of future housing needs.

5.15 **Our Client disagrees with the Council's assessment of this Site. A Green Belt Appraisal** of the Site was undertaken by Barton Willmore on behalf our Client within the accompanying Development Framework and Landscape and Visual and Green Belt Appraisal prepared by Barton Willmore which concludes a weak/limited contribution by the Site towards the purposes of the Green Belt.

5.16 The summary table is contained in Table 2 **and includes a comparison against the Council's** assessment of the Site.

	R18/107 (ARUP)	Site (Barton Willmore)
Purpose 1: check the unrestricted sprawl of large built-up areas	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.
Purpose 2: to prevent neighbouring towns merging into one another	No contribution: The site does not contribute to preventing towns from merging.	No contribution: The site does not contribute to preventing towns from merging.
Purpose 3: to assist in safeguarding the countryside from	Strong contribution: The site is connected to the settlement along its northern and western	Limited: The site is connected to the settlement along its northern and western

<p>encroachment</p>	<p>boundaries. The western boundary consists of garden boundaries which, while clear and contiguous along the boundary, may not be durable enough to prevent encroachment into the site. The northern boundary is durable in some sections along Longcroft Place and Chaise Meadow, although other sections consist of garden boundaries and an unmade section of Millers Lane which are less durable. The site is connected to the countryside predominantly along Mill Lane to the east and Stage Lane to the south, both of which form durable boundaries which could prevent further encroachment if the site was developed. The site's north eastern boundary is comprised of a water body (Healey Flash) which is durable and of garden boundaries close to Mill Lane as there is development within the Green Belt up to the durable boundary of Mill Lane. To the south east of the site, field boundaries form a non-durable boundary however Stage Lane and Mill Lane are in close proximity and would therefore limit any encroachment. The existing land use is open countryside. There is no built form and minimal vegetation, which mainly consists of internal field boundaries. The site is connected to the open countryside on two sides, to the east and south. The site supports</p>	<p>boundaries. The western boundary consists of garden boundaries which, while clear and contiguous along the boundary, may not be durable enough to prevent encroachment into the site. The northern boundary is durable as it relates to the existing built edge of Oughtrington and Heatley Flash, a protected area and large waterbody. The site is connected to the countryside predominantly along Mill Lane to the east and Stage Lane to the south, both of which form durable boundaries which could prevent further encroachment if the site was developed. The site's north eastern boundary is comprised of a water body (Healey Flash) which is durable and of garden boundaries close to Mill Lane as there is development within the Green Belt up to the durable boundary of Mill Lane. To the south east of the site, field boundaries form a non-durable boundary however Stage Lane and Mill Lane are in close proximity and would therefore limit any encroachment. The existing land use is open countryside. There is no built form and minimal vegetation, which mainly consists of internal field boundaries. The site is visually connected to the</p>
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	<p>a strong degree of openness as it contains no built form, minimal vegetation and supports long line views to the east. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the nondurable boundaries between the site and the settlement.</p>	<p>open countryside on two sides to a limited extent, to the east and south, but is physically separated by Mill Lane and Stage Lane, the intervening hedgerows and trees. The site supports a moderate degree of openness as it contains no built form but is surrounded on two sides, and partly along two others, by existing residential development within Oughtrington. There are limited medium distance views towards the Site from isolated viewpoints along a short stretch of the Bridgewater Canal, and short distance views from Mill Lane (which has a footway) and Stage Lane (which has not). There are no longer distance views to the south and east, due to the intervening topography and vegetation. Overall the site makes, at most, a moderate contribution to safeguarding the countryside from encroachment due to its openness and the nondurable boundaries between the site and the settlement.</p>
<p>Purpose 4: to preserve the setting and special character of historic towns</p>	<p>No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.</p>	<p>No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.</p>

Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	Limited to no contribution: All greenfield sites make a similar contribution to purpose 5.
Justification for Assessment	The Site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are nondurable boundaries with the settlement, the boundaries between the site and the countryside are mostly durable and would therefore contain any development preventing it from threatening the overall openness and permanence of the Green Belt. The site also makes a moderate contribution to assisting in urban regeneration.	The Site makes a limited contribution to three purposes and no contribution to the remaining two. The Site makes a limited contribution to the purposes of the Green Belt.
Overall Assessment	Moderate contribution	Weak/limited contribution

Table 2 – Green Belt Assessment

5.17 **Specific areas of disagreement between our Client and the Council’s assessment of Green Belt function** relate to Purpose 3: to assist in safeguarding the countryside from encroachment and Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. This on the basis of:

- Purpose 3 - the Site is completely surrounded on two sides and along part of two further sides by existing development. The Site is therefore well related to the existing urban form of Lymm and its development would not give rise to an extension of the urban area of Lymm further east or south than current built

extents. The visibility of the Site is limited to the rear properties surrounding the Site, intermittent views from Stage Lane and Mill Lane, and limited viewpoints from the Bridgewater Canal. Overall there is limited visibility of the Site and as such there would be limited impression of encroachment into the wider open countryside. For these reasons the Site is considered to have a limited role for Purpose 3.

- Purpose 5 - the Council has found an insufficient capacity to accommodate its future housing needs, as a result, given substantial housing needs and constraints of the borough, there is an acknowledged need to review and potentially release land within the Green Belt. In view of this, no greenfield site within the green belt should be assessed for this purpose.

5.18 **Based on the findings above, it is our Client's view, that Land off Mill Lane, Lymm performs** a weak role within the Green Belt and as such not in need of being permanently kept free from development. In reflection of Paragraph 85 of the NPPF, the Site should therefore be released from the Green Belt and is the most suitable candidate site for residential development and Green Belt release within Lymm.

Other Considerations

5.19 We set out below our comments in response to the other matters raised within the **Council's proforma.**

- Agricultural Land Quality - **In the Council's assessment of the site, it is** concluded that the development of the site would result in the loss of agricultural land, however, this is not an isolated occurrence, as all of the identified sites within Lymm would result in the loss of agricultural land of varying degrees. An agricultural land quality assessment (Enclosure 4) has been undertaken in support of the application, which demonstrates that the land is a mixture of Grade 2 and 3 land. This is not a constraint to the delivery of the Site.
- Mineral Reserves – The Council has identified that the Site is located within a safeguarded / identified area of importance, however, this again is not an isolated instance, with Pool Lane, Rushgreen and Warrington Road, all of which are located within this designation. Given the surplus of mineral reserves within the Borough, which includes sites allocated for development, this is not considered to be a constraint to the delivery of the Site.

- Contamination – There is no evidence provided by the Council to demonstrate that the Site may be “potentially contaminated” or “difficult to remediate”. Evidence is required by the Council to justify this position. Our Client does not consider that the site is contaminated nor would it be difficult to remediate if any is potentially found. There are no known contamination constraints that would restrict the delivery of the Site.

- Biodiversity – The Site is identified as containing a locally important site for biodiversity. This is common within Lymm, and other sites within the Borough within this designation, all of which have been deemed to be acceptable. The proposed development provides the opportunity to mitigate and enhance any evidenced identified biodiversity value.

- Landscape Character – The Council has concluded that the Site is located in Character Type 3C and whilst it could potentially accommodate development, due to its location adjacent to the existing settlement boundary, it is in the Council’s position that the Site is extensive and highly visible, and would result in a significant change to the landscape character. Our Client firmly disagrees with this position for the reasons set out in the accompanying Landscape Appraisal and summarised below
 - The Site could accommodate new development whilst protecting and enhancing the existing landscape features within the Site, and creating new areas of habitat and Green Infrastructure, in line with planning policy and the published landscape character guidance.
 - The accompanying Visual Appraisal has demonstrated that views towards the Site are limited to those from the rear of properties immediately abutting the Site, Stage Lane and Mill Lane immediately adjacent to the Site, and from a limited number of short distance viewpoints along the Bridgewater Canal.
 - The Landscape and Visual Appraisal has demonstrated that the Site is suitable for release from the Green Belt and can accommodate new, well-designed, residential development set within a strong landscape structure, without compromising the existing landscape features and views of the Site.
 - The development could incorporate the following features:
 - Protect and enhance the existing hedgerows within and surrounding the Site;

- Protect the existing trees and plant new trees within hedgerows and new areas of open space to create a more varied age structure, to soften views of the development and to break up the mass of the development;
- Protect and enhance the pond in the north of the Site and provide a positive frontage to Heatley Flash;
- Incorporate existing and new landscape features within a connected Green Infrastructure and accessible open space network;
- Ensure new development reflects and enhances existing townscape character through the use of appropriate typologies, materials, scale and massing; and
- Ensure new development provides a positive and sensitive frontage to the countryside to the east and south.

Key Benefits

5.20 The release and allocation of Land at Mill Lane, Lymm for housing will provide for the following benefits:

- Suitable for the accommodation of a wide range of house types and sizes all built to a high quality design and standard;
- 105 - 120 new affordable homes of appropriate mix and tenure, to be pepper potted across the Site and undisguisable in terms of design and quality of materials;
- The delivery of a 6 to 7 acre over 55 C2 Care/Extra Care Village responsive to the needs of an ageing population;
- 15-20 self-build plots;
- Diversification of sites identified by the Local Plan providing for increased market choice and boosting housing land supply;
- Contribution to the short-term housing land supply requirements of the Local Plan;
- Accessible location to the centre of Lymm, with close proximity to existing public transport routes, minimising reliance on travel by car;
- Land reserved for the delivery of a new school and nursery;
- Generous levels of public open space, including a Multi-use Games Area (MUGA), **child's playspace, and allotments;**
- Footpath and cycleway connections through the site to enhance the connectivity of the wider area to sources of recreation;

- Strengthening of the settlement edge and boundary of the Green Belt ensuring the durability of this boundary;
- Support to existing services, facilities and businesses within Lymm due to increased spend and use from new residents;
- Direct and indirect support to construction sector jobs during the build programme. Support to care worker jobs following completion of development;
- Support to skills in design, project management and construction for residents of self-build plots;
- Annual contributions to the local economy from economically active residents of the site;
- Annual Council tax contributions; and
- New Homes Bonus to enhance public funds and supporting the delivery of wider infrastructure needs.

Summary

- 5.21 It has been demonstrated that Land at Mill Lane, Lymm represents a sustainable and suitable location for housing. The Site holds the potential to accommodate between 350 and 400 new family homes, of which 30% will be affordable. 15-20 self-build plots could **be created on site with an opportunity for over 55's provision, and land for a new Primary School/Nursery**. The Site would make an important contribution to the housing supply needs of Lymm and the wider Borough responding to a diverse range of housing need including housing which is suitable for first time buyers, families and the elderly.
- 5.22 The Site is actively being promoted for residential development and is considered capable of delivery in full within the Plan period, as well as making a contribution to the five year supply subject to progress on the Local Plan. Its allocation would diversify the existing supply in terms of scale and location of allocations enhancing the overall deliverability of the Plan by increasing market choice and competition.
- 5.23 The Site is not subject to any physical constraints that would prevent or unduly limit the potential for the residential development of the Site. The Site relates well to the existing urban edge of Lymm, and is surrounded on all sides by existing easily definable features. The Site is considered by the applicant to fulfil a weak role within the Green Belt and as such should not be kept permanently open from development. A new stronger boundary along Mill Lane can be created which will prolong the Green Belt in this location.
- 5.24 Based on the above, our Client considers that the Council should identify the Site for circa 400 dwellings, plus 6 acres of **over 55's C2/Extra Care provision through the Warrington**

Local Plan. Should the Council consider that the Site is more suitable for a smaller scheme than promoted through this representation, our Client would be open to consider this, and a submission of a smaller scheme proposing development for circa 150 dwellings on the northern area of the site was included in representations to the Lymm Neighbourhood Plan in November 2017 which is enclosed for consideration (Enclosure 5).

6.0 SUBMISSION VERSION POLICIES

- 6.1 We set out below comments in response to a number of the proposed Submission Version Local Plan policies. It is our overall position that a number of the policies are too lengthy and often their focus and intent is lost. We suggest that these are separated into different policies in order to ensure that the main focus of the policies are not lost.

Policy DEV2 – Affordable Housing

Affordable Housing

- 6.2 **The NPPF is clear of the Government’s objective to significantly boost** the supply of homes. To assist in the delivery of a wide range of homes, and in particular affordable homes, Paragraph 62 of the NPPF is clear that policies should specify the type of affordable housing required, and that it should be met on-site unless off site provision or financial contribution can be robustly justified, and the agreed approach contributes to the objective of creating mixed and balanced communities. Of these, at least 10% of the overall provision of new affordable homes is to be available for home ownership, unless this would exceed the level of affordable housing required in the area or prejudice the ability to meet the identified affordable housing needs of specific groups.
- 6.3 Policy DEV2 states affordable housing should be delivered on sites of 10 dwellings or more with (a) 20% to be delivered on sites within Inner Warrington, inclusive of the Town Centre, or (b) 30% to be delivered elsewhere in the Borough and all Greenfield sites irrespective of their location. Of the affordable housing provision, 10% affordable home ownership should be provided, with the remainder affordable rent or social rent. A lower split/tenure will be permitted where it can be demonstrated that it would not be financially viable.
- 6.4 Our Client is fully committed to the delivery of affordable homes, particularly where there is a clear and evidenced need. Within Warrington there is an identified need for 377 affordable dpa to be delivered within Warrington between 2017 - 2037. However, our Client has a number of concerns with the Policy as drafted.
- 6.5 Paragraph 64 of the NPPF requires planning policies and decisions to make at least 10% of the homes to be available for affordable home ownership, as part of the overall contribution from a site. However, Part (2) of Policy DEV2 conflicts with this and states that ***"the equivalent of 10% of the total number of homes within the development"***. This is inconsistent with national policy and should be updated to reflect this.

- 6.6 Policy DEV2 Point 4 states that affordable housing should be provided on-site and only in exceptional circumstances, where the nature of the site is deemed unsuitable for affordable housing, will a commuted sum be acceptable. This approach is contrary to Paragraph 62 of the NPPF which allows affordable housing to be delivered off site or a financial contribution is provided where it can be robustly justified. As such, the Policy should be amended to reflect and ensure compliance with the NPPF.
- 6.7 **Whilst Section 5.1 of Council's Viability Report (prepared by BNP Paribas) identifies support for the emerging affordable housing provision; it is noted that there are instances where the Council will need to provide flexibility in their policies, and have regard to individual site viability, and where a case is made, to adjust the amount of affordable housing provision. A high-level review of the Council's Viability Report confirms that circa 18 sites are identified as unviable within Cushman and Wakefield's Viability Assessment (contained with BNP Paribas's report). Our Client has concerns that this will in turn impact on the delivery of affordable (and open market) homes within the Borough, and the potential for the non-delivery of homes.**
- 6.8 On this basis, due to the required changes we do not consider that the policy as drafted is sound and modifications to the policy are required.

Housing Type and Tenure

- 6.9 The size, type and tenure of housing needs for different groups should be assessed and reflected in planning policies as required by Paragraph 61 of the NPPF. Parts 7 – 8 of the Policy identifies that residential development should provide a mix of different housing sizes and types which should be informed by the Borough wider housing mix target and any local target set by a Neighbourhood Plan, when taking into account site-specific considerations. Our Client is supportive of the need for a mix of housing and the provision of a range of house types. However, it is our position flexibility should be provided within the policy to give cognisance to local circumstances and the type of housing required, rather than a Borough-wide requirement.

Optional Standards

- 6.10 Policy (Parts 9 – 10) seeks to provide 20% of homes to building regulation standard M4(2) Accessible and Adaptable Dwellings and where there is an identified need 5% of new homes will be wheelchair accessible in accordance with Building Regulation Standard M4 (3). Our Client is fully supportive of the provision of accessible homes where evidenced.

- 6.11 It is acknowledged that the LHNA identifies the economic-led need for accessible homes is circa 4.7% (871 new homes). The PPG (ID 56-07) is clear that such need should be evidenced by their likely future need; the size, location, type and quality of dwellings needed; the accessibility and adaptability of the existing stock; how the needs vary across different housing tenures; and the overall viability. The Council has failed to fully justify this, as it is not evidence is not provided within the LHNA. The LHNA is clear that any decisions about the mix of housing should take account of current stock, and where the most appropriate locations for this will be. This information has not been supplied by the Council rather it states that it used the LHNA to set the percentages. As such, to ensure that this Policy is robust and can be found sound, further justification is required.

Housing for Older People

- 6.12 The Plan seeks to provide 20% of the affordable provision to meet the needs of older people which will be determined on a site by site basis. Our Client is supportive of the need for older person accommodation where evidenced. Further guidance and evidence **is required in relation to how this provision will be determined on a "site by site" basis** pending on demand and type of provision.

Policy DEV4 – Planning for Economic Growth

- 6.13 Our Client is supportive of the level of economic growth proposed, and the need for a minimum of 362 ha of employment land to be delivered to ensure that the economic and housing needs of the Borough can be met, and the identified Vision and Objectives realised. The Policy will help to achieve this level of growth.

Policy GB1 – Green Belt

- 6.14 Section 3 of the Submission Version explains the approach which the Council has taken towards the release of land in the Green Belt. The NPPF is clear that the approach to defining new boundaries should be set out in strategic policies and should only be altered where exceptional circumstances are fully justified and evidenced through the preparation or updating of plans. The Plan must also demonstrate why normal planning and development management policies would not be adequate, any major changes in circumstances have made the adoption of this exceptional measures necessary; the consequences of the proposal for sustainable development; necessity for the Green Belt and its consistency with strategic policies for adjoining areas; and how the Green Belt would meet the other objectives of the NPPF.
- 6.15 The Council has identified that the general extent of the Green Belt through the Plan period will be maintained until at least 2047. Our Client welcomes **the Council's**

acceptance that there is a need for Green Belt release to meet the Borough's overall housing requirements over the Plan period and beyond.

- 6.16 As discussed in Sections 4 and 5 of this submission, we consider there is a need for further land and Green Belt release to meet future housing needs, based on the concerns **over the deliverability of the Urban Capacity Sites, and the Council's "incremental growth" approach.**

Policy INF1 – Sustainable Travel and Transport

- 6.17 **The text associated with the Policy is extremely lengthy and it is our Client's position that this has resulted in a failure of the policy to deliver its actual requirements.** The policy seeks to ensure that development is located within sustainable and accessible locations; priority is given to walking, cycling and public transport and that management measures such as reducing the number of cars and trip rates are proposed are utilised and that infrastructure for plug-in cars and low emission vehicles are utilised. Our Client is **supportive of the Plan's policy in respect of the need to provide a safe and efficient highway network.**
- 6.18 Paragraph 111 of the NPPF is clear that all developments which generate *"significant amounts of movement should be supported by a Transport Statement or Transport Assessment"* and *"development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe"*. This should be reflected in the emerging Local Plan.
- 6.19 It is also unclear why the Council has chosen to include (4) protect future re-use of disused rail corridors; (5) improving freight transport provision; and (6) sustainable transport of minerals and waste within the policy and it is considered that it would be more appropriate for these to be included as a separate policy rather than within Policy INF1.

Policy INF5 - Delivering Infrastructure

- 6.20 Policy INF5 refers to the need for development to provide or contribute towards the provision of infrastructure needed to support it, and the Council will seek planning obligations where development creates a requirement for additional or improved serviced and/or address the off-site impact. Where new infrastructure is required to support a development, the policy is clear that this must be operational no later than the appropriate phase of development for which its needed and will be sought on a case by case basis. Potential contributions / infrastructure includes affordable housing, public health,

biodiversity, open space infrastructure and education. The Policy states that viability will only be considered at the planning application stage where required planning obligations are in addition to those considered as part of the Local Plan Viability Appraisal, or where there are exceptional site-specific viability issues not considered as part of this Appraisal.

- 6.21 It is noted that CIL is not yet in place in Warrington. The emerging Local Plan indicates in Para 3.3.32 that the Council will consider CIL immediately following the adoption of the Local Plan. However, Policy INF5 does not specify when or if this will be introduced, rather the supporting text refers to "*should the Council introduce it*". Additionally, no reference is made in the IDP or Viability Appraisal to the introduction of CIL; accordingly, clarification on the Council's approach to CIL is required given that this will impact on the contributions and infrastructure required through the IDP. **Clarification of the Council's intentions to the delivery of CIL is required.**
- 6.22 In terms of the IDP, a number of proposed works are assigned indicative costs and funding, however, a number of schemes, such as the M62 capacity and junction improvements, and M6 capacity improvements, whilst assigned to be delivered through Policy INF1 – sustainable travel and transport do not.
- 6.23 Furthermore, in the instances where indicative costs have been provided, and funding is confirmed, there are in a number of instances substantial funding gaps, such as in relation to Flood Risk Management, which has an indicative cost of over £14.3 million but only £500,000 funding has been confirmed. Overall there is an identified funding gap of over £13.8 million which the Council envisages will be delivered by the Environment Agency, United Utilities and WBC contributions. There is no guarantee of this source of supply, particularly when public body resources are being stretched. Accordingly, much greater certainty and evidence needs to be provided prior to the adoption of the Local Plan. Additionally, it is noted that out of circa 160 infrastructure projects and elements to be delivered, there is in excess of a £1.54 billion funding gap required to bring forward these identified schemes; it is unclear how this gap will be met. This raises significant concerns over the deliverability of the Plan and its infrastructure delivery.
- 6.24 In light of the above, Paragraph 56 of the NPPF states that Planning Obligations should only be sought where they meet all the following tests:
- *Necessary to make development acceptable in planning terms;*
 - *Directly related to the development; and*
 - *Fairly and reasonably related in scale and kind to the development.*

- 6.25 Furthermore, Paragraph 57 of the NPPF states that it is for ***"the applicant to demonstrate whether particularly circumstances justify the need for a viability assessment at the application stage"***. The policy as drafted does not make an allowance for this. The policy should also ensure that the IDP is clear as to what will be required to be delivered from each scheme, and the confirmed costs for this, to ensure certainty for the developer, and compliance with PPG Paragraph 005 (Ref ID: 10-005-20140306) and PPG Paragraph 007 (Ref: ID: 10-007-20140306) in relation to a sound viability evidence base, and the costs for the developer and the need to ensure that the cumulative impact of the scheme does **not result in schemes becoming unviable. As such, it is our Client's view that the Policy** as drafted and the IDP is contrary to Paragraph 173 of the NPPF and the PPG and cannot be considered sound.

Policy DC2 – Historic Environment

- 6.26 Policy DC2 focuses on the need to preserve and protect the historic environment within Warrington. Again, the policy as drafted is too lengthy and the requirements of the Policy are lost within the text. There is no requirement for Part 2 (a) – (j) to be included within the main body of the text. It is our position that the policy as drafted is contrary to the NPPF and should be amended to reflect national policy.
- 6.27 The NPPF is clear that where a proposed development will lead to substantial harm to a designated heritage asset, LPAs should refuse planning permission unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits. The policy as drafted does not accord with the NPPF. There is no reason subject to the amendments to ensure it correlates with national policy why the policy cannot be found sound.

Policy DC5 – Open Space, Outdoor Sport and Recreation Provision

- 6.28 The Policy applies to residential development sites of over 40 dwellings or more to contribute to the provision of open space and equipped play provision, and outdoor playing pitches, and indoor sport and recreational facilities. It is unclear why sites over less than 40 dwellings do not have to provide open space provision etc, as this is typically based on minimum site size requirements. Our Client welcomes the proposed flexibility to allow for off-site provision where on-site provision is not possible or appropriate.

Policy ENV2 – Flood Risk and Water Management

- 6.29 Our Client is generally supportive of this Policy. However, elements of it such as (4) (i.e. that no development should take place within 8m of the top of a water course etc) should

be a matter of detail on a site-by-site basis discussed in conjunction with the LLFA rather than stipulated through Policy. This is a theme reiterated throughout the Policy, and which needs to be reviewed and amended accordingly.

- 6.30 It is also unclear how sites located within Flood Zone 3a have been selected and brought forward for development i.e. Pool Lane (OS6) and Warrington Road, Lymm (OS8) despite their location within the flood zone and that an exception test is required to demonstrate that development in this location is acceptable.

Policy ENV 7 – Renewable and Low Carbon Energy Developments

- 6.31 This Policy seeks to minimise carbon emissions generated by and from new development. Site comprising more than 11 units in all locations outside of the strategic allocations will be required to meet at least 10% of their energy needs from renewable and/or other low carbon energy source(s). Strategic allocations will be required to establish or connect to decentralised energy systems which use or generate renewable or low carbon energy and ensure that at least 10% of their energy needs can be met from renewable and/or low carbon energy source(s).

- 6.32 **The Council's approach to this policy is inconsistent, and should not distinguish between** non-allocated and allocated sites. The Policy as drafted conflicts with the wording of Policy DC6 which seeks to encourage the use of renewable/low carbon technology as appropriate. There is no alignment between the two policies, the latter of which stipulates the requirement to provide 10% of all energy needs from renewable resources. Consistency between both policies is required. As drafted the policy is conflicting and cannot be found sound.

Policies OS5 – OS9 – Lymm

- 6.33 As set out in Section 5 of this response, it **is our Client's position that further land release** is required in the outlying settlements most specifically in relation to their existing land interests at Mill Lane, Lymm which they have been actively promoting for allocation through the Local Plan process. Whilst our Client supports in principle the need for the allocation of sites within outlying settlements to boost homes within the local area, it is **our Client's view that the amount of housing proposed within these outlying settlements** is not sufficient to meet identified needs and further land release within the outlying villages is required. As such, whilst it is acknowledged that four sites have been identified within Lymm at [OS5] Massey Brook Lane (60 dwellings), [OS6] Pool Lane (40 dwellings), [OS7] Rushgreen Road (200 dwellings) and [OS8] Warrington Road (130 dwellings), it is

our Client's position that their site at Mill Lane is the most suitable for development for the reasons set out in this section 5 of this report.

- 6.34 **Within the Council's identification of the 4 selected proposed allocations, it is considered that these sites make a weak to moderate contribution, which is akin to the Council's assessment of our Client's site. As such, it is unclear why these sites have been selected** for development particularly given that the sites identified as suitable for allocation have flood risk concerns (Flood Zones 2 and 3); air quality implications; contamination; listed buildings and landscape concerns. It is considered that the justification and balancing exercise undertaken by the Council in relation to these sites is not robust, and an inconsistent approach to site selection has been undertaken. On this basis, we object to the proposed allocation of Sites OS5 – OS9 as drafted on the basis that the justification for these allocations is not sound and fails to meet the tests set out in Paragraph 35 of the NPPF.

7.0 CONCLUSIONS

7.1 The Warrington Local Plan sets out the strategic approach to development within the Borough between 2017 and 2037, and sets out a 20 year plan for the Borough.

7.2 Our Client has a number of concerns with the Local Plan as drafted, and do not consider that in its current draft, that it can be found sound, as summarised below.

- The OAN is too low and the Council should plan for a higher level of growth.
- The Plan does not fully take into account affordable housing needs, and a requirement of between 950 - 1,000 dpa would be appropriate, the latter representing a 10% uplift to affordable housing provision to the OAN.
- There is an over-reliance on the amount of housing which will be delivered within the urban area particularly in relation to the strategic sites.
- The requirement will not be met by the identified sites because the sites identified do not provide a broad enough range of opportunities to delivery new homes
- Our Client has significant concerns regarding the availability and deliverability of urban sites within the Town Centre and the Waterfront area as well as the anticipated deliver rates for the South West Extension and Garden Suburb given the lead-in times for delivery and their proximity to one another resulting in a significant shortfall of between 2,000 – 3,000 dwellings in the overall housing land supply.
- There are significant concerns regarding the viability of the strategic sites, and how the infrastructure required to deliver the sites will be funded.
- As such, there is a need to identify more land and more choice, particularly within the outlying settlements such as Lymm.
- There is an urgent need for the Council to allocate additional land within the Warrington Local Plan within the outlying settlements through further Green Belt release sites to meet the needs for low density family housing.
- A number of the policies as drafted are not sound and require amendments, to ensure they can be found sound.

Site Specific

- **Our Client's land interests at Lymm is the most suitable site for development within Lymm and fulfils a weak contribution in terms of Green Belt purposes.** It has been demonstrated that Land at Mill Lane, Lymm represents a sustainable and suitable location for housing and holds the potential to accommodate between 350 and 400 new family homes, of which 30% will be affordable. 15-20 self-build plots

could be created on site with an opportunity for over 55's provision, and land for a new Primary School/Nursery.

- The Site would make an important contribution to the housing supply needs of Lymm and the wider Borough responding to a diverse range of housing need including housing which is suitable for first time buyers, families and the elderly.
- The Site is actively being promoted for residential development and is considered capable of delivery in full within the Plan period, as well as making a contribution to the five year supply subject to progress on the Local Plan. Its allocation would diversify the existing supply in terms of scale and location of allocations enhancing the overall deliverability of the Plan by increasing market choice and competition.
- The Site is not subject to any physical constraints that would prevent or unduly limit the potential for the residential development of the Site. The Site relates well to the existing urban edge of Lymm, and is surrounded on all sides by existing easily definable features. The Site is considered by the applicant to fulfil a weak role within the Green Belt and as such should not be kept permanently open from development. A new stronger boundary along Mill Lane can be created which will prolong the Green Belt in this location.

7.3 On the basis of the above, our Client has identified consideration concerns with the Plan as drafted, and do not consider it to be sound or meet the tests set out in Paragraph 35 of the NPPF.

Anwyl Homes - To be read in conjunction with 27432.A3.LR.DM Representations on behalf of Anwyl Homes 17.06.19

Enclosure 1 - Promotional Document – Mill Lane, Lymm

LAND AT STAGE LANE AND MILL LANE, LYMM, WARRINGTON.

**DEVELOPMENT
FRAMEWORK**

MAY 2017

EXECUTIVE SUMMARY AND CONTENTS

This Development Framework has been prepared by Barton Willmore on behalf of Anwyl Land (hereafter referred to as ‘our Client’). It demonstrates that land to the north of Stage Lane and west of Mill Lane, Lymm, Warrington (the Site) represents a sustainable solution to deliver new family and affordable housing to contribute to the future housing needs of Warrington Borough and the wider Mid-Mersey Housing Market Area, as part of a mixed use scheme.

The Site is submitted to Warrington Borough Council as an option for mixed use development in response to work being undertaken by the Council in progressing its Local Plan Review. Our Client will make representations to that process.

The Council’s Scope and Contents Document Draft of its Local Plan identified that if Warrington is to meet its development needs, then based on the updated assessment of urban capacity, sufficient Green Belt land will need to be released to deliver at least 5,000 homes and 261 hectares of employment land over the next 20 years.

The Site is located to the east of Lymm and is currently designated as Green Belt. Lymm is a Second Tier Settlement within the Warrington Core Strategy (2014) and a location which we consider to be a sustainable location in which to help Warrington meet its housing needs. Lymm is the largest and most sustainable settlement outside of Warrington within the borough. The Site has access to public transport and a range of local amenities and employment opportunities. At this time, Lymm is significantly constrained by its being inset into the Green Belt, however, given the need to release Green Belt land across the Borough, we consider that the Site, by virtue of its limited contribution towards the Green Belt, can be developed without harming the overall integrity of the Green Belt to the east of Lymm.

This document has been prepared to take into account key technical and spatial considerations to inform the preparation of a Concept Masterplan which demonstrates the suitability of the Site for mixed use development. Moreover, it sets a clear case for allocating the Site for development within the emerging Local Plan.

Vision.....	04
Planning Context.....	05
Site Location and Description.....	06
Context Assessment.....	08
Green Belt Assessment.....	12
Site Assessment.....	16
Opportunities and Considerations.....	18
Design Principles.....	20
Benefits and Conclusion.....	22





HEATLEY

OUGHTRINGTON

LYMM

Stage Lane

Mill Lane

— Site Boundary

VISION

Our Vision for the Site is the creation of a sustainable mixed use development which makes a positive contribution to the surrounding context. This will include a range of new homes, comprising affordable properties, starter homes, self-build plots, and elderly accommodation. Moreover, new footpath and cycleways will provide enhanced links with the surrounding area, including links to the Bridgewater Canal and the Trans Pennine Trail.

Key to the delivery of the Site successfully will be the phasing of the Site to ensure its integration with surrounding land uses and provide opportunities for the development to assimilate with the surrounding area.

We see the Site providing a range of development uses set within a network of accessible landscaped spaces. This will include the retention and enhancement of the existing Public Rights of Way through the centre of the Site and to create areas of recreation and amenity value for current and future residents in Lymm.



Figure 1: Indicative Perspective of New Homes

PLANNING CONTEXT

The adopted Development Plan for Warrington comprises the Warrington Local Plan Core Strategy (Adopted July 2014) which provides the overarching strategic policy document in the Local Planning Framework. It sets out the planning framework for guiding the location and level of development in the Borough up to 2027.

The High Court Challenge to the adoption of parts of the Warrington Local Plan Core Strategy was heard and decided in February 2015 by Mr Justice Stewart. The Judge quashed the Local Plan with regard to its housing target of 10,500 new homes and reference to 1,100 new homes at the Omega Strategic Proposal.

The Council published its Initial Scope and Contents Draft of the Local Plan in October 2016 and is due to publish its Preferred Options Draft at the beginning of Summer 2017. The revised Local Plan will set the housing target for the number of new homes that will need to be delivered in the Borough over the Plan period. National Planning Policy requires the Local Plan to fully meet the 'Objectively Assessed Needs' (OAN) for market and affordable housing in the Borough.

The most up to date study assessing the housing OAN for the Borough is the Mid-Mersey Strategic Housing Market Assessment 2016 (SHMA). For Warrington, the Mid Mersey SHMA identified an

Objectively Assessed Need of **839 new homes (to include 220 Affordable units)** per year up to 2037, and an additional 62 bed spaces in Care Homes (specialist housing for elder people), per year up to 2037. The OAN figure is only the starting point and in line with the requirements of national planning policy, the OAN figure should be tested against the Borough's land supply position, infrastructure capacity, environmental constraints, improved affordability and market signals, as well as the Council's economic growth aspirations in order to arrive at a housing target within the Local Plan. This ensures the alignment of all relevant strategies, which might result in a higher or lower housing target within the Local Plan, other than the identified OAN.

As set out above, the likely increased housing needs for the Borough result in further requirements on housing land across the Borough. The initial draft of the Local Plan identified that if Warrington is to meet its development needs, then based on the updated assessment of urban capacity, sufficient **Green Belt land will need to be released to deliver approximately 5,000 homes and 261 hectares of employment land over the next 20 years.**

Clearly, the above changes in relation to the identified housing needs within the Borough will rightly require the re-visitation of the Council's strategy for development as a whole; including an assessment as to

whether 'exceptional circumstances' exist to justify a review of the Green Belt boundaries. This is clearly a task for the emerging Local Plan and its evidence base to undertake in the round. However, at this stage we consider that there is sufficient evidence to suggest that a Green Belt review is likely to be necessary.

Currently, the Local Plan Core Strategy Policy SN1 seeks to distribute some 40% of new homes within the suburban areas of the town of Warrington and development within the Borough's defined outlying settlements; including Lymm. However, this model for distribution is likely to be revised in light of new emerging evidence.

We support the Core Strategy's recognition that Lymm is a sustainable location within which to locate new housing development. Clearly, in previous iterations of the Local Plan, Lymm has been significantly restrained as a location for new development. However, in light of the emerging evidence base, we consider that it is likely that a review of the Green Belt will be necessary and that the Site can be removed from the Green Belt without significantly undermining the purposes or function of the Green Belt at Lymm. We consider that the Site, and Lymm as a settlement are a sustainable location to help meet the Borough's housing needs.

In October 2016 the Council published a Green Belt Assessment (GBA) undertaken by

ARUP which assesses large strategic parcels of land within the Green Belt and their contribution that they make towards the five purposes of including land within the Green Belt. The Green Belt assessment provides a strategic overview of those parcels and then goes on to assess individual sites. This Development Framework provides a more focussed assessment of our Client's Site set out later in this document and concludes that the Site performs a limited Green Belt function. It is not the purpose of this document to address whether 'exceptional circumstances' exist to justify the review of Green Belt boundaries.

The Site is considered to be a strong housing market area that provides the potential to provide a mix of densities and a range of value homes. The size of the Site and its ability to be phased across the Plan Period will enable the development to deliver housing to help meet the Council's housing requirements across the Plan Period. In total, it is envisaged that the Site will be able to deliver **c.350-400 dwellings** and other uses as part of a mixed use scheme across the Site area of 20.9 hectares.

SITE LOCATION AND DESCRIPTION

LOCATION

Lymm is identified as an outlying settlement within the Warrington Local Plan Core Strategy and contains a Neighbourhood Centre; a second tier Settlement within the Council's established Settlement Hierarchy outside of the town of Warrington. The Site is located adjacent to local convenience shopping facilities at Heatley Mere to the north, 1.8km from Lymm Neighbourhood Centre to the west and 13km from Warrington Town Centre to the north west.

DESCRIPTION

Oughtrington is part of Lymm's urban area and has a predominantly residential character. The majority of existing properties in Oughtrington take the form of semi-detached and detached dwellings and bungalows with newer development to the north of the Site comprising higher density town houses. Some employment uses are available off Millers Lane which runs between the north of the Site and Rush Green Road to the north west.

The Site is outside the settlement boundary and is designated as Green Belt land. To the south of the Site is Stage Lane with the Bridgewater Canal beyond, both of which run in an east-west direction with Spud Wood beyond to the south. To the east the Site is bound by Mill Lane with open countryside beyond comprising predominantly of agricultural land.

To the north of the Site is Heatley Flash lake which sits between the Site and residential development to the north; the lake is designated as a feature of Biodiversity Importance.

The Site is currently used as agricultural land split into 4 irregular shaped fields separated

by hedgerows of various condition and quality and interspersed with a number of mature native trees. The north easterly field includes a small pond surrounded by a few mature trees; the pond is designated as a feature of Biodiversity Importance. There is a Public Right of Way running roughly west to east across the Site between the junction of Sandy Lane and Stage Lane in the west and Mill Lane in the east. The Site boundaries along the perimeter of the Site comprise similarly mixed condition of hedgerow planting with sporadic mature native trees; some groups of trees are subject to Tree Preservation Orders (TPOs).

To the south east corner of the Site there are a mix of sporadic land uses including residential, horticultural and agricultural plots and groups of commercial buildings. To the south of those buildings is a small car park providing access to the canal and Spud Wood.

The Site sits entirely within Flood Zone 1 as denoted by the Environment Agency's Indicative Flood Zone Mapping as an area of least flood risk. There are no features of heritage significance near the Site or within a range where development of the Site would be considered to affect their setting.





Heatley Mere

Millers Lane

Heatley Flash Lake

OUGHTRINGTON

Mill Lane

Stage Lane

Spud Wood

Site Boundary

CONTEXT ASSESSMENT

The Site is located in a sustainable location at the urban edge of Oughtrington, which forms part of the wider settlement of Lymm. The adopted Warrington Core Strategy identifies Lymm as a sustainable and suitable location for new development in the Borough.

Existing services and facilities in Oughtrington are located adjacent to the Site in between a 1 minute and a 5 minute walk from the Site and include Heatley Mere Co-op food store, hairdressers and beauty salon, independent cycle shop and some small local employment uses. Oughtrington Community Primary School is within easy walking distance from the Site to the south west.

FACILITIES

Within the main settlement of Lymm, local residents can enjoy access to a range of services and amenities within comfortable walking and cycling distance from the Site. These include, but are not limited to:

- Lymm Village Pre-School;
- Sainsbury's Supermarket;
- Boutique and Independent Retailer;
- Coffee Shops and Bakeries / Delicatessens;
- Restaurants and Takeaways;
- Lymm Community Centre;
- Maple Lodge Scout Group;
- Lymm United Reform Church;
- Public Houses;
- Banking Facilities;
- Post Office;
- Newsagent;
- Dental Practice;
- Hairdressers and Barbers;
- Beauty Salon(s);
- Pharmacy; and
- Doctors.

Lymm Centre provides a full range of shops and services associated with a higher order centre. It has a strong retail offer, night time economy and a wide range of employment opportunities.

SUSTAINABLE TRANSPORT

The Site has access to public transport in the form of existing bus stops/services on Sandy Lane and on Rush Green Road and onwards via Lymm Centre. The closest bus stop is located on Rush Green Road, 700m from the centre of the Site and provides regular direct connections via services number 5 and 43 between Warrington and Altrincham.

- 5, 43, 191– Rush Green Road
- 191 - Sandy Lane

Onward travel via public transport is available via bus connection to Warrington Station which is located on the national rail network providing links to major towns and cities across the region such as Manchester and Liverpool as well as links further afield to Birmingham and London.

WALKING AND CYCLING

The Site is well connected in terms of walking and cycling links. Links into Oughtrington provide a residential area with pedestrian walkways and safe cycling routes which extend to Lymm Centre. A Public Right of Way runs through the centre of the Site from west to east and provides access to the residential areas to the west of the Site as well as providing public access to the wider open countryside. To the south of the Site are recreational walking and cycling facilities along the Bridgewater Canal. To the north of the Site is the Trans-Pennine Way which provides access to the national cycle network.

The proximity of these routes provides opportunities to connect to existing facilities and services at Lymm, and recreational opportunities within the wider open countryside.

The plan opposite demonstrates that a significant proportion of facilities and public transport opportunities are within a convenient and safe walking and cycling distance from the Site.

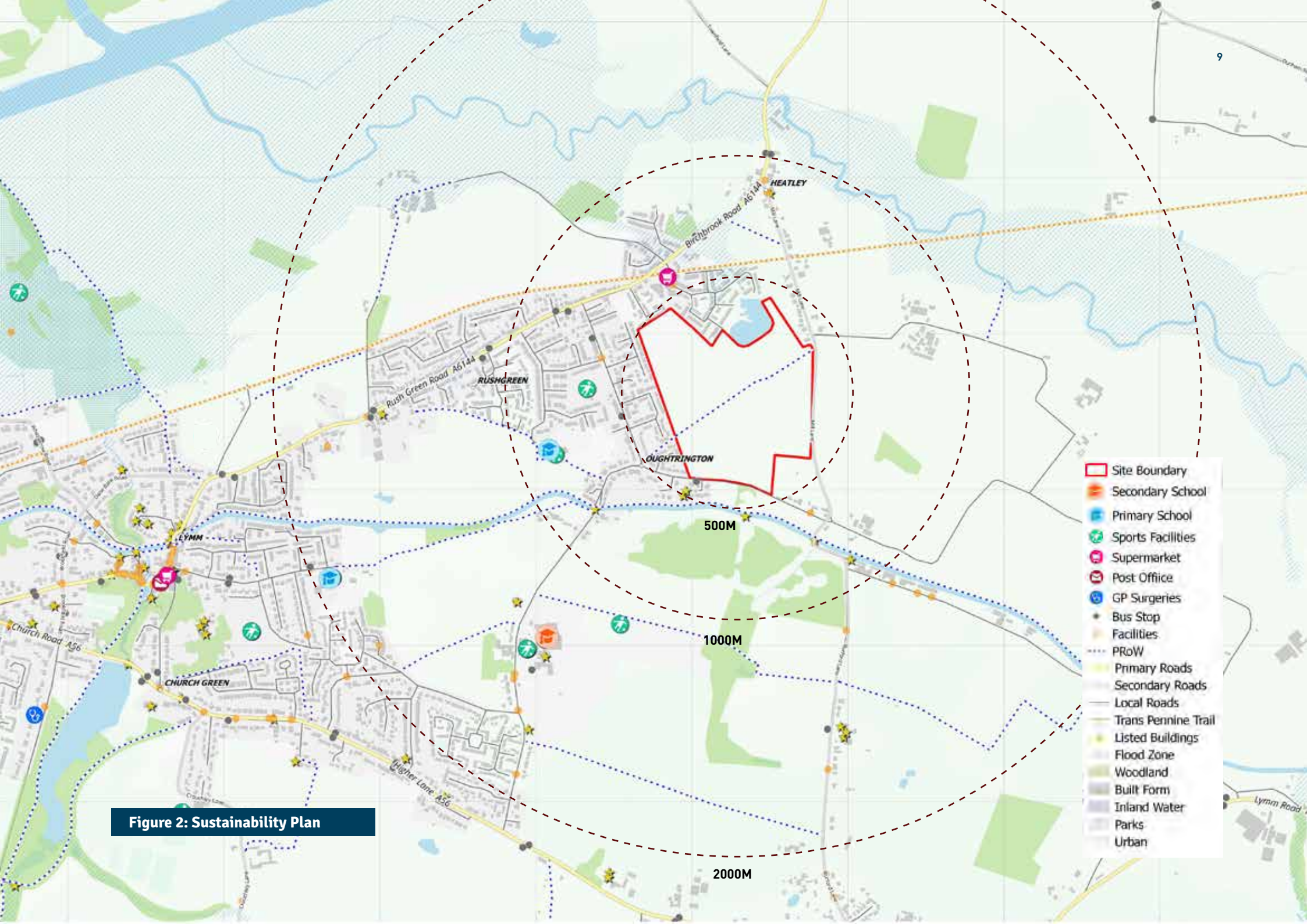


Figure 2: Sustainability Plan

TOWNSCAPE CHARACTER

The urban area of Oughtrington adjoins the Site and typically comprises Post-War residential housing interspersed with historic residential development, employment uses and community facilities.

Immediately adjacent to the western Site boundary is an area of Post-War housing served off Sandy Lane, which comprises both private and social housing. This area includes privately built 1980s bungalows characterised by brown/red brick, grey roof tiles and the occasional render (image 1), and examples of council built semi-detached and terraced properties (image 2).

Sandy Lane itself provides a varied street scene characterised by different Post-War house types and the occasional example of more historic development, including agricultural worker's cottages and Victorian Villas (image 3). This tightly knit street is softened by several mature trees (image 4) and the presence of a landscape strip adjacent to residential development fronting its northern section (image 5).

To the west of Sandy Lane is a further area of Post-War development, comprising bungalows backing onto an area of public open space. Development is typically arranged in cul-de-sac fashion with more generous road and pavement widths and the presence of front gardens and on-plot parking (image 6).

Adjacent to the northern Site boundary is an area of higher density modern residential development at Chaise Meadow (image 7 and 8). Comprising a mix of three storey flatted blocks, town houses, and two and a half storey detached units, properties are constructed in red brick with grey roof tiles and examples traditional detailing around the cills, lintels, and doors. The area also includes a small parade of shops (image 9) which provides a clear gateway to the residential area and welcoming interaction with the adjacent Trans Pennine Trail.

To the east of the Site, along Mill Lane, are examples of more historic residential development with the occasional modern infill development. This includes large detached and semi-detached properties (images 10 and 11) set within generous plots and typically constructed with red brick and grey slate roof tiles.



Figure 3: Photo Location Map



GREEN BELT ASSESSMENT

GREEN BELT ASSESSMENT

The Warrington Green Belt is contiguous with the Green Belt in Merseyside, Greater Manchester and North Cheshire. Lymm is the largest of the outlying settlements surrounded by the Green Belt. As a whole, settlements within the Borough are tightly constrained by Green Belt. Warrington Borough Council's evidence base points towards the need to review the Green Belt boundaries within across the Borough to meet its development requirements. This will necessitate an evidence based review of sites suitable for release should a Green Belt Review take place.

In October 2016 the Council published a Green Belt Assessment (GBA) which assesses large strategic parcels of land within the Green Belt and their contribution that they make towards the five purposes of including land within the Green Belt. The Green Belt assessment provides a strategic overview of those parcels before going on to assess individual sites.

The Site is assessed as part of strategic 'Parcel 7' comprising land to the east of Lymm before a focussed assessment of the Site is undertaken as part of 'Parcel LY14'. Parcel LY14 predominantly comprises the Site but includes additional land including Heathley Flash Lake to the north, adjacent residential development at the north east of the Site fronting Mill Lane and the farm buildings to the south east corner of the Site.

Notwithstanding the additional land included within Parcel LY14, it is considered that the Parcel assessed is reflective of our Client's Site in terms of its character and Green Belt function.

The Green Belt assessment assesses the proposed Site against the 'five purposes' of including land within the Green Belt as outlined within paragraph 80 of the NPPF. We consider the Site to be suitable for release from the Green Belt.

Overall, the GBA concludes that the Site makes only a moderate contribution to the Green Belt. The GBA states that the parcel makes no contribution in terms of its affect on urban sprawl of Warrington, no contribution towards preventing towns merging together and no contribution towards protecting the setting of a historic town. We agree with those conclusions.

The Site is considered within the GBA to make a moderate contribution towards urban renewal insofar as the Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development. Whilst we do not disagree with this conclusion, all greenfield Green Belt Sites within the Borough will inevitable make the same contribution in this sense. In light of a review of the Green Belt boundary being necessary for the borough to meet its housing needs, we consider that this function of Green Belt land can be discounted from the Site's contribution towards the purposes of the Green Belt.

The Site is considered within the GBA to make a strong contribution towards preventing the encroachment of development within the countryside which is the primary reason for its being considered to make a moderate contribution overall. The GBA notes that the parcel is connected to the settlement along its northern and western boundaries; with the western boundary lacking durability and the northern boundary having some weaknesses.

Importantly, the GBA identifies that the parcel is connected to the countryside predominantly along Mill Lane to the east and Stage Lane to the south both of which form durable boundaries which could prevent further encroachment if the parcel was developed. The parcel is also connected to the north along a short section of the Trans-Pennine Trail, which is not lined with vegetation and would not be durable enough to prevent encroachment.

The GBA also notes that the parcel supports long line views of the countryside and overall supports a strong degree of openness and therefore the parcel makes a strong contribution to safeguarding from encroachment.

We agree with the conclusions of the GBA with regard to the lack of durability with regard to the Site's existing boundaries with the settlement and the potential durability of Stage Lane and Mill Lane and defensible edges of the Green Belt. Whilst the Site is

clearly open in its character when viewing outwards from the settlement, it is contained to a certain extent by its surrounding land uses, including residential and farm development to the south and south-east and by woodland to the south; as well as residential development along its western and northern boundaries.

Whilst the Site clearly makes a contribution to the openness and function of the Green Belt, we consider that function is limited by the factors above. When considered in the context of the Green Belt as a whole, and in light of the likely need to release Green Belt land within the Borough, we consider that there are unlikely to be other sites which are capable of delivering the scale and quality of development within such a sustainable location that would perform less of a Green Belt function. At settlements that are enclosed by the Green Belt the loss of land which protects against encroachment into the countryside is considered to be an inevitability. However, what is considered to be vital, is the ability of the Council to release land from the Green Belt whilst minimising harm and which provides new strong and defensible boundaries to the Green Belt; as is

the case with the Site.

We agree with the Conclusions of the GBA summary with regard to the Site which states:

“In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as, **while it supports a strong degree of openness and it has non-durable boundaries with the settlement, the durability of its boundaries with the countryside means that any encroachment resulting from development would be contained and would therefore not threaten the openness and permanence of the Green Belt as a whole.**”



BARTON WILLMORE GREEN BELT ASSESSMENT

Overall our Client’s Site performs well when judged against the five purposes; in particular the assessments notes that the Site:

- Is well connected to the built-up area;
- Has well defined boundaries and a low potential for unrestricted sprawl;
- Will not result in the merging of two settlements;
- Does not impact the special character of historic settlements; and
- Provides an opportunity to ‘round-off’ the settlement.

As set out within the accompanying table, we have also undertaken our own Green Belt assessment of the Site.

Table 1 : Green Belt Assessment

PURPOSE	CRITERIA AND DEFINITIONS	ASSESSMENT	CONCLUSIONS
1. Check the unrestricted sprawl of large built-up areas	Would development of the Site lead to / constitute ribbon development?	No. The Site forms part of a very distinct parcel of physically and visually contained land with very definite identifiable boundaries. The Site offers a logical extension to the east of Lymm.	No unrestricted sprawl.
	Would development result in an isolated development Site not connected to existing boundaries?	No. The Site would adjoin the built-up area to the east of Lymm.	
	Is the Site well connected to the built-up area? Does it have 2 or more boundaries with the existing built-up area?	Yes. The Site is bound by residential development on its western and northern boundaries. The Site therefore has two boundaries that are urban in character.	
	Would development of the Site effectively ‘round off’ the settlement pattern?	Yes the proposed development would help round off the east of Lymm.	
	Do natural and physical features (major road, river etc.) provide a good existing barrier between the existing development and undeveloped land, which if breached may set a precedent for unrestricted sprawl.	Stage Lane to the south and Mill Lane to the east provide significant defensible boundaries to further development. To the south beyond Stage Lane is the Bridgewater Canal.	
2. Prevent neighbouring towns from merging	Do natural features and infrastructure provide a good physical barrier or boundary to the Site that would ensure development was contained?	Yes. The Site is currently bound to the north and west by residential development. To the south and east by Stage Lane and Mill Lane respectively.	Development of the Site would not result in the merging of settlements.
	Would development of the Site lead to physical connection of two or more settlements?	No. The nearest other main settlement to the Site to the east is Altringham which is over 6km away. By virtue of distance, physical barriers, topography and surrounding land use, development of this Site would not lead to coalescence between the two settlements.	
	Would the development of the Site help preserve the physical separation of settlements across the district?	Yes. As a strategic parcel of land, the Green Belt to the east of Lymm is less constrained and less important in terms of its function or preventing the urban sprawl of Warrington and the merging of settlements across the Borough than most strategic areas of Green Belt. Development of the Site will make a significant contribution to meeting the housing needs of Warrington, alleviating development pressure in the more constrained parts of the Borough.	

PURPOSE	CRITERIA AND DEFINITIONS	ASSESSMENT	CONCLUSIONS
3. Assist in safeguarding the countryside from encroachment	Is there a strong, defensible boundary between the existing urban area and the Site – wall, river, main road etc (as opposed to garden boundaries)?	No.	The Site does perform a role in safeguarding the countryside from encroachment but a role that is considered to be less important than most Green Belt land within the Borough.
	Does the Site provide access to the countryside – footpaths, bridleways across the land, or it is designated park / green space?	The Site comprises agricultural land that does not provide access to the wider public. There is a Public Right of Way that runs through the centre of the Site to provide access to open countryside to the east of Lymm. The Public Right of Way would be retained and enhanced to provide usable and accessible public amenity space and enhancing access to the countryside as part of the development proposals. The Site is not a designated park/green space.	
	Does the Site include national or local nature conservation designation areas?	No. There is a pond feature within the Site which is designated for its nature conservation interest. The development of the Site offers an opportunity to enhance that interest and access to nature.	
	Does the Site include areas of woodland, trees, hedgerow that are protected (protected ancient woodland) or significant unprotected tree / hedge cover?	Yes. There are several trees across the Site which are protected by Tree Preservation Orders. Those trees would be retained and enhanced as part of the proposed development to encourage new wildlife habitats and to ensure the trees are protected in the future.	
	Does the Site include any best and most versatile grade 1,2,3a (where known) agricultural land?	Unknown.	
	Does the Site contain buildings?	No.	
4. Preserve the setting and special character of historic towns	Lymm is a town of historic importance but the Site is not considered to interact with any feature of historical importance or its setting.		Development of the Site would have no effect on the setting and special character of a historic town.
5. Assist in urban regeneration, by encouraging the recycling or urban / derelict land	N/A	No. The Site is promoted as a suitable housing site for Green Belt release to meet the future housing needs of Warrington and the Mid-Mersey Housing Market Area. There is insufficient brownfield land to achieve this. Development of this Site will be to pick up the shortfall and will not conflict with the Council's regeneration strategy aimed to assisting urban regeneration through the re-use of urban land.	Development of the Site would not have any impact on regeneration within the Borough.

As set out within this Development Framework, the Site would provide development within clearly defined boundaries, using prominent and permanent physical features. The development of this Site would not compromise the integrity of the surrounding landscape, moreover, as above the development of the Site would lessen development pressure elsewhere in the area in more sensitive locations, thus helping to preserve the openness of the Green Belt as a whole.

The Site is adjacent to the existing urban edge of Lymm, and its located between Stage Lane and Mill Lane which means the Site will not encroach into the open countryside and will provide a logical extension to the settlement. It is clear from the Sustainability Assessment set out earlier in the Framework that the Site is located close to a number of facilities and services in Oughtrington and accessible to Lymm Neighbourhood Centre.

The Site is accessible to a public transport route along Rush Green Road. Frequent bus services are available to Altringham and Warrington where there is a wider range of services and employment opportunities. There are also extensive bus, rail and tram services from Warrington and Altringham to Manchester City Centre as the wider Greater Manchester conurbation and the national public transport system.

The development of the Site will continue to provide an attractive and accessible residential area as well as help to safeguard and enhance the vitality and viability of Oughtrington Centres as well Lymm Neighbourhood Centre for retail and service provision. Warrington will at least need to meet its own housing needs to maintain its anticipated population growth but will also require housing to meet the needs of an expanding workforce associated with employment growth in the district.

OVERALL CONCLUSIONS FROM GREENBELT ASSESSMENT

National Planning Policy acknowledges that in order to fulfil housing requirements, a review of the Green Belt may be necessary. We consider that a future spatial strategy for Warrington that relies predominantly on the renewal of urban areas will not deliver the housing needs of the Borough. Due to the urban nature of the land to the west and north of the Site and the tightly drawn Green Belt at Lymm and throughout the Borough, any significant alternative development opportunities are likely to necessitate development within the Green Belt.

Clearly, preference should be given to those sites that no longer meet at least one of the five purposes for its inclusion within the Green Belt as defined at paragraph 80 of the NPPF.

This assessment demonstrates that the Site is an appropriate location to allocate new housing development within the Borough and can be achieved without conflicting with the purposes or function of the Green Belt; including conflicted with the regeneration principles proposed by the Council.

We welcome further discussions with the Council regarding the assessment of the Site.





SITE ASSESSMENT

This Section presents our initial Site investigations that future development proposals should consider.

VISUAL ASSESSMENT

Established boundary treatments and land uses restrict short and medium distances views into the Site from the east and the south. The flat topography of the Site will assist in restricting visibility from short, medium and longer distances views.

Residential development to the north and west of the Site as well as the area of woodland located along the southern edge of the Site are considered to be permanent and impermeable landscape features that will prevent views of the Site.

An initial appraisal suggests the arboricultural, ecological and amenity value of the Site could be enhanced further subject to the appropriate development of the Site and through careful management. The PROW through the Site can be enhanced with additional amenity land and the development of the Site can be used to enhance access to the countryside beyond Mill Lane to the east.

An arboricultural survey has yet to be undertaken, however, there is the potential to retain existing landscape features within the proposed development. Suitable replacements should be provided to compensate for any losses.

There may also be opportunities to use land to the south of the Site to provide facilities to improve access to the Bridgewater Canal.

ECOLOGY

The Site is largely within agricultural use. In the main, the agricultural parts of the Site are considered likely to have relatively low ecological value, and limited suitable habitats for protected species. Notwithstanding this, the lake, hedgerows and protected trees may have some ecological value, however, the proposed development provides the opportunity to integrate any features of value in to a landscape framework capable of supporting and enhancing biodiversity through the provision of species rich planting.

TOPOGRAPHY

The Site is generally flat and is typical of many of the open field patterns that lie between Lymm and Altrincham in this area.

FLOOD RISK AND DRAINAGE

The entirety of the Site is located within Flood Zone 1 of the Environment Agency's indicative Flood Map which means that it is considered to have a low risk of flooding. There are two water bodies to the northern part of the Site, however, indications from the Flood Map show this would not increase the risk of flooding on the Site.

Further investigations will be necessary to understand if the Site drainage can be achieved via an appropriate designed Sustainable Urban Drainage System (SuDs).

ACCESS

The Site is currently accessed via a gated access off Mill Lane and Stage Lane. There would be a requirement to improve the junctions of those accesses to provide safe vehicular access to the Site. There is also currently access via a gated access from Millers Lane via an unclassified track.

Pedestrian access can also be achieved via the PROW through to Sandy Lane to the west of the Site as outlined above. The proposed development provides the opportunity to integrate and enhance this routes.

VISUAL SENSITIVITY

Established boundary treatments and land uses along the northern, southern and western edge of the Site restrict long and medium distance views into the Site; giving the Site a relatively low sensitivity to built development in visual and landscape terms.

To the east views are relatively open and will require sensitive landscape screening. Views of the existing urban edge of Lymm are available from Mill Lane currently and additional planting and landscaping will help to strengthen this edge.



OPPORTUNITIES AND CONSIDERATIONS

In account of our initial Site investigations a series of opportunities and constraints have been identified to help inform the proposed development.

The opportunities and constraints presented have informed the preparation of a Concept Mastepplan (see Figure 5) .

CONSIDERATIONS

Achieve suitable vehicle access from Mill Lane and Stage Lane.

- Integration of existing woodland and trees within and surrounding the Site.
- Consider a range of house types to reflect local character.
- Consideration of the surrounding character.
- Consideration of views west from Mill Lane.

OPPORTUNITIES

- Provide pedestrian and cycle connections to the established PRoWs within and surrounding the Site.
- Provide subtle references to the materiality featured within the wider settlement through the occasional use of modern equivalent materials.
- Provide public well overlooked and usable public open space.
- Provide public open space and woodland planting.
- Enhance the amenity, ecological and arboricultural value of the existing landscape features within the Site.
- Provide pedestrian links through the Site.
- Strengthen the western boundary with appropriate landscaping



- Site Boundary
- Watercourse / Drainage Ditch
- PRoW
- Woodland Areas
- Existing Hedgerow
- Existing Trees
- ... 5m Contours
- ▲ Potential Site Access
- ▲ Potential Secondary Access
- ... Priority Habitat Inventory
- ||||| Woodland Trust
- /// Risk of Flooding
- Listed Building

Figure 4: Site Assessment Plan

■ OUGHRINGTON

■ Heatley Flash Lake

■ Mill Lane

■ Stage Lane

■ Bridgewater Canal

10 20 50 100m

DESIGN PRINCIPLES

The Site provides a unique opportunity to deliver a high quality residential development along with significant community uses and benefits.

The opportunities and considerations previously presented have informed the preparation of the Concept Masterplan opposite, which illustrates a truly sustainable mixed use development.

Our thinking is not limited to the community uses and benefits illustrated and we are open to any other ideas that the Council might have. We firmly believe that this Site offers a solid opportunity to do something beyond simply becoming another housing estate.

- 01 **Residential development** with the potential to deliver between 350 to 400 new homes including 30% affordable housing
- 02 **C2 Care / Extra Care Village:** the delivery of 6 to 7 acres as a care village for the over 55's.
- 03 **Self build units** will be provided to deliver between 15-20 plots.
- 04 **Land reserved for a new primary school and nursery** with the Council to deliver this.
- 05 **Public Open Space** will be provided within the centre of the development to aid orientation and provide an attractive, functional and accessible place for leisure and recreation. This is likely to accommodate the existing PRoW, a multi-use games area and a children's play space.
- 06 **Pedestrian and cycle connections** to the surrounding area will be provided throughout the development and within areas of public open space. The existing PRoW traversing the Site will be maintained, and new paths will provide new pedestrian and cycle connections to the surrounding area, including links to the Bridgewater Canal to the south of the Site, and links to existing amenities and the Trans Pennine Trail to the north.
- 07 **Landscape features** will be retained, enhanced, and incorporated into a green infrastructure network. This will create a setting and identity for the new development, whilst providing increased biodiversity, recreation opportunities and landscape visual mitigation.
- 08 **The street hierarchy** will be designed to priorities pedestrians whilst creating a hierarchy of routes to aid orientation.
- 09 **Access** to the Site will be delivered from the surrounding road network, including a proposed access point off Mill Lane.
- 10 **Community Allotments** could be provided and will accommodate a number of different sized plots, for use by the development and those living in the surrounding areas.

Trans Pennine Trail

Local Shops

Pedestrian/ Cycle Connections to Local Shops and Trans Pennine Trail

Additional Landscape Area Adjacent to Heatley Flash Lake

Additional Landscape Area Adjacent to Heatley Flash Lake

Heatley Flash Lake

Over 55's/ Extra Care Village

Defensible Green Belt Boundary

Residential Plots

Play MUGA Allotments

Public Right of Way

Primary School

Parkland Views Towards St Peters Church

Self Build Plots

Bridgewater Canal

Pedestrian/ Cycle Connections to the Bridgewater Canal



- Site Boundary
- Residential Plot
- Over 55's Accommodation
- Self Build Plot
- Potential School

BENEFITS AND CONCLUSION

ECONOMIC, SOCIAL AND ENVIRONMENTAL BENEFITS

The Site represents an available, suitable and sustainable site to be released from the Green Belt, having regard to the following benefits:

Economic Role

- The proposed development will secure a number of economic and fiscal benefits in terms of job creation (direct and in-direct through construction and new workforce provision);
- The proposed development will provide for an increased expenditure in the local economy which will support the continued vitality and vibrancy of nearby services and facilities in Oughtrington and Lymm Neighbourhood Centre.

Social Role

- The Site has the potential to deliver a high quality residential-led mixed use development delivering approximately 350-400 dwellings within Lymm, one of the preferred location for housing growth in the Borough. The proposed development would make a valuable contribution towards meeting the housing needs of the Borough.

- The Site provides the opportunity to deliver new housing, serving as a logical extension to the existing settlement.
- Housing on the Site will be well-integrated with its surroundings, in particular existing housing to the west and north.
- The Site occupies a sustainable location for development, with easy access to a range of services and facilities located in Lymm.
- The Site has the potential to secure safe vehicular access from multiple places along Mill Lane and Stage Lane, without having an unacceptable impact on the local highway network.
- The Site benefits from access to local bus services, in turn providing access to Altrincham and Warrington, and further beyond via connections at both locations.
- There is the opportunity to create integrated pedestrian and cycle linkages as part of the Site's development, encouraging alternative modes of transport to the private car and contribution towards a low-carbon community.

Environmental Role

- The Site has the potential to accommodate a residential development without having any adverse impact on the local landscape character.
- The proposed development will be set within a strong landscape framework which will assist in absorbing the proposed development into the surrounding landscape character.
- The Concept Masterplan for the Site has taken full account of local landscape and nature conservation interest.
- The proposed development will retain and enhance existing land features, including the existing trees, hedgerows and water features, and this will be strengthened through the implementation of new soft landscaping at the edges of and within the Site.





CONCLUSION

This Development Framework has undertaken an assessment of the Site, its context and its development potential. In doing so, it has been demonstrated that there are sound planning and design reasons for the Site to be released from the Green Belt for housing.

We consider there is likely to be a clear need for Green Belt release within Warrington to meet future housing need. Lymm is an appropriate strategic location for housing growth within the Borough and should accommodate some of the future needs of the Borough.

In conclusion, the Site is available and offers a suitable location to help Warrington Council meet its future housing growth needs across the plan period.

Next Steps

The Site is considered deliverable and could start to deliver within the next five years and our Client is committed to progressing the emerging Concept Masterplan towards a high quality residential-led mixed use development that responds to the local housing need, whilst taking into account and reflecting the character of the surrounding settlement.

We look forward to working with Warrington Council to progress the proposals for the Site and welcome any feedback and/or the opportunity to meet and discuss.

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Enclosure 2 - Green Belt Assessment and Landscape and Visual Impact
Appraisal

Land at Stage Lane & Mill Lane: Landscape and Visual Appraisal with Green Belt Review

Prepared on behalf of Anwyl Land Ltd and
Anwyl Construction Company Ltd

September 2017

Land at Stage Lane & Mill Lane: Landscape and Visual Appraisal with Green Belt Review

Prepared on behalf of Anwyl Land Ltd and Anwyl Construction Company
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CONTENTS

1.0	Introduction	1
2.0	Methodology	2
3.0	Landscape Baseline	6
4.0	Site Description	9
5.0	Visual Baseline	10
6.0	Published Landscape Character Assessments	12
7.0	Landscape Planning Policy	17
8.0	Contribution of the Site to the Green Belt	22
9.0	Summary and Conclusion	28

ILLUSTRATIVE MATERIAL

Figure 1: Site Context Plan

Figure 2: Topographical Features Plan

Figure 3: Landscape Character Plan

Figure 4: Site Appraisal Plan

Figure 5: Visual Appraisal Plan

Site Context Photographs 1-9

Site Appraisal Photographs A-I

APPENDICES

Appendix 1: Published Landscape Character Extracts

Appendix 2: Extracts from Green Belt Reviews

1.0 INTRODUCTION

1.1 Barton Willmore Landscape Planning and Design were commissioned by Anwyl Land Ltd and Anwyl Construction Company Ltd to undertake a Landscape and Visual Appraisal (LVA) with Green Belt Review (GBR) in relation to proposal for a residential development ('the Proposed Development') on Land at Stage Lane and Mill Lane, Lymm ('the Site').

1.2 As demonstrated by Figure 1: Site Context Plan, the Site is located on the eastern edge of Oughtrington, bordered by Mill Lane to the east, Stage Lane to the south and existing development within Oughtrington to the north and west. More detail about the Site and the landscape baseline are included within the following chapters.

1.3 The objectives of this study are to:

- Assess the landscape characteristics of the Site and its surroundings;
- Assess the landscape character baseline of the local area at a national, county and local scale, and the contribution of the Site to that character;
- Identify the landscape planning policy relevant to the Site and the Proposed Development;
- Assess the visibility of the Site and the nature and quality of the existing views from the surrounding area;
- Assess the contribution of the Site to the function of Green Belt; and
- Identify opportunities and constraints to development that may be used to inform the masterplan process and design.

1.4 This document should be read in combination with the following illustrative material:

- Figure 1: Site Context Plan;
- Figure 2: Topographical Features Plan;
- Figure 3: Landscape Character Plan;
- Figure 4: Site Appraisal Plan;
- Figure 5: Visual Appraisal Plan;
- Site Context Photographs 1-9; and
- Site Appraisal Photographs A-I.

2.0 METHODOLOGY

2.1 Landscape and Visual Appraisal (LVA) and Green Belt Review (GBR) are separate assessments. However, the information ascertained through the LVA is used to aid the assessment of the contribution that the Site makes to the purposes of the Green Belt, such as through the assessment of the relationship of the Site with the existing built form, the identification of defensible boundaries that may prevent sprawl, and the physical and visual encroachment into the countryside and merging of settlements.

Methodology for Landscape and Visual Appraisal

2.2 The LVA has been prepared with reference to the Guidelines for Landscape and Visual Impact Assessment 3rd Edition¹.

2.3 A desktop review of the Study Area was undertaken to identify landform, landscape features, landscape designations and relevant landscape policy, and to review published landscape character information. This information was used as the initial basis against which to appraise the Site, and site visits were undertaken in April and June 2017.

2.4 A visual appraisal was undertaken of the Site to consider the nature of existing views from publicly accessible viewpoints including roads, Public Rights of Way (PRoW) and public open space. Views were considered from all directions and from a range of distances. The viewpoints chosen are not intended to be exhaustive, but rather to represent the potential views obtained towards the Site.

2.5 The Landscape and Visual Appraisal was used to identify opportunities and constraints to future development to inform the development of masterplan designs for the Site.

Methodology for Green Belt Review

Assessment against the purposes of the Green Belt

2.6 The Site was assessed against the first four purposes of the Green Belt as set out in Paragraph 80 of the NPPF, which are:

- *"To check the unrestricted sprawl of large built-up areas;*
- *To prevent neighbouring towns from merging in to one another;*
- *To assist in safeguarding the countryside from encroachment; and*

¹ Institute for Environmental Management and Assessment and the Landscape Institute (2013) Guidelines for Landscape and Visual Impact Assessment 3rd Edition

- *To preserve the setting and special character of historic towns...*

- 2.7 The fifth purpose of the Green Belt *"to assist in urban regeneration by encouraging the recycling of derelict and other urban land"*, has been scoped out of the assessment as the Council is considering greenfield sites and, therefore, should the Site be brought forward for development, it would not prejudice derelict or other urban land being brought forward for development.
- 2.8 The NPPF states in Paragraph 83 that *"once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan"*.
- 2.9 The NPPF states that the key characteristics of the Green Belt are *"their openness and their permanence"*. In defining new boundaries to the Green Belt, it must be ensured that these characteristics are not diminished for the areas remaining within the Green Belt designation as a direct result of development.

Assessment against the characteristics of the Green Belt

- 2.10 The table below sets out the assessment criteria used within this LVA GBR to assess the contribution that the Site makes to the purposes of the Green Belt.

Table 2.1: Purposes of the Green Belt - Assessment Criteria

Purpose	Criteria	Contribution
Check the unrestricted sprawl of large built-up areas	Protects open land against disorganised and unattractive extension	<p>Considerable – the area borders a built-up area and / or the area exhibits substantial defensible and recognisable boundaries.</p> <p>Some – the area borders a built-up area but only exhibits defensible and recognisable boundaries in part.</p> <p>Limited – the area borders a built-up area but does not exhibit defensible or recognisable boundaries.</p> <p>None – the area does not border a built-up area.</p>
Prevent neighbouring towns from merging	<p>Prevents development that would result in the merging of settlements.</p> <p>This would also take into consideration the extent of visual connectivity between settlements.</p>	<p>Considerable - Development would result in the physical unification of two (or more) towns</p> <p>Some - Development would substantially reduce the physical or perceived separation between towns</p> <p>Limited - Development would result in a limited reduction in the physical or perceived separation between towns</p> <p>None - Development would not physically or perceptibly reduce the separation between towns</p>

Purpose	Criteria	Contribution
Assist in safeguarding the countryside from encroachment	Protect the openness of the countryside and perceived rurality	<p>Considerable: No built or engineered forms present and perceived as inherently undeveloped and/or rural in character</p> <p>Some: Built or engineered forms present but retaining a perception of being predominantly undeveloped and or rural in character</p> <p>Limited: Built or engineered forms present and a minimal perception of being undeveloped and or rural in character</p> <p>None: Built or engineered forms present and perceived as inherently developed and / or urban in character.</p>
Preserve the setting and special character of historic towns	Conserve the setting and special character of heritage assets	<p>Considerable: Within or adjoining the historic part of a town.</p> <p>Some: Strong physical, visual or character connection with the historic part of a town, whilst not adjacent to it.</p> <p>Limited: No physical but potentially some visual or character connection with the historic part of a town.</p> <p>None: No physical, visual or character connection with the historic part of a town</p>

Description of terms:

Openness

- 2.11 Openness is taken to be the degree to which an area is unaffected by built structures. It is considered that, in order to be a robust assessment, this should be considered from first principles, i.e. acknowledging existing structures that occur within the area, rather than seeing them as being 'washed over' by the existing Green Belt designation.

Sprawl

- 2.12 Disorganised and unattractive extension to an existing development area. Unrestricted sprawl could also be defined as areas where large expanses of land are being used for a relatively small amount of development. Sprawl also considers:

- How well the Site relates to the existing built form of the area (how well contained the Site is);
- How well the existing boundary performs in containing development. Where strong boundaries are formed by roads, rivers and railway lines, with smaller country lanes performing a more limited role; and

- The impact of encroachment on the countryside. Where sites that are surrounded on more than one side by development (i.e. where the landscape is less open), this impact is more limited.

Merging

- 2.13 This relates to the coalescence of settlements or the erosion of the gap between settlements. Interlying physical barriers, intervisibility between towns / settlements and the potential for coalescence are all taken into consideration.
- 2.14 Coalescence is the physical or visual linkage of two settlements or areas of built form.

Encroachment

- 2.15 Advancement of built development beyond the limits of the existing built up area into an area perceived as countryside either physically or visually.
- 2.16 Any development on greenfield sites would inevitably lead to encroachment, whether the land is within the Green Belt or not. Encroachment into the countryside takes into consideration the landscape character context, and the urbanising features present.

Defensible Boundaries

- 2.17 The NPPF states that *"local authorities should define boundaries clearly, using physical features that are readily recognisable and likely to be permanent"*.
- 2.18 With regard to physical barriers, these would include roads, railway lines, large woodland or significant topographical features.

3.0 LANDSCAPE BASELINE

Study Area

- 3.1 The Study Area has been determined through a desk based review of topography and vegetation patterns, and further refined via field work. As demonstrated by Figure 1: Site Context Plan and Figure 2: Topographical Features Plan, the Study Area is centred upon the Site, and extends across Lymm to the west, the M56 and an area of higher ground to the south, the Manchester Ship Canal and Red Brook to the north, and Dunham Massey Registered Parkland to the east.

Topography and Hydrology

- 3.2 Topographical and hydrological features are demonstrated on Figure 2: Topographical Features Plan.
- 3.3 The main hydrological features within the Study Area include the Manchester Ship Canal, which crosses the north-western corner of the Study Area; the Bridgewater Canal, which extends approximately east-west through the centre of the Study Area and to the south of the Site; the River Bollin, which also extends approximately east-west through the Study Area to the north of the Site; Red Brook, which extends along the northern edge of the Study Area to the east of the Ship Canal; and the Bradley Brook, which extends approximately north through the centre of Lymm, where it forms the Lymm Dam, before crossing the Bridgewater Canal and meeting the Ship Canal in the west of the Study Area.
- 3.4 The valleys of the brooks are generally shallow with only Bradley Brook forming a steep sided valley passing through Lymm and in the vicinity of Lymm Dam. The Lymm Dam lake runs south to north from The Avenue to the A56 Church Road in the village of Lymm.
- 3.5 Generally, the land in the Study Area falls from the north to the south, with the highest area of ground in the centre of the southern edge of the Study Area at over 65m Above Ordnance Datum (AOD). Bradley Brook and the Lymm Dam form a valley extending north through the area of higher ground in the south-west of the Study Area. A ridge of land extends from east to west from over 60m AOD, south of the hamlet of Broomedge, to over 55m AOD in the village of Lymm. Higher Lane extends along the top of the ridge line for much of its route. The village of Lymm is located to the west of the Site on the lower ground at approximately 10m AOD and extends south of the Bridgewater Canal to the higher ground at approximately 55m AOD.
- 3.6 The landform across the Site varies from approximately 15m AOD on the north-east corner to approximately 20m AOD to the south-west of the Site, on the southern edge of the wide broadly level ground of the valley of the River Bollin.

- 3.7 The major water feature in proximity to the Site is Heatley Flash, a large pond location to the north of the Site, sitting at approximately 15m AOD and covering approximately an area of 1.25ha. A small pond with an area of approximately 560 m² is located in the north-eastern area of the Site at approximately 15m AOD.

Vegetation and Field Pattern

- 3.8 The surrounding rural countryside is a balance of both pastoral and arable farming, in a more rectilinear field pattern in the centre and south of the Study Area whereas the field pattern in the north of the Study Area becomes larger in scale and more irregular in pattern. Woodland is mainly scattered in small blocks in the area with some more linear belts, and with some connecting to the wooded courses of the brooks and streams.
- 3.9 The area's topography creates an intimate landscape, often self-enclosed by woodlands and hedgerow trees. Therefore, the views from the area are less extensive with few internal views of note. Vegetation in the area generally is notably vigorous and healthy. Hedgerows and hedgerow trees appear more luxuriant, larger and more well-formed and include a more diverse range of species, including chestnut, lime, beech, willow and common oak.

Settlement Patterns, Land Use and Infrastructure

- 3.10 The M56 extend east to west on the ridge of higher ground to the south of the Site. The village of Lymm is the largest settlement within the Study Area, situated to the west of the Site. A series of small sized villages, including Broomedge, Little Bollington and Warburton are located throughout the landscape in addition to the individual farms.
- 3.11 Dunham Massey Park, which covers an area of 147ha, is located to the east of the Site and partly falls within the Study Area.
- 3.12 The Manchester Ship Canal, a 58km long canal linking Manchester to the Mersey Estuary, is located to the north-west of the Study Area. This canal is a large-scale man-made feature, reaching a width of 160m in some areas within the Study Area.
- 3.13 The Bridgewater Canal, 66km long, linking Runcorn, Manchester and Leigh, runs east to west through the Study Area and is located approximately 70m from the south of the Site at the closest points.
- 3.14 The former London and North Western Railway line, which is now used as footpath/cycle route as part of Trans Pennine National Trail, runs east-west within the Study Area, approximately 100m from the Site at the closest point.
- 3.15 There is no existing development within the Site.

Public Rights of Way (PRoW)

- 3.16 Overall, there is approximately 67km of Public Rights of Way within the Study Area. The PRoWs are generally long and mostly straight, extending perpendicular and parallel to the field patterns. The majority of PRoWs within the Study Area run east to west. The longest footpath is the Cheshire Ring Canal Walk National Trail (PRoW 00193/43), which runs along Bridgewater Canal. The Mersey Valley Way National trail runs alongside the Cheshire Ring Canal Walk for much of its route through the Study Area, with an additional loop through Lymm and alongside the Lymm Dam. The Trans Pennine National Trail extends along the route of the disused Warrington and Stockport Branch off the London and North West Railway Line, approximately 100m to the north of the Site.
- 3.17 Within the Site there is PRoW 00193/35 which runs west to east connecting Sandy Lane to Mill Lane and open arable fields beyond the eastern boundary of the Site, although there are no PRoWs on the arable fields immediately to the east of the Site. During the site visit, it was apparent that local access through the Site was not limited to the PRoW.

Designations and Cultural Heritage

- 3.18 There are no landscape designations within the Study Area or the Site. The majority of the Study Area, with the exception of a small area of land in the north of the Study Area, forms part of the North West Green Belt which surrounds Manchester and Liverpool.
- 3.19 Small areas of Ancient Woodland occur within the south-west of the Study Area, primarily along the route of the Bradley Brook.
- 3.20 The centre of Lymm is designated as a Conservation Area. There is no physical or visual relation between the Site and the Conservation Area within Lymm. Dunham Massey is a Registered Parkland located in the east of the Study Area. There is no physical or visual relationship between the Site and Dunham Massey.
- 3.21 Listed buildings occur throughout the Study Area with the highest concentrations occurring within Lymm and Dunham Massey. Listed buildings also occur in the settlements of Warburton and Mossbrow, in the north of the Study Area, and along the route of the Bridgewater Canal. There are no listed buildings within the Site and the closest to the Site are the Nook and its coach house, approximately 50m to the south-west of the Site, and Grantham's Bridge on the Bridgewater Canal, approximately 100m to the south. The Nook is surrounded by existing built development to the east, west and north and there may be some limited intervisibility between the building and the Site. Views from Grantham's Bridge were obscured by intervening vegetation during the summer Site visit.

4.0 SITE DESCRIPTION

- 4.1 The character and features of the Site are illustrated by the Site Appraisal Photographs included as part of the illustrative material accompanying this appraisal. The locations of the photographs are set out on Figure 4: Site Appraisal Plan.
- 4.2 The Site is located to the immediate east of Oughtrington, a satellite village of Lymm, as demonstrated on Figure 1: Site Context Plan. To the east of the Site is Mill Lane with open countryside beyond comprising predominantly of agricultural land. To the south of the Site is Stage Lane with the Bridgewater Canal beyond, both of which run in an east-west direction with Lower Helsdale Wood beyond to the south. To the north is Heatley Flash, a former brine pumping site, which is designated as a Local Wildlife Site (Policy LPCS QE5) on Warrington Borough Policies Map. Beyond Heatley Flash is new housing development, formerly occupied by the salt works. These, together with residential properties at Springbank Gardens, cover the land to the north of the Site. Beyond the housing development is the former London and North Western Railway line which is now the Trans Pennine National Trail.
- 4.3 The Site, as demonstrated on Figure 4: Site Appraisal Plan, is currently used as agricultural land split into three fields by hedgerows of varying condition and quality. There are a number of mature native trees and an area of scrub on a north-south alignment in the southern field (left of centre in Site Appraisal Photograph C). On the north-eastern field, there is a small pond surrounded by a few mature trees (Site Appraisal Photograph G); the pond is designated as a Local Wildlife Site (Policy LPCS QE5) on Warrington Borough Policies Map. There is a Public Right of Way (00193/35) running north-east to south-west across the Site.
- 4.4 The western boundary of the Site is formed by the rear gardens of properties on White Broom, Hopefield Road, Woodbine Road and Cedarfield Road. The rear gardens are generally relatively small and are separated from the Site by mainly fences, with some short stretches of hedgerows and mature hedgerow trees. The northern boundary is formed by a hedgerow running along the southern boundaries of properties on Springbank Gardens (right side of Site Appraisal Photograph D), an unpaved stretch of Millers Lane which is bordered on both sides by large trees (right side of Site Appraisal Photograph E), tree planting around Heatley Flash and the rear gardens of properties facing Mill Lane. The southern boundary is formed by the hedgerow running along Stage Lane (Site Appraisal Photograph C) and the boundary of properties around the junction to the east of Mill Lane is Oak Villa Farm with agricultural plots and buildings.

5.0 VISUAL BASELINE

- 5.1 The rear gardens on White Broom, Hopefield Road, Woodbine Road and Cedarfield Road are generally relatively small and are separated from the Site by mainly fences, with some short stretches of hedgerows and mature hedgerow trees. Views from the rear of this line of properties are possible, likely limited to views from the top storey. Views from the streets themselves and the houses further to the east are restricted by the intervening built form (Site Context Photograph 2). The gardens of properties on Springbank Gardens are longer with a mature hedgerow forming the boundary with the Site (Site Appraisal Photograph D). Views from these properties will be mainly limited to the first and second story windows. Properties on School Drive and Millington Gardens are separated from the Site by the unpaved section of Millers Lane which is further separated from the Site by a line of mature trees (Site Appraisal Photograph E). Views towards the Site will be filtered by the intervening trees and lane. Houses on Longcroft Place and Chaise Meadow are separated from the Site by Heatley Flash and its surrounding tree planting, which will likely prevent most views towards the Site. The properties on Mill Lane have longer gardens in the north and shorter in the south, separated from the Site by an overgrown hedgerow with sporadic large trees. As such, views from these properties are likely to be limited to the upper storeys.
- 5.2 Views into the Site are possible from Mill Lane (Site Appraisal Photograph A) and Stage Lane (Site Appraisal Photograph B and Site Context Photograph 1). Mill Lane is bordered by a footway along its western side, providing safe pedestrian access. Pedestrians, due to their slower pace, will have more opportunity to experience the Site as they pass, whereas views from vehicles will be more fleeting. Stage Lane is a narrow country lane with no footway and is unlikely to be used by many pedestrians, particularly given the nearby and parallel National Trails along the Bridgewater Canal.
- 5.3 Views from the footpath crossing the Site and from the informal tracks and paths will be affected by the introduction of new areas of built form and open space. Long distance views across the Site will be interrupted by the built form. The visual setting of the footpath must be considered within any future masterplan design.
- 5.4 Isolated views from the south were identified from a 90m stretch of the Cheshire Ring Canal Walk National Trail between houses on The Paddock and Spud Wood, close to Grantham's Bridge (Site Context Photographs 8 and 9). Elevated views from the top of Grantham's Bridge were screened by the intervening woodland within Spud Wood. Isolated and heavily filtered views were also possible from the Trans Pennine National Trail to the north-east (Site Context Photograph 7).

- 5.5 Longer distance views towards the Site, including from the footpaths and Higher Lane on the elevated land to the south were screened by the vegetation in lower Helsdale Wood (Site Context Photograph 5 and 6). Views from Wet Gate Lane and Bradshaw Lane to the east, were screened by the intervening vegetation and landform (Site Context Photograph 3 and 4).

Visual Summary

- 5.6 Overall, the visual envelope of the Site is limited and, where views are possible, they are generally towards the existing built edge. Views into the Site are possible from the following locations:
- Mill Lane (softened by hedgerow with trees);
 - Stage Lane (softened by hedgerow);
 - Isolated viewpoints from the Bridgewater Canal;
 - Filtered views from properties on northern and western boundaries.
- 5.7 In addition, views from the footpath crossing the Site will be obstructed by new development.

6.0 PUBLISHED LANDSCAPE CHARACTER ASSESSMENTS

6.1 The Study Area is covered by a number of published landscape character studies which describe the key characteristics of the landscape. The locations of the different landscape character areas are identified on Figure 3: Landscape Character Plan. A summary of the key characteristics and recommended guidance for management at national and local level are included in this chapter. The relevant extracts from these published assessments are included in Appendix 2: Extracts from Published Landscape Character Assessments.

National

6.2 At a national level, the whole Study Area is located within National Character Area (NCA) 60: Mersey Valley². The divide between NCA 60 and the neighbouring NCA 61: Shropshire, Cheshire and Staffordshire Plain, extends along the southern boundary of the Study Area.

6.3 The key characteristics of NCA 60 which are of relevance to the Site and the Proposed Development include the following:

- *'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.*
- *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.*
- *A range of important wetland habitats remain, including estuarine mudflats/sand flats and fringing salt marshes in the west, remnants of semi-natural mosslands and pockets of basin peats in the east, with the broad river valley in between.*
- *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.*
- *There is large-scale, highly visible industrial development, with docks, chemical works and oil refineries.*

² Natural England (2013) [NCA Profile 60: Mersey Valley](#)

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

Local

6.4 At local level the Study Area is covered by three local authorities, each of which has published a landscape character assessment. The Site is located within Warrington Borough as shown on Figure 3: Landscape Character Plan. The Warrington Borough Landscape Character Assessment³ identifies Landscape Character Types (LCT) which are comprised of one or more Landscape Character Areas (LCA) of similar character. The majority of the Site falls within LCT 3: Red Sandstone Escarpment, and within LCA 3C: Lymm. A small portion of the Site on the north-eastern corner falls within LCT 5: River Flood Plain and LCA 5.A: River Mersey/Bollin.

6.5 The key characteristics of LCT 3: Red Sandstone Escarpment include the following:

- *'Escarpment runs along a generally east/west axis*
- *Dominant slope down to the north, with a more gentle slope to the south*
- *Red sandstone outcrops, cuttings and quarries*
- *Red sandstone walls and older buildings*
- *Locally excellent views to the north and east*
- *Red sandy soil exposed in ploughing*
- *Mainly pasture on the escarpment face with arable land towards the crest*
- *Mainly deciduous woodland, generally in linear form down the slope*
- *Presence of small marl pit ponds'*

6.6 The assessment also identifies key cultural elements of the landscape for each character type. The key cultural elements in LCT 3: Red Sandstone Escarpment relevant to the Site include:

- *'*
- *The London and North Western Railway line of 1853, closed 1989, (now the Trans-Pennine Trail)*
- *Red sandstone quarries*
- *Red sandstone buildings, walls, quoins etc*
- *Large, mainly C19th estates, such as Grappenhall Heys, Oughtrington Hall etc.*
- *Old houses and properties.'*

6.7 LCT 3 is divided into three LCAs and the Site is located within LCA 3.C: Lymm. The key characteristics of Area 3.C are as follows:

- *'Smaller scale, more intimate rural landscape*
- *Luxuriant hedgerow trees with diverse range of species*

³ Warrington Borough Council (2007) [Warrington: A Landscape Character Assessment](#)

- *Rolling landscape*
- *Restricted views*
- *Strong feeling of high landscape quality'*

6.8 The cultural elements of LCA 3.C relevant to the Site are outlined as:

- *'The Bridgewater Canal and its bridges, aqueducts, warehouses etc.*
- *The former London and North Western Railway – now the Trans Pennine Trail*
- *St Peter's Church, Oughtrington*
- *Heatley Flash'*

6.9 The LCT 5: River Flood Plain falls to the east of the Site and covers a small area of the north-eastern corner of the Site. The key characteristics of LCT 5: River Flood Plain include:

- *'Flat, linear, alluvial areas*
- *Often developed on used or permanent pasture*
- *Close association with water course*
- *Raised levees and river channel restrictions*
- *Contain a multitude of communication links – canals, roads, railways etc.*
- *Bridge and viaduct crossings'*

6.10 The key cultural elements of the landscape of LCT 5 relevant to the Site include the following:

- *'River meadows, used for grazing over a period of at least 1,000 years*
- *The London and North Western Railway line of 1853, closed 1989 and now the Trans Pennine Trail*
- *Crossing points of major communication routes'*

6.11 The character area of relevance within LCT 5 is LCA 5.A: River Mersey/Bollin. The key characteristics of LCA 5.A are:

- *'The River Mersey and River Bollin*
- *Slurry and dredging lagoons*
- *Importance for nature conservation*
- *Dominance of floodplain crossings (road and rail bridges)*
- *Residual floodplain meadows*
- *Widespread residential and industrial development on the floodplain*
- *Artificial levee and channel constraints to the river*
- *Lack of visual importance of the river (normally screened from views)'*

Site Level Landscape Character

- 6.12 The Site comprises three arable fields bordered by the built edge of Oughtrington to the north, north-east and west, by existing roads to the east and south, and by low density residential and agricultural development to the south-east. The fields are separated by existing hedgerows and surrounded by hedgerows with trees. Further field trees occur within the Site, the remnants of removed hedgerows. The hedgerows are in varying condition and this, together with the hedgerow removal within the Site, creates a slightly degraded character.
- 6.13 The immediacy of the roads to the east and south, together with the existing residential development to the north, west, north-east and south-east, combine to emphasise the context of the Site on the urban-rural edge.

Guidance and Management

National

- 6.14 There are four Statements of Environmental Opportunity (SEO) relating to NCA 60, the relevant statement to the Site is set out below:
- 6.15 SEO 2 states:

'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.'

- 6.16 Examples of measures to achieve this include:
- The careful design and integration of green infrastructure and improved linkages within new development and connecting to the wider GI network;
 - Conserve open views of the landscape; and
 - Incorporate sustainable drainage systems (SuDS).
- 6.17 Landscape opportunities identified for this character area include the following:
- Improve urban fringe landscapes through woodland planting and hedgerow restoration to soften development edges;
 - Conserve and create accessible and connected green spaces and habitats, and protect and plant trees, woodlands and meadows;
 - Protect and enhance hedgerows and the field pattern; and
 - Conserve and enhance the historic character of settlements.

Local

- 6.18 Warrington Borough Landscape Character Assessment identifies that one of the key elements of landscape sensitivity, and one of the greatest landscape changes for LCA 3.C as the vulnerability of the local landscape to the expansion of Lymm.
- 6.19 Recommended Management and Landscape Objectives for LCA 3.C: Lymm set out by the assessment are as below:
- Maintain, enhance and plant new hedgerows, hedgerow trees and areas of woodland;
 - Connect existing and new habitats;
 - Extend the footpath network, particularly in relation to woodlands and watercourses.

Summary of Published Landscape Character Assessments and their Applicability to the Site and the Study Area

- 6.20 The Site is reflective of local LCA 3.C with its small scale and limited views. However, hedgerow loss is evident and the character of the Site is influenced by the proximity of the surrounding development.
- 6.21 Key guidance from the published landscape character guidance includes the following:
- Maintain and enhance existing trees, woodlands and hedgerows and plant new such landscape elements;
 - Connect existing and new landscape features into a wider Green Infrastructure network which may incorporate SuDS and open space;
 - Extend the footpath network and access to open spaces;
 - Ensure all new development reflects local vernacular and protect the historic character of settlements.

7.0 LANDSCAPE PLANNING POLICY

7.1 This chapter contains extracts of the planning policies at national and local level which relate to landscape and visual issues.

National Planning Policy Framework (NPPF) (2012)

7.2 The NPPF aims to provide a planning framework within which the local community and local authorities can produce distinctive local plans which respond to local needs and priorities.

7.3 The NPPF promotes a presumption in favour of sustainable development, defined as *“meeting the needs of the present without compromising the ability of future generations to meet their own needs”*, providing it is in accordance with the relevant up-to-date Local Plan and policies set out in the NPPF, including those identifying restrictions with regard to designated areas.

7.4 Twelve Core Planning Principles are set out at Paragraph 17, of which the following are relevant to landscape and visual matters, stating that planning should:

- *“not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*
- *contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework; and*
- *promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage or food production).”*

7.5 The NPPF then identifies thirteen aspects which should be considered in developing local plans and reviewing planning applications. Those of relevance to the landscape and visual considerations of the Site and proposed development include Section 7: ‘Requiring Good Design’. Paragraph 58 of Section 7 states that planning policies and decisions should aim to ensure that developments, inter alia:

- *“...Establish a strong sense of place,*
- *...respond to local character and history, and reflect the identity of local surroundings*
- *...are visually attractive as a result of good architecture and appropriate landscaping.”*

7.6 Paragraph 61 states that:

“planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.”

7.7 Section 11: Conserving and Enhancing the Natural Environment notes in paragraph 109 that the planning system should contribute to and enhance the natural and local environment by *“protecting and enhancing valued landscapes, geological conservation interests and soils”*.

7.8 Paragraph 110 sets out that, in preparing plans for development, the aim should be to minimise adverse effects on the local and natural environment, and that plans should allocate land with the least environmental or amenity value.

7.9 Paragraph 114 notes that furthermore, local planning authorities should:

“set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.”

7.10 Paragraph 125 states that:

“By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”

National Green Belt Policy

7.11 Chapter 9 of the National Planning Policy Framework (NPPF)⁴ is dedicated to issues of Green Belt.

7.12 The NPPF states: ‘the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attributes of Green Belts are their

⁴ Department for Communities and Local Government (2012) [National Planning Policy Framework](#)

openness and their permanence,' (Para 79). It then goes on to list the five purposes of Green Belts:

- *To check unrestricted sprawl of large built-up areas;*
- *To prevent neighbouring towns from merging in to 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.*

7.13 The NPPF states that inappropriate development is that which is *'harmful to the Green Belt.'* (Paragraph 87).

7.14 The NPPF states that, when adding new areas to Green Belt, local planning authorities *'should demonstrate why normal planning and development management policies would not be adequate,'* (paragraph 82) and, when defining Green Belt boundaries, that they should be clear, *'using physical features that are readily recognisable and likely to be permanent,'* (paragraph 85).

7.15 Paragraph 86 states that Green Belts should not be used to protect the setting of villages but that development can be prevented within a village if it should be detrimental to the Green Belt. The paragraph goes on to say that if the village needs protecting *'then conservation area or normal development management policies should be used.'*

Planning Practice Guidance (PPG)

7.16 Under the heading of Natural Environment, sub-heading Landscape, paragraph 001, PPG supports the use of landscape character assessment as a tool for understanding the character and local distinctiveness of the landscape and identifying the features that give it a sense of place, as a means to informing, planning and managing change. The PPG makes reference to Natural England guidance on landscape character assessment which is explored in this chapter.

7.17 Under the heading of Natural Environment, sub-heading Green Infrastructure (GI), paragraph 27 and 28 state that GI is a network of multifunctional green space and is important to the delivery of high quality sustainable development, and provide multiple benefits. Paragraph 30 states that GI should be well designed to create a sense of place by responding to local landscape character, and help create safe and accessible environments and regeneration of brownfield sites in existing built up areas.

Local Planning Policy

7.18 The Site is located within Warrington Borough Council. Warrington's Local Planning Framework consists of a suite of documents including *The Local Plan Core Strategy (2014)*, *The Local Development Scheme (LDS)* and *Supplementary Planning Documents (SPDs)*. The council has also issued the *Regulation 18 Consultation Local Plan Document (July 2017)*.

Adopted Policy

7.19 The basis for the planning framework and guiding the location and level of development in Warrington Borough up to 2027 is the Local Plan Core Strategy which was adopted in July 2014. A Policies Map which shows the boundaries of the policies within the Council's adopted Local Plans has also been produced alongside the Local Plan Core Strategy.

7.20 The following policies from the Core Strategy are of relevance to the Site and Proposed Development:

- Policy CS1: Overall Spatial Strategy – 'Delivering Sustainable Development' states that new development should protect the Green Belt and the character of the countryside, sustain and enhance the borough's built heritage, biodiversity and geodiversity, deliver high standards of design and construction that have regard to local distinctiveness and improve quality of access. Policy CS5: Overall Spatial Strategy – 'Green Belt' states that the extents of the Green Belt will be maintained until at least 2032 in recognition of its purposes of restricting sprawl, preventing towns from merging, safeguarding the countryside from encroachment and encouraging the reuse of derelict and brownfield land.
- Policy CS6: 'Overall Spatial Strategy – Strategic Green Links' states the council's intention to adopt a strategic approach to the care and management of the borough's Green Infrastructure, including through the maximisation of the benefits of the Strategic Green Links, which include the Trans Pennine Trail, and any proposals which connect those Strategic Green Links with important green spaces and local communities.
- Policy QE3: 'Green Infrastructure' states that the council will develop and adopt an integrated approach to the provision and management of green infrastructure.
- Policy QE6: 'Environment and Amenity Protection' states that the council will consider light pollution and impacts upon the night sky caused by new development.
- Policy QE7: 'Ensuring a High Quality Place' states that the council will consider more positively developments that reinforce local distinctiveness and enhance local landscape and townscape character, are reflective of the materials and scale

etc of nearby buildings, use an appropriate mix which optimises the potential of the site without damaging the local character and which is visually attractive.

- Policy CC2: 'Protecting the Countryside' states that development proposals which accord with Green Belt policies will be supported provided that they respect the rural setting and local character.

Emerging Policy

- 7.21 Paragraph 4.17 of the Consultation Draft of the Local Plan states that, *"If Warrington is to meeting the development needs arising from its growth aspirations, it can only do so through the release of Green Belt land"*. This is reflected in Strategic Objective W2 which is to "facilitate the sensitive release of Green Belt land to meet Warrington's long term housing and employment needs, whilst ensuring the revised Green Belt boundaries maintain the permanence of Warrington's Green Belt in the long term".
- 7.22 Strategic Objective W5 is to secure high quality design "which reinforces the character and local distinctness of Warrington's urban area, its countryside, its unique pattern of green spaces and its constituent settlements whilst protecting, enhancing and embracing the borough's built and natural assets".

Summary of Landscape Policy

- 7.23 The planning policy that relates to the landscape of the Study Area relates to a number of key issues:
- Protection of the Green Belt;
 - Protection and enhancement of local landscape character through the protection of existing landscape elements, such as trees, hedgerows, woodland etc and the planting of new such elements;
 - Protection and enhancement of local townscape character through the reflection of local scale, massing, materials, typologies etc;
 - Protection, creation and improved integration of the Green Infrastructure network.

8.0 CONTRIBUTION OF THE SITE TO THE GREEN BELT

- 8.1 A review has been undertaken of published Green Belt assessment relating to the site. A further assessment of the contribution that the Site makes to the Green Belt has been undertaken in accordance with the methodology set out in Chapter 2.0.

Review of Published Green Belt Reviews

- 8.2 A Green Belt Assessment was produced by Arup in October 2016 to support the Regulation 18 consultation of the emerging Warrington Local Plan in October 2016. It was intended to *“provide the Council with an objective, evidence-based and independent assessment of how Warrington’s Green Belt contributes to the five purposes of the Green Belt set out in national policy”*⁵. An addendum was undertaken to address issues raised as part of the Regulation 18 consultation process, including those relating to HS2, and was released in June 2017. None of the amendments relating to the route of HS2 were relevant to the Site. In July 2017, an assessment was undertaken of further sites submitted as part of the Call for Site process.
- 8.3 The Warrington Green Belt was divided into 24 large parcels, called ‘General Areas’, which were each assessed against the five purposes of the Green Belt as set out within the NPPF. The Site is located within General Area 7 which comprises all of the land to the east of Oughtrington.
- 8.4 Smaller parcels were then defined round the edge of settlements on the edge of, or inset from, the Green Belt. Where General Areas were not bounding an existing settlement and where they were identified as making a poor contribution to the purposes of the Green Belt, they were also divided into smaller parcels.
- 8.5 Each of the smaller parcels were assessed against each of the five purposes of the Green Belt as set out within the NPPF as making either none, a weak, a moderate or a strong contribution. In terms of purpose 1 which relates to sprawl, this was taken to only refer to Warrington, as the only ‘large’ built up area. Purpose 4, which relates to the setting of historic towns, has been taken to apply only to Lymm and Warrington.
- 8.6 The Site situated within Parcel LY14, which includes the Site, Heatley Flash, the houses fronting Mill Lane between the Site and the Trans Pennine Trail, and the area of paddocks and residential dwellings to the south-east of the Site.

⁵ Warrington Borough Council Evidence Base [online] cited 5th September 2017 https://www.warrington.gov.uk/info/200564/planning_policy/1905/evidence_base/3

8.7 General Area 7 was assessed as making a moderate contribution to the purposes of the Green Belt. Parcel LY14 was assessed as making a moderate contribution to the purposes of the Green Belt. These are summarised in the table below:

Table 8.1: ARUP assessment of Contribution of General Area 7 and Parcel LY14 to the Purposes of the Green Belt

	GA7	LY14
Purpose 1: check the unrestricted sprawl of large built-up areas	No contribution: The GA is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose.
Purpose 2: to prevent neighbouring towns merging into one another	No contribution: The GA does not play a role in preventing towns from merging.	No contribution: The parcel does not contribute to preventing towns from merging.
Purpose 3: to assist in safeguarding the countryside from encroachment	Strong contribution: The GA is well connected to the open countryside given it is only connected to the inset settlement of Lymm along the western boundary. The boundary between the GA and the inset settlement consists of the limits of development which is not durable and may not be able to prevent encroachment. The boundary between the GA and the open countryside consists of the River Bollin, the A56, Spring Lane and field boundaries. Not all of these features are durable and may not be able to prevent encroachment in the long term. The existing land use predominantly consists of open countryside although includes the washed over village of Broomedge and Heatley as well as Lymm High School and Lymm Marina. The GA supports a moderate to strong degree of openness given that it has less than 20% built form and low levels of vegetation. Overall the GA makes a strong contribution to safeguarding from encroachment.	Strong contribution: The parcel is connected to the settlement along its northern and western boundaries. The western boundary consists of garden boundaries which would not be durable enough to prevent encroachment into the parcel. The northern boundary is durable in some sections along Longcroft Place and Chaise Meadow, although other sections consist of garden boundaries and an unmade section of Millers Lane which are less durable. The parcel is connected to the countryside predominantly along Mill Lane to the east and Stage Lane to the south, both of which form durable boundaries which could prevent further encroachment if the parcel was developed. The parcel is also connected to the north along a short section of the Transpennine Trail, which is not lined with vegetation and would not be durable enough to prevent encroachment. The existing land use mainly consists of open countryside. There is an active farm in the south-eastern corner of the parcel and a number of internal hedgerows. There are a significant number of residential properties in the north-eastern corner of the parcel and the parcel contributes to preventing further encroachment along Mill Lane. The parcel supports long line views of the countryside and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.
Purpose 4: to preserve the setting and	No contribution: Lymm is a historic town however the GA is over 250m from Lymm Conservation Area. The GA does not cross	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel does not

special character of historic towns	an important viewpoint of the Parish Church.	cross an important viewpoint of the Parish Church.
Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.
Justification for Assessment	The GA makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. Professional judgement has been applied and the GA has been judged to make a moderate contribution overall to the Green Belt. While the boundaries between the GA, Lymm and the open countryside are weak and would not prevent the town from encroaching into the countryside, the GA contains a considerable amount of development including two washed over villages. This compromises its openness and means that the GA does not contribute to the Green Belt in a strong and undeniable way as would be required to make a strong contribution overall. The GA also does not prevent towns from merging, does not check unrestricted sprawl as it is not adjacent to the urban area and does not preserve historic towns as it is not close to the Lymm Conservation Area.	The parcel makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as, while it supports a strong degree of openness and it has non-durable boundaries with the settlement, the durability of its boundaries with the countryside means that any encroachment resulting from development would be contained and would therefore not threaten the openness and permanence of the Green Belt as a whole.
Overall Assessment	Moderate contribution	Moderate contribution

8.8 The *Green Belt Assessment (Additional Site Assessments of Call for Sites Responses and SHLAA Green Belt Sites)* included an assessment of the Site, designated as R18/107. This was also assessed as making a moderate contribution to the purposes of the Green Belt with an analysis that was similar to that of Parcel LY14.

Barton Willmore Assessment of the Site

8.9 Whilst this assessment agrees with the majority of the conclusions of the Warrington GBR, it disagrees with the assertion that parcel LY14 and site R18/107 make a strong contribution to purpose 3: safeguarding the countryside from encroachment, or a moderate contribution to purpose 5: assist in urban regeneration by encouraging the recycling of derelict and other urban land.

8.10 With regards to purpose 3, the ARUP assessment acknowledges that the existing garden boundaries of the parcel, particularly to the west and north *“would not be durable enough to prevent encroachment into the parcel”*. In the case of the Site, this was amended to state *“may not be durable enough...”*. Therefore, the existing boundary to the Green Belt,

along the western and northern boundaries of the parcel, is not defensible. The ARUP assessment further acknowledges that Mill Lane and Stage Lane both *“form durable boundaries which could prevent further encroachment if the parcel was developed”*.

8.11 The assessment of the Site states:

“The site’s north eastern boundary is comprised of a water body (Heatley Flash) which is durable and of garden boundaries close to Mill Lane as there is development within the Green Belt up to the durable boundary of Mill Lane. To the south east of the site, field boundaries form a non-durable boundary however Stage Lane and Mill Lane are in close proximity and would therefore limit any encroachment.”

8.12 The assessment of the Site states:

“Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the nondurable boundaries between the site and the settlement.”

8.13 The Site is bordered by existing residential development to the north, west, south-east, north-east and south-west. Development within the parcel would cause physical encroachment into the countryside of the Site itself, but this would be the case with the development of any greenfield site. Development within the Site would not, however, extend further east or south than the existing built edges of Oughtrington and would not, therefore, cause further physical encroachment into the wider landscape.

8.14 In terms of visual encroachment, development within the Site would be viewed set back against the existing built edge of Oughtrington from views from the east and south. Development within the Site would cause the built edge of Oughtrington to appear in closer proximity to the isolated viewpoints along Stage Lane, a narrow road with no footways and poor visibility, unlikely to be used greatly by pedestrians, and from a very limited number of isolated viewpoints along the Bridgewater Canal. New development would be visible from the footway extending along Mill Lane and from the footpath crossing the Site. However, the visual appraisal demonstrates that there is limited visibility of the Site in the wider landscape and therefore there would be limited visual encroachment into the wider landscape. The parcel and the Site make a limited contribution to purpose 3.

8.15 The assertion that the Site makes a strong contribution to purpose 3 as there is currently no strong defensible boundary to the north and west, but a defensible boundary to the east and south, is incorrect and, rather, the opposite is true. Development within the Site would bring the south-eastern urban edge of Oughtrington to a defensible boundary where there is currently none.

8.16 With regards to purpose 5, the purpose of the Green Belt Review is to assess parcels of land which are currently within the Green Belt, the majority of which are on greenfield land. As such, all greenfield sites contribute equally to purpose 5 and it is often scoped out of assessments for this reason. The parcel makes a limited contribution to purpose 5.

8.17 The contribution of the Site to the purposes of the Green Belt has been assessed, taking into account the discussion above, and is summarised in the table below:

Table 8.2: Contribution of the Site to the Purposes of the Green Belt as Compared to Assessment of site R18/107

	R18/107 (ARUP)	Site (Barton Willmore)
Purpose 1: check the unrestricted sprawl of large built-up areas	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.
Purpose 2: to prevent neighbouring towns merging into one another	No contribution: The site does not contribute to preventing towns from merging.	No contribution: The site does not contribute to preventing towns from merging.
Purpose 3: to assist in safeguarding the countryside from encroachment	Strong contribution: The site is connected to the settlement along its northern and western boundaries. The western boundary consists of garden boundaries which, while clear and contiguous along the boundary, may not be durable enough to prevent encroachment into the site. The northern boundary is durable in some sections along Longcroft Place and Chaise Meadow, although other sections consist of garden boundaries and an unmade section of Millers Lane which are less durable. The site is connected to the countryside predominantly along Mill Lane to the east and Stage Lane to the south, both of which form durable boundaries which could prevent further encroachment if the site was developed. The site's north eastern boundary is comprised of a water body (Healey Flash) which is durable and of garden boundaries close to Mill Lane as there is development within the Green Belt up to the durable boundary of Mill Lane. To the south east of the site, field boundaries form a non-durable boundary however Stage Lane and Mill Lane are in close proximity and would therefore limit any encroachment. The existing land use is open countryside. There is no built form and minimal vegetation, which mainly consists of internal field boundaries. The site is connected to the open countryside on two sides, to the east and south. The site supports a strong degree of openness	Limited: The site is connected to the settlement along its northern and western boundaries. The western boundary consists of garden boundaries which, while clear and contiguous along the boundary, may not be durable enough to prevent encroachment into the site. The northern boundary is durable as it relates to the existing built edge of Oughtrington and Heatley Flash, a protected area and large waterbody. The site is connected to the countryside predominantly along Mill Lane to the east and Stage Lane to the south, both of which form durable boundaries which could prevent further encroachment if the site was developed. The site's north eastern boundary is comprised of a water body (Healey Flash) which is durable and of garden boundaries close to Mill Lane as there is development within the Green Belt up to the durable boundary of Mill Lane. To the south east of the site, field boundaries form a non-durable boundary however Stage Lane and Mill Lane are in close proximity and would therefore limit any encroachment. The existing land use is open countryside. There is no built form and minimal vegetation, which mainly consists of internal field boundaries. The site is visually connected to the open countryside on two sides to a limited extent, to the east and south, but is physically separated by Mill Lane and Stage Lane, the intervening hedgerows

	as it contains no built form, minimal vegetation and supports long line views to the east. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the nondurable boundaries between the site and the settlement.	and trees. The site supports a moderate degree of openness as it contains no built form but is surrounded on two sides, and partly along two others, by existing residential development within Oughtrington. There are limited medium distance views towards the Site from isolated viewpoints along a short stretch of the Bridgewater Canal, and short distance views from Mill Lane (which has a footway) and Stage Lane (which has not). There are no longer distance views to the south and east, due to the intervening topography and vegetation. Overall the site makes, at most, a moderate contribution to safeguarding the countryside from encroachment due to its openness and the nondurable boundaries between the site and the settlement.
Purpose 4: to preserve the setting and special character of historic towns	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.
Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	Limited to no contribution: All greenfield sites make a similar contribution to purpose 5.
Justification for Assessment	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are nondurable boundaries with the settlement, the boundaries between the site and the countryside are mostly durable and would therefore contain any development preventing it from threatening the overall openness and permanence of the Green Belt. The site also makes a moderate contribution to assisting in urban regeneration.	The Site makes a limited contribution to three purposes and no contribution to the remaining two. The Site makes a limited contribution to the purposes of the Green Belt.
Overall Assessment	Moderate contribution	Weak/limited contribution

9.0 SUMMARY AND CONCLUSION

- 9.1 The Site comprises three arable fields, separated and surrounded by hedgerows with trees. Isolated trees occur within the Site, remnant field boundaries, and there is a pond surrounded by trees in the north-eastern corner.
- 9.2 The Site is bordered to the north, north-east, west, south and south-east by existing residential development within Oughtrington and is, therefore, within the context of the existing settlement. The trees and hedgerows are of landscape value and should be retained and enhanced as part of any future scheme. The fields within the Site have been subjected to hedgerow loss and forms an unremarkable example of countryside within the local area.
- 9.3 The Site could accommodate new development whilst protecting and enhancing the existing landscape features within the Site, and creating new areas of habitat and Green Infrastructure, in line with planning policy and the published landscape character guidance.
- 9.4 The visual appraisal has demonstrated that views towards the Site are limited to those from the rear of properties immediately abutting the Site, Stage Lane and Mill Lane immediately adjacent to the Site, and from a limited number of short distance viewpoints along the Bridgewater Canal.
- 9.5 The Warrington Green Belt review produced in 2016 and the later assessment of the contribution of SHLAA sites to the purposes of the Green Belt, assessed the Site (R18/107) and the parcel in which it is located (LY14) as making a strong contribution to purpose 3 of the Green Belt (protecting the countryside from encroachment) and a moderate contribution to purpose 5 (recycling brownfield land) and, therefore, as making a moderate contribution to the purposes of the Green Belt.
- 9.6 The Green Belt Review undertaken in 2017 by Barton Willmore has disputed the conclusions of the Warrington Green Belt Review in relation to the Site, particularly in relation to the contribution of the Site to purpose 3. The Warrington GBR acknowledges that the existing Green Belt boundary is not defensible but that the southern and eastern boundaries of the Site are defensible. This Site is also surrounded completely on two sides and along part of two further sides by existing residential development within Oughtrington. Development within the Site would not cause the extension of Oughtrington further east or south than the existing built extents. The visual appraisal has also demonstrated that the visual envelope of the Site is limited to immediate views and isolated short distance views from the Bridgewater Canal, resulting in the Site causing limited visual encroachment into the wider countryside. This review has therefore concluded that the Site makes a limited contribution to purpose 3 of the Green Belt as set out within the NPPF.

- 9.7 This assessment also disputes that the Site makes a moderate contribution to purpose 5. Due to purpose 5 applying equally to all greenfield sites, this is screened out of many assessment methodologies. On this basis, this assessment concludes that the Site makes a limited contribution to purpose 5. The Site makes a limited contribution to three of the purposes of the Green Belt and no contribution to a further two. The Site makes a limited contribution to the purposes of the Green Belt and is therefore suitable for release.
- 9.8 The landscape and visual appraisal has demonstrated that the Site is suitable for release from the Green Belt and can accommodate new, well-designed, residential development set within a strong landscape structure, without compromising the existing landscape features and views of the Site.
- 9.9 New development should accommodate the following features:
- Protect and enhance the existing hedgerows within and surrounding the Site;
 - Protect the existing trees and plant new trees within hedgerows and new areas of open space to create a more varied age structure, to soften views of the development and to break up the mass of the development;
 - Protect and enhance the pond in the north of the Site and provide a positive frontage to Heatley Flash;
 - Incorporate existing and new landscape features within a connected Green Infrastructure and accessible open space network;
 - Ensure new development reflects and enhances existing townscape character through the use of appropriate typologies, materials, scale and massing;
 - Ensure new development provides a positive and sensitive frontage to the countryside to the east and south.

ILLUSTRATIVE MATERIAL

Figure 1: Site Context Plan

Figure 2: Topographical Features Plan

Figure 3: Landscape Character Plan

Figure 4: Site Appraisal Plan

Figure 5: Visual Appraisal Plan

Site Context Photographs 1-9

Site Appraisal Photographs A-I

APPENDICES

Appendix 1: Published Landscape Character Extracts



Summary

The Mersey Valley National Character Area (NCA) consists of a wide, low-lying river valley landscape focusing on the River Mersey, its estuary, associated tributaries and waterways. It is a varied landscape that extends from the mosslands near the Manchester Conurbation NCA in the east, to the Merseyside Conurbation NCA and the wide estuary with intertidal mudflats/sand flats and salt marsh in the west. The River Mersey is tidal from Howley Weir in Warrington. The area encompasses a complex mix of extensive industrial development and urban areas, with high-quality farmland in between.

Farmland in the north of the Mersey Valley NCA is predominantly arable, while in the south there is a mix of arable and pasture. Field pattern is regular and large scale, often defined by degraded hedgerows with isolated hedgerow trees. In the east, open, flat farmland is found on the rich, dark peaty soils of the former mosses, with a complex network of drainage ditches.

Urban and industrial developments line the banks of the River Mersey. Industrial infrastructure is often prominent, with large-scale, highly visible development including chemical works and oil refineries. The Manchester Ship Canal links the estuary to the heart of Manchester, perpetuating the industrial development of the area. There is a dense communication network of major roads, railways, canals and transmission lines. The urban and suburban areas provide housing for those working in neighbouring conurbations, as well as in the industries of the Mersey Valley.

The Mersey Estuary's extensive intertidal mudflats/sand flats and fringing salt marshes sustain internationally significant bird populations. There are remnant pockets of lowland raised bog, including the Manchester Mosses Special Area of Conservation, centring on a once extensive area of mossland. Rixton Clay Pits are a mosaic of pools and other habitats, with an internationally designated population of great crested newts.

The habitats around the rivers and the estuary provide a natural defence against flooding. Positive management of the area's organic soils and wetlands such as lowland raised bogs could result in significant gains in carbon sequestration. Local Nature Reserves and country parks offer opportunities for people to enjoy the natural environment.

Key challenges include integrating the development pressures associated with the towns, industry and transport, with the protection and enhancement of the landscape and the internationally significant habitats. Understanding, planning for and adapting to climate change, particularly in the dynamic estuary and river environment, is a further challenge. There are opportunities for providing accessible greenspace and recreational provision, as well as improving habitat quality and distribution. Other benefits could include providing better water quality and storage, minimising soil erosion and increasing carbon storage. All these can strengthen landscape resilience and adaptation to climate change.

Click map to enlarge; click again to reduce.



Part of a relict mossland on a farm in Glazebury, which has been restored under environmental stewardship.

Statements of Environmental Opportunity

- **SEO 1:** Conserve and enhance the Mersey Valley's rivers, tributaries and estuary, improving the ability of the fluvial and estuarine systems to adapt to climate change and mitigate flood risk while also enhancing habitats for wildlife and for people's enjoyment of the 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.
- **SEO 4:** Manage and enhance the mossland landscape in the east, safeguarding wetlands including the internationally important lowland raised bogs, to conserve peat soils, protect and enhance biodiversity, conserve archaeological deposits, contribute to landscape character and store carbon.

Description

Physical and functional links to other National Character Areas

The Mersey Valley and Merseyside Conurbation National Character Areas (NCAs) lie within the same river basin and share a similar ecological character. The River Mersey forms a central, low-lying area and a corridor of movement for wildlife. The Mersey Estuary, an area of transition from marine to freshwater habitats, supports marine, subtidal and terrestrial maritime species. The significant mosaic of remnant mosses to the west of Manchester forms an important corridor of wetland habitats, linking with the Lancashire Coal Measures NCA in the north.

The River Mersey starts at the confluence of the River Tame and the River Goyt in the Manchester Conurbation NCA. It flows west, passing through Warrington where the river becomes tidal. It widens to form the upper Mersey Estuary between Warrington and Runcorn. The Mersey Estuary continues towards the Merseyside Conurbation NCA, and flows into Liverpool Bay in the Irish Sea. The Mersey Estuary Special Protection Area (SPA) and Ramsar site crosses both the Mersey Valley and the Merseyside Conurbation NCAs.

There are expansive views available from open and elevated land and the Mersey Estuary. In the west of the NCA, the Mersey is estuarine in character with intertidal mudflats/sand flats, salt marsh and low exposed cliffs. This creates an almost flat landscape with broad panoramic views. The vast industrial developments at Runcorn dominate views from across the Shropshire, Cheshire and Staffordshire Plain and the Cheshire Sandstone Ridge NCAs and from the M56 motorway. To the west of Runcorn, the valley widens out and intertidal areas, along with neighbouring NCAs, become more evident. In contrast, views from urban areas are typically limited by the relative flatness of the flood plain.

The Mersey Valley and Merseyside Conurbation NCAs share a number of major communication routes, with roads, rail and electricity power lines crossing the area. Motorway and mainline railway networks are dominant features of the landscape as major east–west and north–south infrastructure routes cross, for example the M6, M56 and M62. There are a number of significant waterways, including the Manchester Ship Canal. Many of the settlements provide housing for those working in the Merseyside and Manchester conurbations, as well as in the industries of the Mersey Valley.



Expansive views from open and elevated land, including intertidal mud/sand flats and saltmarsh in the Mersey Estuary. The vast industrial developments at Runcorn dominate many views.

Key characteristics

- 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.
- Underlain by Triassic sandstone, the surface geology is principally drift material: marine and river alluvium in the valley bottom, extensive areas of till, pockets of glacial sands and gravels, with peat in some drainage hollows.
- The Mersey Estuary is a defining element in the landscape, with expansive intertidal mudflats/sand flats and low exposed cliffs.
- 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.
- A range of important wetland habitats remain, including estuarine mudflats/sand flats and fringing salt marshes in the west, remnants of semi-natural mosslands and pockets of basin peats in the east, with the broad river valley in between.
- 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.
- There is large-scale, highly visible industrial development, with docks, chemical works and oil refineries.
- The river valley has a dense communication network with motorways, roads, railways and canals running east-west, and power lines are also prominent.

Landscape opportunities

- Positive management of urban fringe landscapes including woodland planting, and hedgerow restoration and planting to assimilate development.
- Conserve green spaces and create greenspace, including individual trees, groups of trees, woodlands, urban parks, canals and other habitats, in appropriate urban and industrial areas and settlements, such as school playing fields, open spaces, streets, highway verges, institutional grounds, derelict land, tipped and industrial land and development sites, for their many benefits, including providing places for recreation, to improve quality of life and to create places of relative tranquillity locally.
- Ensure that greenspace is provided within urban and industrial areas, providing access opportunities, and pockets of tranquillity, and enhance the ecological diversity, such as providing new planting and leaving uncut areas of grass and wildflowers.
- Conserve woodlands, including ancient woodlands, and plant woodlands as a buffer.
- Establish woodlands, copses, hedgerows and other habitats to assimilate new and existing industrial and residential development into the landscape.
- Manage and restore hedgerows and field boundary trees in the farmland areas away from the mosses, wetlands and estuary, to strengthen field patterns, and aim to link fragmented and degraded habitats.
- Maintain agricultural productivity on good quality land between settlements.
- Manage agricultural land to improve the landscape and as a habitat resource, particularly for farmland birds such as corn bunting, grey partridge and lapwing.
- Conserve open and expansive views of the landscape, such as views from the top of Runcorn Hill, Helsby Hill, Overton Hill and the Cheshire Sandstone Ridge.
- Plan to link and connect potentially fragmented habitats into a more cohesive whole and enable movement of species.
- Protect, restore and buffer the mosslands and wetland areas, including lowland raised bogs.
- Conserve the historic buildings and character of the villages ensuring high quality design.
- Maintain and enhance the estuarine habitats, in particular mudflats/sand flats and salt marshes, that contribute to landscape character, provide tranquil places and support the wide range of wildlife.
- Conserve the open and expansive estuary views, including mudflats/sand flats and salt marshes along the Mersey Estuary.
- Allow for the continuing dynamic estuarine processes. Plan for and proactively seek opportunities to enhance estuarine habitats alongside coastal adaptation programmes.
- Provide improved interpretation and educational facilities to increase visitors' understanding and enjoyment of the NCA's natural and historic features, and engage the local community in its future management.
- Conserve and manage the banks of the linear features such as canals, roads, railways, for their biodiversity interest.
- Conserve the river corridor and enhance the visual unity of the Mersey river valley.
- Promote links between a healthy environment and economic growth, for example by promoting the benefits of a clean and healthy waterside environment as a positive focus for regeneration.

Photo credits

Front cover: The Mersey Estuary is of international significance, with large areas designated as a Ramsar site and as a Special Protection Area with extensive intertidal habitats such as mud/sand flats supporting internationally important bird populations. © Natural England/Ruth Critchley

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WARRINGTON: A LANDSCAPE CHARACTER ASSESSMENT



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Prepared 2007

2.0 METHODOLOGY

2.1 BACKGROUND

The methodology for carrying out the landscape character assessment follows the guidelines provided by the Countryside Agency and Scottish National Heritage as set out in their document '*Landscape Character Assessment Guidance for England and Scotland*' published in 2002.

2.2 THE PROCESS ENTAILED

- Scoping
- Desk top study
- Field survey
- Landscape classification and description
- Consultation
- Analysis, judgements and recommendations

2.3 BASE PLAN

Information was provided by Warrington Borough Council, together with Geographic Information System (GIS) and printing services.

2.4 SCOPING

A scoping exercise was initially carried out to ascertain the level of detail required and the aims and uses of the study, together with an outline of the form of report required. This was carried out in liaison and agreement with Warrington Borough Council Officers.

The study specifically excluded the main urban core and suburban areas associated with Warrington.

2.5 DESK TOP STUDY

Data and plans were collected from a variety of sources for several months prior to commencing field survey work. The major sources included:

- Landscape Character Assessment reports for surrounding Boroughs
- Warrington Unitary Development Plan
- A Nature Conservation Strategy for Warrington
- Agricultural Land Classification
- National Countryside Character
- Cheshire County Council Landscape Character Assessment
- A Landscape Strategy for Lancashire
- Solid and drift geology
- Ordnance Survey Plan 1:25,000

- The Cheshire Historic Landscape Characterisation
- Biodiversity Action Plan for Warrington

2.6 FIELD SURVEY

Field survey work was undertaken over a 6 month period between April and September 2007. This enabled an assessment of the landscape at different times of the year, providing a more balanced assessment of the landscape character. All parts of the Borough were either assessed or viewed from a series of field station points and a comprehensive number of photographs were taken, both across the Borough generally and specifically at the field station point. Locations of those photographs selected for use in this report, can be found in Appendix 3.

2.7 FIELD STUDY SHEETS

These were produced at every field station point, setting out and assessing the following:

- Topography
- Hydrology
- Communications
- Land Cover
- Trees & Woodland
- Buildings
- Boundaries
- Perception
- Local Materials
- Architectural Style
- Condition
- Key Characteristics

Copies of these can be found in the Appendix 1.

2.8 CLASSIFICATION AND DESCRIPTION

Desk top studies and field study work were combined to confirm various areas of differing landscape character, setting out the different landscape character types. Further site surveys confirmed the more detailed boundary line between each area within the character type. This information was plotted onto 1:25000 O.S. base plan which was considered appropriate for the level of study.

Although villages have been included within the landscape character type boundaries, no specific urban or suburban character assessment has been carried out.

2.9 AREA DELINEATION

It must be stressed that in most locations the Landscape Character Type does not form a neat junction line between one 'type' and another. The junction often forms a zone of transition which, in some instances, may be of considerable width.

The boundary lines illustrated on the Landscape Character Types and Areas Plan (Figure 15 on page 49) should therefore be viewed as approximate, although a careful judgement has been made of the boundary line on site in each case.

2.10 CONSULTATION

Consultation, mainly in the form of meetings, has continued throughout the study between February and December 2007. In addition, regular progress meetings have taken place with Warrington Borough Council Officers to ensure that the report fulfils the Council requirements.

The following individuals and organisations have been consulted:

- The Mersey Forest - Clare Olver, Project Development Officer
- Cheshire Landscape Trust - John Gittins, Director
- Cheshire County Council –
David Blackburn, Landscape Design Project Leader
Rob Edwards, Historic Environment Records Officer

- Warrington Borough Council -
Roger Haigh, Landscape Architect
David Ringwood, Minerals and Waste Planning Officer
Helen Lacey, Wildlife Conservation Officer
John Thorpe, Footpaths Officer

The aim of the consultation work was to provide input to the following stage of Analysis and Judgements.

2.11 ANALYSIS AND JUDGEMENTS

Following the description of specific landscape types and areas, it was possible to evaluate key points and negative elements and traits in the landscape. These were highlighted under the following headings:

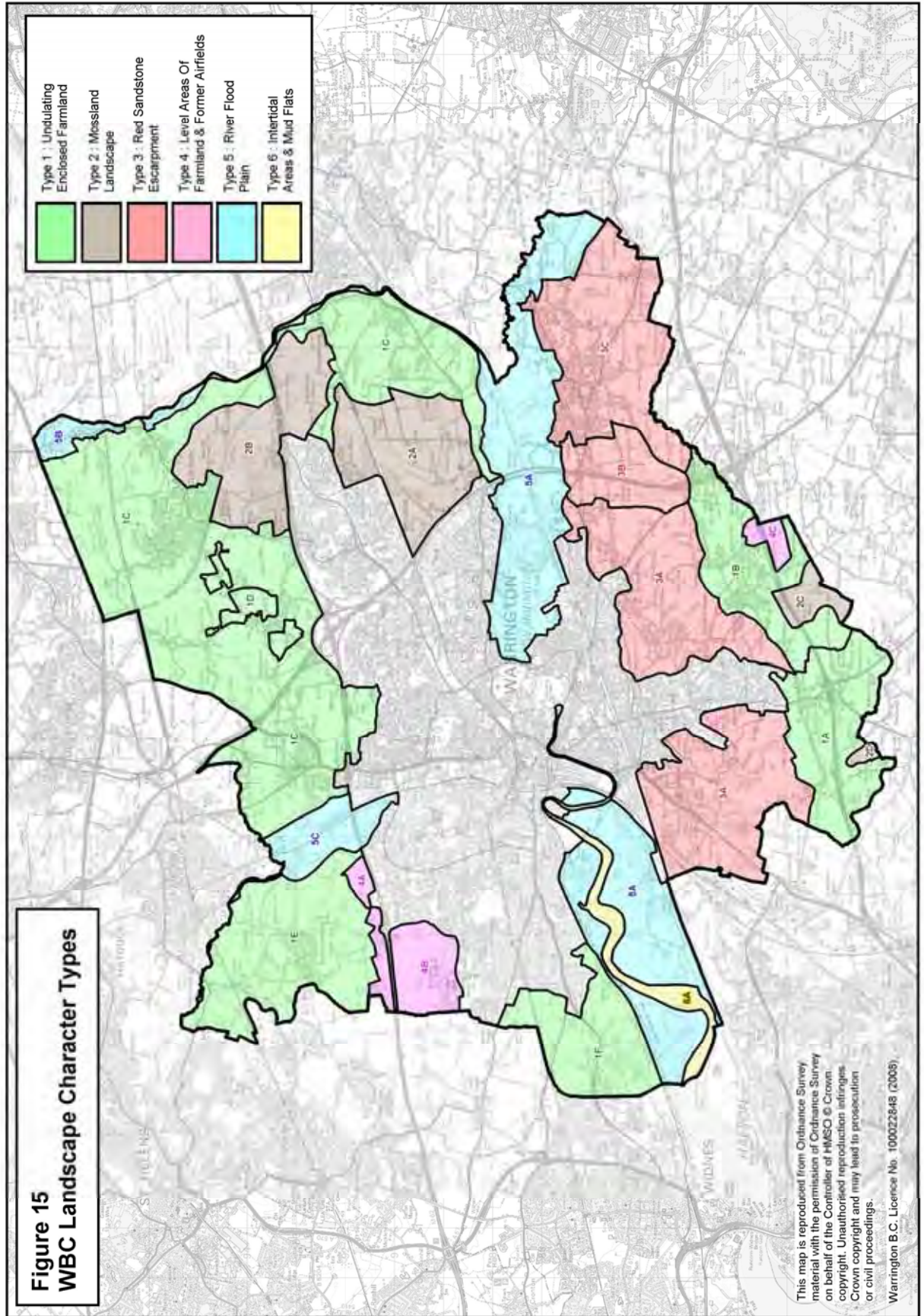
- Landscape Sensitivity
- Landscape Change

Together they formed the basis for a series of Management and Landscape Objectives for each area, specifically tailored to either improve existing positive landscape character or mitigate against current adverse trends in management or development.

A similar analysis was made of the settlement areas, together with suggested guidelines for future development.

2.12 EVALUATION

The purpose of the evaluation work was to aid in strategic landscape planning and management and to assist in providing a more informed approach in responding to development proposals, both in the landscape and the villages.



TYPE 3. RED SANDSTONE ESCARPMENT

Description

The Red Sandstone Escarpment dominates the landscape to the south of the Borough, south of the Manchester Ship Canal. The escarpment slopes generally down to the north with crest elevations of 70-85 m above O.D., and frequently affords excellent long distance views to the north and east. From the escarpment crest, the land falls more gradually back to the south, forming the Cheshire Plain. The Triassic red sandstone geology underlying the area heavily influences the landscape character and is often exposed as rock outcrops in cuttings or present in the construction of older vernacular houses and walls.

The degree of northerly slope varies considerably from often deeply dissected steep slopes to the west in the vicinity of Appleton, to more gentle and generally undulating slopes in the east around the village of Lymm. The northerly slopes tend to be mainly used for pasture, with some arable land toward the escarpment crest.

A number of streams cut into the escarpment and also strongly influence the local landscape character. To the west, in the Appleton area, these are characterised by their northerly direction, lack of tributary streams and locally deeply incised valleys. To the east, however, the streams have a greater number of branching tributaries and run through a more gently undulating landscape with a lower secondary escarpment ridge running to the north.

Although the area has a strong unity of character, subtle changes are identified travelling from west to east. These changes are considered sufficient to warrant the sub-dividing of the character type into three areas described as Area 3.A Appleton Park and Grappenhall, Area 3.B Massey Brook and Area 3.C Lymm. The key characteristics listed below describe the linking elements to all three areas.

Key Characteristics:

- Escarpment runs along a generally east/west axis
- Dominant slope down to the north, with a more gentle slope to the south
- Red sandstone outcrops, cuttings and quarries
- Red sandstone walls and older buildings
- Locally excellent views to the north and east
- Red sandy soil exposed in ploughing
- Mainly pasture on the escarpment face with arable land towards the crest
- Mainly deciduous woodland, generally in linear form down the slope
- Presence of small marl pit ponds



Photo 128d. A view along Cinder Lane, Thelwall, typical of the Red Sandstone Escarpment.

Cultural History

The crest of the Red Sandstone Escarpment of the south side of the Mersey Valley has been used as an east-west routeway from ancient times. The modern B5356 along the crest, follows the alignment of a Roman Road which almost certainly follows the route of an earlier road. A second Roman Road, King Street, runs north-south, at right angles to the escarpment and meets the east-west route at Stretton in the immediate vicinity of the church. King Street follows a gentle declination to the Mersey Valley floor via the knolls at High Warren and Hillcliffe. The road must have crossed the River Mersey at Bridgefoot having run along Wilderspool Causeway, where a Roman pottery is known to have existed.

In the Domesday Book, Lymm (Lime), Appleton (Epletune) and Grappenhall (Gropenhalle) were held for the Earl of Chester by Osbern Fitztezzon, who also held land in Warburton, Dutton and Winnington in Great Budworth. Clearly Fitztezzon was a local magnate, whose main landholdings seem to have been along the Red Sandstone Escarpment. The lighter, arenaceous soils derived from red sandstone would have been easier to work for pre-Roman and early medieval farmers and the escarpment would have been one of the first areas of

Warrington to have farms established on it. Farming on the summit of the ridge is mainly arable, but where the ground is more steeply sloping and broken up by streams, cattle grazing would have been practised until recent times.

The road running along the escarpment was situated to the south of the ridgeline, presumably taking advantage of some shelter while using the drier ground upslope of the Cheshire Plain to the south. A chain of settlements ran along the line of the crest road, beginning at Hatton in the west and running east through Stretton and Appleton Thorn. In addition to these settlements, a number of moated sites and halls are located to both sides of the road. From west to east, these include Spark Hall, Stretton; Mosswood Hall, Appleton; Reddish Hall and Bradley Hall. The moats were probably fed from the spring line on the escarpment.

The red sandstone of the area is extremely soft, easily dug out and worked. While 'green' i.e. before hardening in the atmosphere it can be cut with a knife, but hardens reasonably quickly. It was used from Roman times for building works of all types, from the bridges on the Bridgewater Canal to footings for timber framed medieval houses. The deeper bands of stone were generally the hardest and most durable and the best to produce sawn ashlar walling stone. The shallower bands of stone were used to produce rubble walling and hardcore. Conversely, red sandstone is brittle, cannot easily be used second-hand and is particularly prone to erosion from salt spray.

In 1759, the famous engineer James Brindley began construction of the Bridgewater Canal for Francis Egerton, the third Duke of Bridgewater. The canal dominates the landscape of the lower escarpment, running approximately along the 25m contour. A major feature of the Bridgewater Canal was that it had no locks for some 22 miles, allowing for fairly swift barge travel.

The Manchester Ship Canal was constructed in 1894, effectively canalising much of the River Mersey and cutting through the base of the escarpment. In more recent years the Ship Canal has lost much of its commercial function.

In 1958, construction commenced on the Warrington section of the M6 motorway, the longest motorway in the UK. The motorway used part of the Massey Brook basin as a more gentle way of crossing the Red Sandstone Escarpment. This only involved a shallow section of cutting at the Lymm junction and avoided the need for an extensive embankment before crossing the Mersey flood plain on the Thelwall Viaduct.

Key cultural elements in the landscape:

- Roman road running along the crest of the escarpment
- Roman road (Kings Road) running north – south through Stretton
- The Bridgewater Canal (1759)

- The M6 motorway (1958)
- The Warrington and Stockport Turnpike of 1821 (now the A56)
- Lymm Dam (1824)
- The London and North Western Railway line of 1853, closed 1989, (now the Trans-Pennine Trail)
- Red sandstone quarries
- Red sandstone buildings, walls, quoins etc
- Large, mainly C19th estates, such as Grappenhall Heys, Oughtrington Hall etc.
- Old houses and properties.

Landfill and Mineral Extraction

There are no landfill operations because of the difficulties in achieving acceptable landform. The escarpment would accentuate the visual effect of any mounding. Historic land values are also considerably higher than those of the flood plain and mosslands and this has also dissuaded large-scale landfill operations.

Historically, mineral extraction has been limited to quarrying.

Agricultural Land Classification

The whole of the escarpment is classified as Grade 2 or Grade 3. The Grade 2 land is in four distinct groupings; to the east around Heatley and east of Broomedge, to the east of Lumb Brook in a large area around Grappenhall Heys, to a smaller area around Hurst Farm, Appleton and to the area west of Chester Road, Walton.

Settlement

Most of the settlements and buildings within the escarpment area have red sandstone featuring very heavily in the vernacular architecture. The red sandstone is extremely soft when first cut, but 'cures' in the atmosphere to become reasonably hard and durable. Many churches in the escarpment area are built from red sandstone and some of the older houses. However, sandstone was expensive to produce as a building material and many domestic dwellings were originally built as wattle and daub timber framed houses constructed on a plinth of red sandstone. In later years, as brick became more readily available the wattle and daub was either replaced with brick or the entire structure was encased in brick.

Thatched roofs were common as evidenced by the steep pitches of the gables in surviving older domestic buildings. Red sandstone was commonly used for quoins and lintels in some Georgian brick houses, but in many cases these were later painted to arrest the natural weathering of the stone. Wallspit (1791) a listed building on Tarporley Road, Stretton is a good example of a stone quoined Georgian brick building with a possibly older entirely stone dovecote immediately adjacent. Bellfield Farm, Appleton is a good example of a local farm built partially in red sandstone and partially in brick. The red sandstone quarries were located on the north side of the escarpment, probably in the Hill Cliff area. Some of these quarries are particularly ancient. Quarries for instance in the Pin Mill area of Lymm, have stones marked in pre-Roman times.

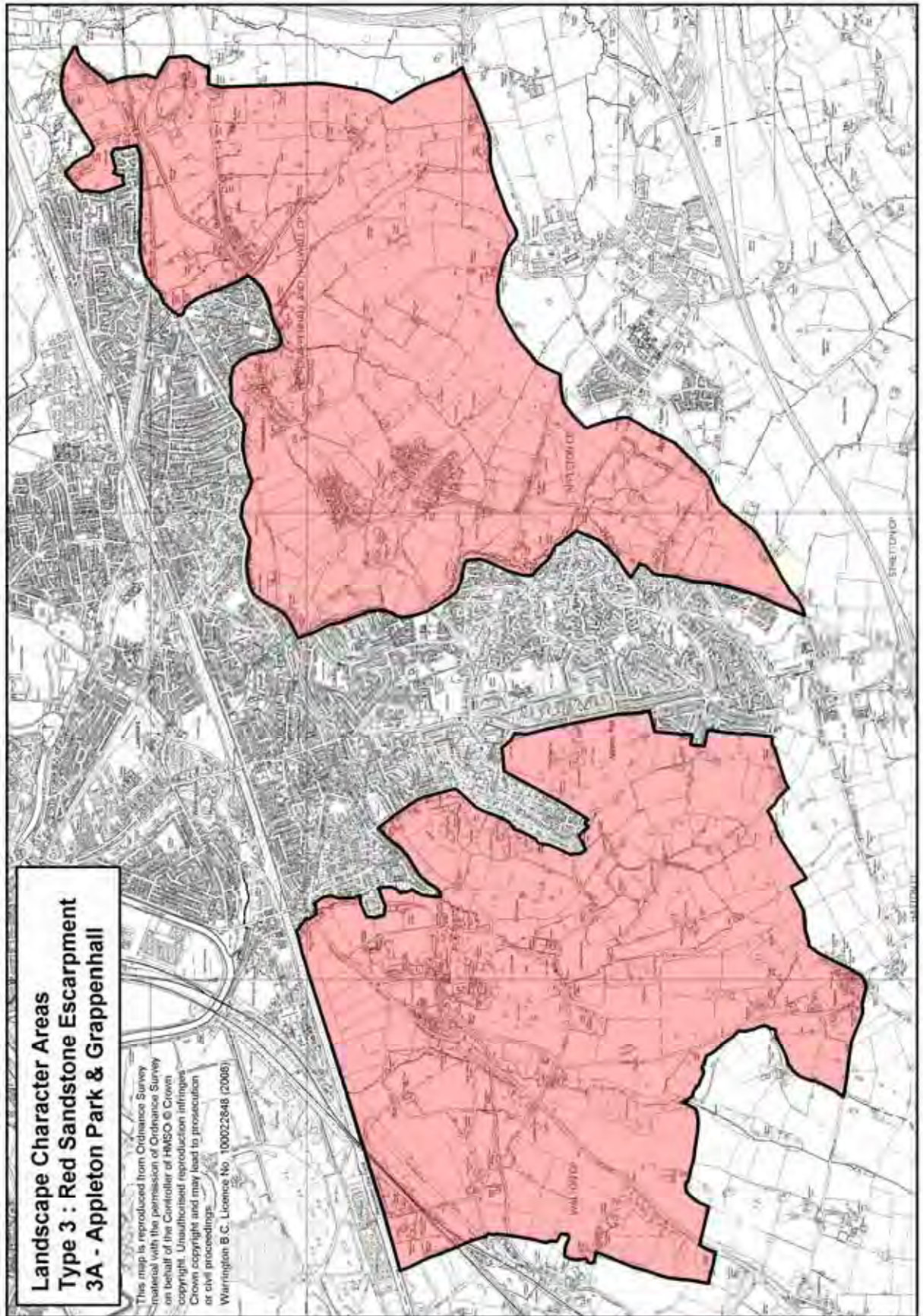
The villages of Oughtrington, Lymm, Thelwall, Grappenhall and Appleton are sited either at the base of the escarpment or halfway down the northern slope. These locations are linked by a lateral road, the A56, as well as the Bridgwater Canal. Roads running north-south intersect with the lateral road and these form the centres of the villages. The A49 runs through Appleton, the A50 through Grappenhall and the B5158 (Cherry Lane) into Lymm. The B5159 (Burford Lane) crosses the A56 and joins the A6144 at Heatley, 2.5km north of the A50.

Some of the villages have clearly expanded outwards from a village centre by ribbon development along the main roads, while later expansion has been by infilling and small housing estates.

Warrington New Town established the principle of development reaching up to and on the southern skyline of the escarpment. English Partnerships, and then the HCA, the successor organisations to the New Town continued this policy and slowly released land for housing development. Unfortunately, some of the later housing is three storey and is not as well screened with landscaping as the earlier New Town development. These buildings appear starkly on the escarpment crest and can be seen from several miles away. Entrance features and infrastructure are in place on the Stretton Road for further expansion at some future date.



Photo 106a: View west along the Bridgewater Canal from Agden Bridge, showing the open views of the Red Sandstone Escarpment's northern face.



TYPE 3 RED SANDSTONE ESCARPMENT

AREA 3.C LYMM

Description

The boundaries of the area are formed by the Massey Brook basin to the west; the Warrington Borough boundary to the south and east and by the Bridgewater Canal to the north. The land again falls generally to the north but is of a more rolling and undulating nature occasionally with back falls to the south. The agriculture is a balance of both pastoral and arable farming.

The streams passing through the area are more branched than in the adjoining areas, with tributaries running parallel to the ridge line. Stream valleys are generally shallow with only Bradley Brook forming a steep sided valley passing through Lymm and in the vicinity of Lymm Dam.

The area's topography creates an intimate landscape, often self-enclosed by woodlands and hedgerow trees. Views from the area are therefore less extensive with few internal views of note. Lymm water tower and St Peter's Church, Oughtrington are exceptions, forming local landmarks. To the east of Lymm, around Oughtrington, the landscape is more open and land less dissected by streams.

The main red sandstone ridge identified in Areas 3.A and 3.B runs outside and to the south of the Warrington Borough boundary towards the village of High Legh. There is a secondary, lower, ridgeline to the north at a lower elevation, running from east to west at 60-55m O.D. between the hamlet of Broomedge and the village of Lymm.

Vegetation in the area generally is notably vigorous and healthy, particularly when compared with the rest of Warrington Borough. Hedgerows and hedgerow trees appear more luxuriant, larger and more well-formed and include a more diverse range of species, including chestnut, lime, beech and willow, to accompany the more universally found common oak.

Key Characteristics:

- Smaller scale, more intimate rural landscape
- Luxuriant hedgerow trees with diverse range of species
- Rolling landscape
- Restricted views
- Strong feeling of high landscape quality

Cultural History

Lymm village probably existed in Roman and possibly in pre-Roman times. The core of the village was based on a waterfall where a small stream cut back into the Red Sandstone Escarpment, producing a cliff.

Red sandstone was quarried here throughout historic times and the stone was used extensively in the local area. Pepper Street in Lymm is probably on the line of the original Roman Road, which ran through Oughtrington towards Heatley and probably crossed the River Bollin at or near the present crossing of the A6144.



Photo 104: View of Lymm Cross – sited on an outcrop of Red Sandstone.

In the centre of the village is The Cross, a distinctive feature marking the site of a market. It possibly dates back to the C14th, but has had several alterations over many years. It stands on top of a remnant pyramid of red sandstone, the sides of which have been sculpted into steps, much worn through use. It is Listed Grade I. Adjacent to The Cross are some restored stocks (Listed Grade II). The Moat House, the bridge over the moat, the moat walls and the cottage at Lymm Hall are Listed Grade II, Lymm Hall, the site of the original manor house of Lymm is Listed Grade II*. Much of the area of the centre of Lymm is designated as a conservation area.

There are a number of remaining fustian cutters cottages in Lymm, the most intact being nos. 13 – 19, Church Lane, Listed Grade II. These are three storey buildings, the third storey being used communally as a workshop by the individual cottage owners. A slitting mill was operating in the Lower Dam area on Slitten Brook in the 1750s, using the power generated via a water wheel.

The Bridgewater Canal was constructed through Lymm in the 1770s, originally to transport coal from Worsley to Liverpool for transhipment elsewhere. Along the canal are a number of listed buildings and structures. Near the junction of Stage Lane and Burford Lane is the Burford Lane canal warehouse, (Listed Grade II) now rare example of one of the earliest canal buildings. The bridges of Grantham's Bridge (near Stage Lane), Lloyd Bridge (Sandy Lane) and Lymm Bridge (The Cross) are very characteristic of the Bridgewater Canal, as are the aqueducts at Burford Lane, Bridgewater Street and Barsbank (all Listed Grade II).

Adjacent to Lloyd Bridge is a converted sawmill, used during WWI to manufacture ammunition boxes from the plantations around Oughtrington Hall, which were almost entirely felled. In front of the sawmill is a ruin of the office reputedly used by James Brindley during the construction of the canal. Near the market place in Lymm, a dry tunnel is located south of the Bridgewater Canal, projecting some 25 metres into the sandstone (Listed Grade II). It was probably constructed as part of aborted works associated with the nearby Bridgewater Street aqueduct.

In 1821, the Warrington and Stockport Turnpike Trust was formed, to construct a new road, now the A56 between the two towns. In 1824, the Turnpike Trust built a dam over the Dingle valley to carry the new road, creating a substantial water body.

In 1853 the London and North Western Railway opened a line running east-west through Lymm. This was much used as a passenger line, but reverted to goods traffic only in the 1960s before being closed in 1989. The track bed has now been converted to a footpath and forms part of the Trans Pennine Trail. The influence of the railway was dramatic. To the east of Lymm, Heatley saltworks had its own sidings from the line. Many small orchards in Lymm, Oughtrington and Heatley supplied fruit to the markets in Manchester throughout the late Victorian and Edwardian eras. Few, if any, of these orchards are now left, although a small orchard was planted for the Oughtrington Primary School, now the Oughtrington Community Centre. Many of the now familiar local building materials, such as Welsh slate roof tiles, Accrington brick etc were brought in by rail.

In 1894, the Manchester Ship Canal was opened. Its route is to the north of Lymm, above the general level of the Mersey flood plain and cuts into the base of the Red Sandstone Escarpment.

The most characteristic feature of Lymm village is the valley in which it stands. To the south of the village Lymm Dam has created a large recreational water body with a spillway into a steep-sided section of the valley known as The Dingle. The bridge over the spillway on Church Road is Listed Grade II. In the centre of the village is the lower dam, from which the stream falls steeply into Slitten Brook. In all these features red sandstone is exposed, perhaps most dramatically near the lower dam where a cliff approximately 10m high stands behind adjacent cottages. Lymm Dam is a Site of Biological Interest (SBI) as well as containing a Regionally Important Geological Site (RIGS). The dam is fed by Mag Brook and

Bradley Brook via a well-wooded valley. The woodland associated with Bradley Brook has been designated as ancient woodland and is also scheduled as a Site of Biological Interest. The bridge over the brook and the dell at the head of Lymm Dam are Listed Grade II. The core of Lymm village and the envelope around Lymm Dam are protected as a Conservation Area.

The present Lymm centre is mainly of Victorian construction and complements the development built alongside the Bridgewater Canal in Georgian times, for example the fine houses at 1A and 3, Lymm Bridge, Listed Grade II. The Victorians also built a number of large houses along Higher Lane – the main Warrington to Altrincham road, running along the edge of the sandstone escarpment. Lymm remained a small village until recent times, when expansion was rapid.

North-west of Lymm is Statham, once a small independent village based on a secondary road into Lymm from Thelwall. This is now connected to and largely absorbed by Lymm. Statham contains the Statham Lodge Hotel, a fine Georgian building (Listed Grade II) with landscaped views to the south up the Red Sandstone Escarpment.

To the east of Lymm is Oughtrington, a satellite village which retains a distinctively different identity. It appears to have originally been sited at the junction between Sandy Lane and Rushgreen Road, but on construction of the Bridgewater Canal extended back up Sandy Lane to its crossing of the canal via Lloyd (Dog) bridge. At the same time, a canal staging station (now demolished) was built off Stage Lane for changing draught horses pulling barges along the canal. At the junction of Stage Lane and Oughtrington Crescent is the Oughtrington Community Centre, formerly Oughtrington Primary School, an attractive late Victorian building. At the upper end of Sandy Lane is Lymm (formerly Oughtrington) High School, occupying the site of Oughtrington Hall, Listed Grade II, a large Georgian building with a lodge (Listed Grade II) guarding the access off Sandy Lane. The visually dominant St Peter's Church (Listed Grade II) was consecrated in 1872, the gift of local landowner Charles Dewhurst. Just south of the church are two pairs of attractive Arts and Crafts period semi-detached cottages.

East of Oughtrington is Heatley Flash, a former brine pumping site, now flooded and a Site of Biological Interest (SBI). To the north of Heatley Flash new housing occupies the site once occupied by the saltworks. South-east of Oughtrington is Newhay's Plantation, planted as part of the Oughtrington Hall estate around the old quarries which were the source of stone for the nearby St Peter's Church. This woodland is also a Site of Biological Interest (SBI) and has recently been added to by a new community woodland known as 'Spud Wood'.

East of Oughtrington is the satellite village of Heatley. This a small village which appears to have been originally built at the junction of Birchbrook Road and Mill Lane, close to the crossing of the River Bollin. Heatley Manor stands very close to the road junction and is a Listed Grade II Georgian building. When the railway was built, a small station was located off Mill Lane and this led to the construction of The Railway public house, a rare example of an unspoilt country pub and a local landmark immediately north of the railway. South of the railway, several Victorian semi-detached houses were built, having the locally rare feature of 'side aspect' rather than the conventional front and rear aspect.

East of Lymm and based on the junction of Higher Lane with Burford Lane / High Legh Road is the hamlet of Broomedge.

In the more open country around Lymm are a number of outstanding buildings, including Burford Lane Farmhouse, a barn, granary, shippon, stable and cartshed building, all Listed Grade II. Wildersmoor Hall Farmhouse, associated barn, icehouse and well to the rear are all Listed Grade II. Lymm Water Tower, a distinctive feature on the summit of the lower red sandstone ridge is Listed Grade II.

Key cultural elements in the landscape:

- Lymm Cross
- The Bridgewater Canal and its bridges, aqueducts, warehouses etc.
- The former London and North Western Railway – now the Trans Pennine Trail
- Lymm Dam
- The Dingle, Lower Dam and Slitten Brook
- Lymm Hall

- Lymm village centre (Conservation Area)
- Large Victorian villas / houses around Lymm
- St Mary's Church, Lymm
- St Peter's Church, Oughtrington
- Heatley Flash
- Oughtrington Community Centre

Landfill and Mineral Extraction

There are no landfill operations within this area, but there are negative visual impacts from adjacent landfill sites, notably the Butchersfield site. This has a very prominent and artificial domed landform, partially mitigated by recent planting.

Mineral extraction was confined to quarrying red sandstone, but active quarries have long since closed. A group of small quarry pits are located in Helsdale Wood, Oughtrington (from

which St Peter's Church was reputedly built). Quarrying also took place in Lymm, possibly around the lower dam, but certainly around Slitten Brook.

Agricultural Land Quality

The bulk of the Lymm area is of Grade 3 agricultural land. To the east of Oughtrington and running out to the south-east, parallel to the River Bollin is an area of Grade 2 agricultural land.

Landscape Sensitivity

The nature of the landscape, with its luxuriance of hedgerows and hedgerow trees and more intimate landform, creates a less sensitive environment in which to absorb small scale development. The recent housing expansion of Lymm however into greenfield sites has fundamentally altered and reduced the rural character of the area for which it is renowned.

Although the Lymm area can be described as having a high quality landscape, it is nonetheless sensitive to changes in agricultural practices and development. Passive recreational uses within the landscape are more easily absorbed due to the screening offered by both landform and the well-vegetated nature of the area.

Key elements of landscape sensitivity:

- Prone to development expansion of Lymm village
- Vulnerable to changes in agricultural practices



Photo 105s. View north from near Burford Lane Farm, showing the listed Burford Lane Canal warehouse on the Bridgewater Canal at Agden in the foreground and the long views over northern and eastern Warrington.

Landscape Change

Main areas of landscape change have been through the expansion of Lymm village, which has now absorbed many of the smaller outlying settlements. In consequence large areas of the rural landscape have now been lost. Previous changes have also included the construction of the Bridgewater Canal and Lymm Dam reservoir to the south of the village.

Further changes have seen the alteration from commercial to leisure uses on the Bridgewater Canal entailing pleasure craft and fishing. Fishing has also become exceptionally popular at Lymm Dam.

Apart from the loss of landscape to building development, the remaining areas of agricultural land have changed little since the Enclosures. This is, in part, due to the retention of the hedgerows as a barrier to stock.

Landscape change to the area is summarised as follows:

- Loss of agricultural land to the expansion of Lymm village
- Construction of Lymm Dam
- Construction of the Bridgewater Canal
- Increase in pleasure boats and fishing

Recommended Management and Landscape Objectives

Although the Lymm agricultural landscape is arguably one of the best in the Borough in terms of quality and condition, this position could easily change with alterations to the farming economy. It is therefore important to monitor future change with a view to safeguarding the areas of hedgerows and hedgerow trees in particular. The hedgerow trees are virtually all at a mature stage in life and will require a programme of progressive new planting to ensure continuance of the present landscape character.

The area is well-endowed with woodlands, mainly in linear form, in association with Bradley, Mag and Kaylone Brooks. The existing landscape character would be strengthened and visually improved if gaps and missing woodland sections were planted to create continuous

linear woodland links leading back to Lymm Dam. The expansion of the existing footpath system to follow the woodlands should also be considered.

Management of the Landscape

- Monitor existing hedgerows and hedgerow trees
- Encourage a rolling programme of new hedgerow tree planting
- Investigate and encourage the creation of new native woodland planting to provide continuous woodland links along Bradley Brook, Mag Brook and Kaylone Brook
- Encourage traditional management of ancient woodland
- Investigate the opportunities for extended footpath systems associated with the brooks and linear woodland

Settlement

Lymm village is built on the northern slope of the sandstone escarpment, with the oldest part of the village centred on the small but steep-sided valley known as the Dingle. It has expanded along the secondary ridgeline (Higher Lane – Church Road) as well as to the south of the ridgeline, along Cherry Lane. It has also expanded to the north-west, to Statham and to the east towards Oughtrington.

Oughtrington is also built on the northern slope of the sandstone escarpment, but unlike Lymm, it is not centred on a valley, but on a road, Sandy Lane. Heatley is similar to Oughtrington based at the junction of Mill Lane with Birchbrook Road. The settlement of Broomedge is sited again around a road junction, at Higher Lane/ Burford Lane (which becomes Mill Lane north of the Bridgewater Canal).

Appendix 2: Extracts from Green Belt Reviews

Warrington Borough Council
Green Belt Assessment
Final Report

Final | 21 October 2016

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 247625-00

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ARUP

4 Methodology

4.1 Overview

62. As identified previously, there is no single ‘correct’ method for undertaking Green Belt Assessments thus this methodology has been informed by national policy, guidance and good practice, as identified in the preceding section. The methodology is considerably detailed in order to ensure transparency in approach and consistency in application. The inclusion of the rationale behind each element of the method is intended to provide clarity and aid consistent application. The methodology was agreed in advance with WBC.

4.2 Summary of Approach

63. In order to cover the whole extent of the Warrington Green Belt, a two stage approach was applied, this is summarised below and is illustrated in Figure 6.

Stage 1 – General Area Assessment

64. Stage 1 involved dividing the entire Warrington Green Belt into large parcels (‘General Areas’) which were then assessed against the five purposes of Green Belt. The General Areas were defined using recognisable and permanent boundaries. Further details on the approach to boundary definition are provided in Section 4.3.2.

Stage 2 - Green Belt Parcel Assessment

65. Stage 2 involved defining smaller Green Belt parcels around settlements on the edge or inset from the Warrington Green Belt and assessing these parcels for their contribution to the five purposes of Green Belt.
66. In relation to those General Areas which did not encompass any of WBC’s inset settlements and/or were not adjacent to the settlement boundary, the findings from the Stage 1 Assessment were used to determine whether these General Areas should be divided into parcels. Where the General Area made a lesser contribution to Green Belt purposes (categorised as ‘no’ or ‘weak’ contribution), it was divided into smaller Green Belt parcels and assessed.

Stage 2A

67. In relation to those General Areas which performed poorly in Stage 1 (categorised as ‘no’ or ‘weak’ contribution), this stage provided the opportunity to consider whether a broader width of parcels (beyond the initial parcel width outwards from the settlement boundary) needed to be defined and assessed to provide a finer grain understanding of the General Areas’ contribution to Green Belt purposes.

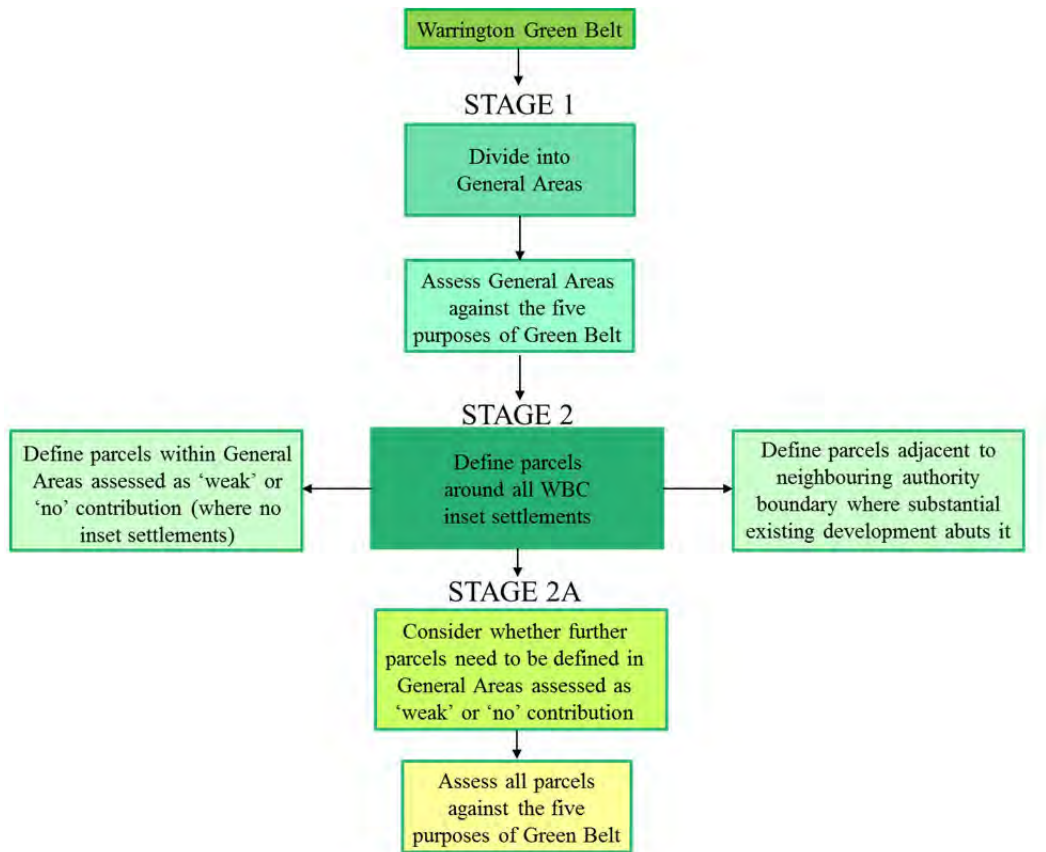


Figure 6: Overview of methodology

4.3 Stage 1 Methodology

4.3.1 General Area Overview

68. The PAS Guidance from February 2015 emphasises that Green Belt is a strategic issue. It notes that an assessment of the “...*whole of the Green Belt*” should be undertaken. The use of General Areas therefore represents a holistic approach which helps to take into account strategic thinking and acknowledges the cumulative effect of smaller parcels to Green Belt purposes. It also provides an assessment for more rural areas of the borough including villages ‘washed over’ by the Green Belt.

4.3.2 General Area Boundary Definition

69. To ensure coverage of the whole of the Warrington Green Belt, the Green Belt was divided into General Areas using the most recognisable boundaries with the most permanence in order to encompass large areas. In accordance with paragraph 85 of the NPPF, local planning authorities should define boundaries clearly, “...*using physical features that are readily recognisable and likely to be permanent.*” An element of professional judgement was used in deciding how boundaries should be defined linked to the purpose of identifying General Areas. The good practice review set out in Section 3 demonstrates that a number of authorities have identified motorways, A roads, waterways, and operational or

safeguarded railway lines as representing strong ‘permanent’ boundaries. Whilst other natural and man-made elements can also create strong boundaries, it was decided that these elements represented the most recognisable and permanent physical features with which to divide the whole of the Green Belt.

70. The General Areas were therefore defined by motorway boundaries (consisting of the M6, M62 and M56), A roads, main waterways (the River Mersey, St Helens Canal and the Manchester Ship Canal) and railway lines (the West Coast Main Line and Liverpool to Manchester Line) via a desk top exercise. The settlement inset boundary was used to define the inner extent of the Green Belt and the WBC administrative boundary was used to define the outer extent. The inner extent of the Green Belt reflects the boundary defined in the adopted Local Plan Core Strategy (July 2014) and the GIS layer for this was provided by WBC.
71. The map at Appendix A (Map GA1) demonstrates the division of the Warrington Green Belt using these boundaries. This resulted in a number of disproportionately small General Areas which were more akin to parcels and therefore did not accord with the purpose of undertaking a General Area assessment. As a result of this, professional judgement was applied and a number of these ‘small’ General Areas (150ha or less) were merged together. The size threshold of 150ha was considered to maintain the strategic emphasis on this part of the review. In merging these General Areas, the following rules were applied:
- The ‘small’ General Area should not be merged across motorway boundaries given the permanence of such boundaries.
 - The ‘small’ General Area should not be merged across the Manchester Ship Canal given its permanence and role separating the north and south of the borough.
 - Subject to the above, the ‘small’ General Area should be merged with the smallest adjacent General Area.
 - The ‘small’ General Area should only be merged once unless the merged General Area is still below 150ha, in which case it can be merged again. The exception to this is where the General Area makes an important contribution to one of the purposes in its own right and professional judgement should be applied.
72. The table at Appendix A identifies which General Areas on Map GA1 were merged and the justification for this. The resultant General Area division is shown on Map GA2 below. These were reviewed with WBC and were agreed to represent a sensible division of the Warrington Green Belt.

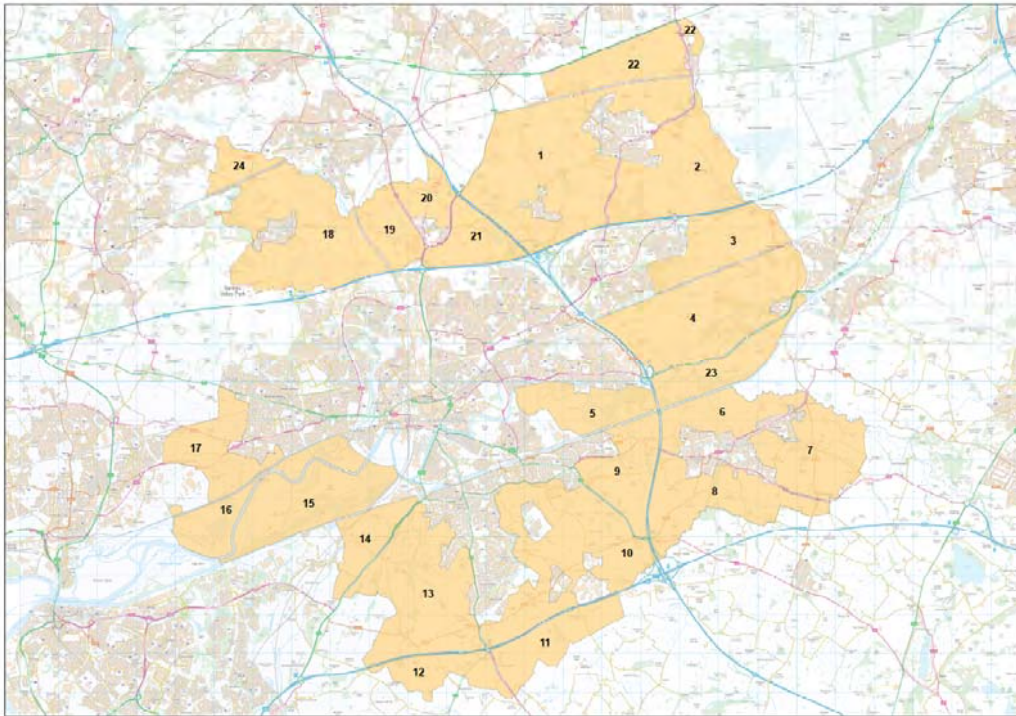


Figure 7: General Area Division (Ref: Map GA2)

4.3.3 General Area Assessment

73. A desk based assessment of these General Areas was then undertaken to determine the contribution each area makes to the five purposes of Green Belt, as set out in the NPPF. This utilised the GIS datasets provided by WBC and the Green Belt Purpose Assessment Framework agreed with WBC. The Green Belt Purpose Assessment Framework sets out the methodology for applying the five purposes of Green Belt. This was applied in assessing the Stage 1 General Areas and the Stage 2 Parcels to ensure a consistent approach was taken. The Assessment Framework is set out in Section 4.4.3 below.

4.4 Stage 2 Methodology

4.4.1 Parcel Boundary Definition

74. Following the Stage 1 Assessment, all areas of the Green Belt adjacent to WBC's inset settlements (as set out in Policy CC 1 of the adopted Local Plan Core Strategy)¹ were divided into smaller Green Belt parcels. The settlement inset boundary was used to define the inner extent of the Green Belt and parcels were always drawn from the settlement boundary outwards. Only one width of parcels was defined outwards. Stage 2A provided the opportunity for a further width of parcels to be defined in certain circumstances (see below).

¹ Appleton Thorn, Grappenhall Heys, Burtonwood, Hollins Green, Croft, Lymm, Culcheth, Oughtrington, Glazebury, Winwick

75. In relation to those areas of the Green Belt which were not adjacent to the settlement boundary (either WBC's settlements or settlements within neighbouring authorities), the results from the General Area assessment were referred to in order to determine whether it was necessary to define parcels in these areas. If the General Area assessment had concluded that these General Areas made a 'weak contribution' or 'no contribution' to Green Belt purposes, the General Area was divided into parcels. The reason for this was to provide a catch all approach to ensure all areas of the Green Belt were fully assessed particularly where there were lower performing against Green Belt purposes.
76. A desk based analysis was applied in the first instance, with site visits used as a sense check and in order to confirm these boundaries. Only existing boundaries were used. Boundaries relating to proposed development or infrastructure were not included.
77. Table 3 shows how parcel boundaries were defined and reflects Paragraph 85 NPPF requiring the use of "...*physical features which are readily recognisable and likely to be permanent.*" Durable features were used in the first instance with parcels drawn from the settlement outwards to the nearest durable feature. Where this resulted in large expanses of countryside which was more akin to General Areas, features lacking durability were utilised in order to enable division of the Green Belt into manageable parcels. This required an element of professional judgement.

Table 3: Boundary Definition

<p>Durable Features</p> <p>(Readily recognisable and likely to be permanent)</p>	<p>Infrastructure:</p> <ul style="list-style-type: none"> • Motorway • Roads (A roads, B roads and unclassified 'made' roads) • Railway line (in use or safeguarded) • Existing development with clear established boundaries (e.g. a hard or contiguous building line) <p>Natural:</p> <ul style="list-style-type: none"> • Water bodies and water courses (reservoirs, lakes, meres, rivers, streams and canals) • Protected woodland (TPO) or hedges or ancient woodland • Prominent landform (e.g, ridgeline) <p>Combination of a number of boundaries below</p>
<p>Features lacking durability</p> <p>(Soft boundaries which are recognisable but have lesser permanence)</p>	<p>Infrastructure:</p> <ul style="list-style-type: none"> • Private/unmade roads or tracks • Existing development with irregular boundaries • Disused railway line • Footpath accompanied by other physical features (e.g. wall, fence, hedge)

	<p>Natural:</p> <ul style="list-style-type: none"> • Watercourses (brook, drainage ditch, culverted watercourse) accompanied by other physical features • Field boundary accompanied by other natural features (e.g. tree line, hedge line)
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78. In relation to parcels which extended up to the WBC administrative boundary and the administrative boundary was not marked by durable features, parcels were drawn beyond the boundary to the nearest durable feature in the neighbouring authority.
79. Where settlements of neighbouring authorities abutted the Warrington Green Belt and there was substantial existing development immediately adjacent to the Green Belt, parcels were drawn from the outer Green Belt boundary inwards to the nearest durable feature. This was undertaken in the interests of Duty to Co-operate and due to the risk of cross boundary sprawl and encroachment from the neighbouring authority into the Warrington Green Belt.
80. Prior to being finalised, the parcels and the boundaries used were reviewed with neighbouring authorities and agreed under Duty to Co-operate arrangements.

4.4.2 Stage 2A Further Division of General Areas

81. The outcome from the Stage 1 General Area Assessment fed directly into this stage. Those General Areas which were assessed as making a ‘no’ or ‘weak’ contribution to Green Belt purposes were reviewed in further detail in order to consider whether a second width of parcels (beyond the initial parcel width outwards) needed to be defined and assessed.

4.4.3 Parcel Assessment

Overview

82. In undertaking the parcel assessment it was necessary to interpret the five purposes of Green Belt as set out in paragraph 80 of the NPPF given that there is no single ‘correct’ method as to how they should be applied.
- *“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.”*

83. For each purpose a number of criteria were developed requiring quantitative and qualitative responses and an element of professional judgement. Methods of data collection (e.g. desk based analysis or site based analysis) have been documented against each purpose. A qualitative scoring system was developed for each purpose and for the overall assessment, consisting of a scale of the parcel's contribution to the Green Belt purpose, these are shown and defined in Table 4 below:

Table 4: Qualitative scoring system to be applied against each purpose and overall

Level of Contribution to Green Belt Purposes
No – the parcel makes no contribution to Green Belt purpose
Weak – on the whole the parcel makes a limited contribution to an element of the Green Belt purpose
Moderate – on the whole the parcel contributes to a few of the Green Belt purpose however does not fulfil all elements
Strong – on the whole the parcel contributes to the purpose in a strong and undeniable way, whereby removal of the parcel from the Green Belt would detrimentally undermine this purpose

84. As each of the five purposes set out in the NPPF is considered to be equally important, no weighting or aggregation of scores across the purposes was undertaken. An element of professional judgement was utilised in applying the scoring system however the 'Key Questions to Consider' for each purpose was intended to break down the purpose in the interests of ensuring a transparent and consistent approach. This is set out in detail below including definitions applying to the purpose and to the approach. Furthermore the rationale for the score applied and the justification against the criteria were recorded as part of the assessment.
85. Prior to undertaking any parcel assessments, all assessors were fully briefed on the methodology in order to ensure comprehensive understanding of the approach and consistency in assessments. Furthermore, prior to the assessors commencing the site visits, an initial batch of site visits and assessments were undertaken by an Arup assessor accompanied by WBC officers to provide a quality control check and to ensure there was consistent thinking and agreement in the application of the methodology.

Purpose 1: To check the unrestricted sprawl of large built up areas

Definitions for Purpose 1

Sprawl – “*spreading out of building form over a large area in an untidy or irregular way*” (Oxford English Dictionary)

Large built-up areas – this has been defined as the Warrington urban area and does not include any

of WBC's inset settlement or settlements within other neighbouring authorities

Definitions for this Approach

Well connected (or highly contained) – well connected to the built up area, i.e. to be surrounded by high levels of built development.

Open land – land which is lacking of development.

Round-off – where the existing urban area is an irregular shape, will the parcel fill in a gap and / or complete the shape

Ribbon development – a line of buildings extending along a road, footpath or private land generally without accompanying development of the land to the rear. A “ribbon” does not necessarily have to be served by individual accesses nor have a continuous or uniform building line. Buildings sited back, staggered or at angles and with gaps between them can still represent ribbon development, if they have a common frontage or they are visually linked.

Approach to the Assessment

86. A desk and field based assessment was applied to this purpose.
87. As this purpose only applies to the Warrington urban area, if the parcel was not adjacent to the Warrington urban area it was assessed as ‘no contribution’.

Key Questions to Consider	Recommended Approach
1. Is the parcel adjacent to the large built up area (defined as the Warrington urban area)?	If yes, proceed to Stage 2... If no, conclude parcel makes no contribution to purpose 1
2. Existing boundary with built up area: Is there an existing durable boundary between the built up area and the Green Belt parcel which could prevent sprawl?	a. Describe existing boundary between built up area and parcel. b. If a durable boundary between the parcel and built up area exists, conclude parcels makes a weaker contribution to checking unrestricted sprawl.
3. Connection to built up area: a. Is the parcel well connected to the built up area along a number of boundaries? b. Would development of the parcel help ‘round off’ the built up area, taking into account the historic context of the Green Belt?	a. Describe degree of connection to the built up area. If parcel is well connected (highly contained), conclude parcel makes a stronger contribution to checking unrestricted sprawl (unless part (b) applies). b. Identify potential for ‘rounding off’. If development of the parcel would ‘round off’ the built up area, conclude parcel makes a weaker contribution to checking unrestricted sprawl.

Key Questions to Consider	Recommended Approach
4. Ribbon development: What role does the parcel play in preventing ribbon development? (may not be relevant in all circumstances)	Describe whether there is existing ribbon development or potential for ribbon development. If existing ribbon development within parcel and potential for further ribbon development, conclude parcel makes a stronger contribution to checking unrestricted sprawl.
Overall assessment: What level of contribution does the parcel make to purpose 1?	Bring together all conclusions from above to determine overall assessment (taking balanced view) Apply scoring system: No / Weak / Moderate / Strong

Justification for the Approach

88. Given that the terminology of the purpose specifically refers to the ‘large built-up area’ it was important to define this. It is notable that none of the other purposes include such terminology and instead make reference to ‘towns’ (see purpose 2 and 4). It was considered that in the case of Warrington, purpose 1 should only apply to the Warrington urban area. Warrington’s inset settlements and settlements within other neighbouring authorities have not been included for consideration under this purpose.
89. As the good practice review at Appendix B demonstrates, Bath and North East Somerset also adopted this approach only regarding Bristol and Bath as ‘large built-up areas’. As Rotherham acknowledge in the best practice review, there is an overlap between purposes 1 and 3, thus this approach does not risk any factors being overlooked for WBC’s other settlements and instead it better reflects the terminology and intention of the purpose. Furthermore the approach links back to the original purpose of the Warrington Green Belt in restricting the outward expansion of Warrington, as discussed in Section 2 of this report.
90. The good practice review at Appendix B demonstrates that the focus of this purpose has been on the level of connection of the parcel with the urban area and also the boundary treatment of the parcel in order to understand its vulnerability to the risk of development.
91. The approach takes the position that parcels which are well connected to the built up area along a number of boundaries make a higher contribution to preventing sprawl given there is more of a risk that development may sprawl out from the area into the parcel. The exception to this is where development of the parcel could be considered to ‘round off’ the built up area.
92. In considering the boundary treatment of the parcel, only the boundary with the built up area is considered within this purpose given that this will indicate the parcel’s vulnerability to sprawl occurring within it. The boundaries adjacent to the open countryside are considered as part of Purpose 3.

93. The approach considers the potential for “rounding off” the built up area taking into account the historical context of the Warrington Green Belt in terms of the New Town Outline Plan.
94. Given that the PAS Green Belt Guidance from February 2015 identifies the restriction of ribbon development as a benefit of the Green Belt, the approach incorporates the identification of existing ribbon development within it. The position is taken that the presence of existing ribbon development means that there has already been sprawl into the Green Belt and dependent on the level and potential for further ribbon development, the parcel is likely to make a strong contribution to preventing further ribbon development and thus to this purpose.

Purpose 2: Prevent neighbouring towns merging into one another

Definitions for Purpose 2

Neighbouring towns – this refers to the Warrington urban area and the settlements of Culcheth and Lymm. This also includes settlements in adjacent neighbouring authorities consisting of: St Helens, Newton-le-Willows, Runcorn, Golborne, Cadishead, Partington, and Widnes.

Merging – combining to form a single entity (Oxford English Dictionary)

Definitions for the Approach

Openness – the visible openness of the Green Belt in terms of the absence of built development, a topography which supports long line views and low levels of substantial vegetation. Consider both actual distance (the distance between settlement and countryside) and perceived distance (e.g. a wooded area located between a new development and the settlement would not impact the perception of openness from the settlement). Openness should be assessed from the edge of the settlement / inset boundary outwards.

Essential gap – a land gap between two or more towns where development would significantly reduce the perceived or actual distance between towns resulting in the merging of towns.

Largely essential gap – a land gap between two or more towns where limited development may be possible without merging of towns.

Less essential gap – a land gap between towns where development may be possible without any risk of merging of towns.

Approach to the Assessment

95. A desk and field based assessment was applied to this purpose.

Key Questions to Consider	Recommended Approach
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<p>a. Would a reduction in the gap between towns compromise the openness of the Green Belt?</p>	<p>Describe existing gap between towns and compare to resultant gap if development of parcel were to take place.</p> <p>Existing gap should be described using the following terminology:</p> <ul style="list-style-type: none"> a. Essential gap b. Largely essential gap c. Less essential gap <p>Comparison should consider if a reduction in the gap would lead to the actual or perceived merging of towns. (This is on a case by case basis and not set by distance measurements).</p>
<p>Overall assessment: What level of contribution does the parcel make to purpose 2?</p>	<p>Bring together above factors to determine overall assessment (taking balanced view)</p> <p>Apply scoring system:</p>

Justification for the Approach

96. A key consideration for this purpose was the definition of ‘neighbouring towns’. It was decided that this should include the Warrington urban area and two of the inset settlements (Lymm and Culcheth), which are defined as Neighbourhood centres in the Warrington Retail Centres Report (2012) and the Local Plan Core Strategy and which have the highest levels of population outside of the main urban area. Furthermore, it also includes any settlements in neighbouring authorities which are adjacent to the Warrington Green Belt boundary.
97. The NPPF sets out what a town centre should be defined as and identifies what ‘town centre uses’ are deemed to be. These definitions were used in the interpretation of ‘town’ within the Warrington context.
98. The good practice review at Appendix B demonstrates that different authorities take varying approaches to the definition of ‘neighbouring towns’, with some taking into account factors such as population or the presence of town councils, amongst other factors.
99. The Core Strategy states that there are nine settlements inset from the Green Belt boundary, however, it does not set out a settlement hierarchy to establish which of these could be classified as a town for purpose 2. The justification for selecting Lymm and Culcheth as ‘towns’ alongside the Warrington Urban Area is based on the Warrington Retail Centres Report (2012) which demonstrates that these settlements have significantly more retail provision than the other outlying inset settlements within the Borough, reflected in the designation of Neighbourhood Centres within these settlements. It is also based on the population size of these

two settlements, as reviewed from Census data, which is significantly higher than the other outlying settlements. The other smaller inset settlements have therefore not been deemed to be ‘towns’ for this purpose.

100. This is consistent with the PAS Green Belt guidance from February 2015 which highlights that purpose 2 does not strictly refer to the separation of small settlements near to towns. This also follows the approach taken by Rotherham MBC, who in their methodology concluded that the assessment of purpose 2 relates more to land at the higher or broader level between towns, rather than to more localised wedges or tongues of Green Belt that lie within the ‘towns’. This is because the more localised areas are covered under the assessment of purpose 1 and purpose 3. It also highlights the interpretative nature of assessing ‘towns’ in relation to the local context and local need.
101. The PAS Green Belt guidance from February 2015 states that a ‘scale rule’ approach for purpose 2 is not appropriate given that identity is not always determined by distance. The guidance does however state that a ‘Landscape Character Assessment’ is a useful analytical tool for use in undertaking this type of assessment. Whilst the approach has not gone so far as to include landscape character considerations, the consideration of openness includes the perceived openness taking into account land form, topography and vegetation.
102. The good practice review demonstrates that the approaches adopted by the authorities take into account the sensitivity and integrity of the gap if development of the parcel were to take place. Rotherham and Rushcliffe both categorise the gap in terms of size (e.g. essential, narrow, and wide) whilst Cheshire West and Chester uses a distance categorisation. In light of the PAS February 2015 guidance, the size categorisation is preferred and therefore has been adopted in this approach.

Purpose 3: To assist in safeguarding the countryside from encroachment

Definitions for Purpose 3

Safeguarding - Protect from harm or damage with an appropriate measure (Oxford English Dictionary).

Encroachment - a gradual advance beyond usual or acceptable limits (Oxford English Dictionary).

Definitions for the Approach

Durable boundaries – refer to boundary definition in Table 3 above.

Built form – any form of built development excluding buildings for agriculture and forestry (e.g. residential properties, warehouses, schools, sports facilities).

Settlement - this refers to the Warrington urban area and settlements which are inset from the Green Belt as set out in Policy CC 1 of the adopted Local Plan Core Strategy². This also includes

² Appleton Thorn, Burtonwood, Croft, Culcheth, Glazebury, Grappenhall Heys, Hollins Green, Lymm, Oughtrington, Winwick.

settlements in adjacent neighbouring authorities consisting of: St Helens, Newton-le-Willows, Runcorn, Cadishead, and Widnes.

Openness – the visible openness of the Green Belt in terms of the absence of built development, a topography which supports long line views and low levels of substantial vegetation. Consider both actual distance (the distance between settlement and countryside) and perceived distance (e.g. a wooded area located between a new development and the settlement would not impact upon the perception of openness from the settlement). Openness should be assessed from the edge of the settlement/inset boundary outwards, with reference to the matrix set out in Table 5 below.

Strong degree of openness – contributes to openness in a strong and undeniable way, where removal of the parcel from the Green Belt would detrimentally undermine the overall openness of the Green Belt.

Moderate degree of openness – contributes to openness in a moderate way, whereby removal of part of the parcel would not have a major impact upon the overall openness of the Green Belt.

Weak degree of openness – makes a weak contribution to openness, whereby the removal of the parcel would not impact upon the overall openness of the Green Belt.

No degree of openness – makes no contribution to the openness of the Green Belt.

Beneficial uses – as set out in paragraph 81 of the NPPF, these include: providing access; providing opportunities for outdoor sport and recreation; retaining and enhancing landscapes, visual amenity and biodiversity; and improving damaged and derelict land.

Approach to the Assessment

103. A desk and field based assessment was applied to this purpose.

Key Questions to Consider	Recommended Approach
<p>a. Future encroachment: Are there existing durable boundaries which would contain any future development and prevent encroachment in the long term?</p>	<p>Identify any durable boundaries <i>between the parcel and settlement</i> which would prevent future encroachment <i>into</i> the parcel. If there are durable boundaries between the parcel and settlement, conclude that parcel makes a weaker contribution to safeguarding from encroachment given that development would be contained by the durable boundary and thus the parcel itself plays a lesser role.</p> <p>Identify any durable boundaries <i>between the parcel and countryside</i> which would <i>contain encroachment</i> in the long term if the parcel were developed. If there are durable boundaries between the parcel and countryside, conclude that parcel makes a weaker contribution to safeguarding from encroachment.</p>
<p>b. Existing encroachment:</p> <ul style="list-style-type: none"> • What is the existing land use/uses? • Is there any existing built form within or adjacent to the parcel? 	<ul style="list-style-type: none"> • Describe existing land use/uses (e.g. open countryside, agricultural land, residential, mix of uses). • Describe any existing built form. If considerable amount of built form within the parcel, conclude that parcel makes a weaker contribution to safeguarding from

	encroachment.
<p>c. Connection to the countryside:</p> <ul style="list-style-type: none"> Is the parcel well connected to the countryside? Does the parcel protect the openness of the countryside? 	<ul style="list-style-type: none"> Describe degree of connection to the countryside (e.g. along a number of boundaries). If parcel is well connected to the countryside, conclude parcel makes a stronger contribution to safeguarding from encroachment. Describe degree of openness taking into account built form, vegetation and topography using matrix below in Table 5.
<p>d. Does the parcel serve a beneficial use of the Green Belt (NPPF para 81) which should be safeguarded?</p>	<p>Identify any beneficial Green Belt uses served by parcel, as per NPPF para 81, on a high level basis. If parcel serves 2 or more beneficial uses, conclude parcel makes a stronger contribution to safeguarding from encroachment. Note: if parcel serves 1 or no beneficial uses this does not weaken its contribution to purpose 3</p>
<p>Overall assessment: What level of contribution does the parcel make to purpose 3?</p>	<p>Bring together all conclusions from above to determine overall assessment (taking balanced view)</p> <p>Apply scoring system:</p> <p>No / Weak / Moderate / Strong</p>

Table 5: Degree of Openness Matrix

Built Form	Long-line views	Vegetation	Degree of Openness
Less than 10%	Open long line views	Low vegetation	Strong degree of openness
		Dense vegetation	Strong-moderate degree of openness
	No long line views	Low vegetation	Strong-moderate degree of openness
		Dense vegetation	Moderate degree of openness
Less than 20%	Open long line views	Low vegetation	Strong-Moderate degree of openness
		Dense vegetation	Moderate-Weak degree of openness
	No long line views	Low vegetation	Moderate degree of openness
		Dense vegetation	Weak degree of openness
Between 20 and 30%	Open long line views	Low vegetation	Moderate-Weak degree of openness
		Dense vegetation	Weak degree of openness
	No long line	Low vegetation	Weak degree of openness

	views	Dense vegetation	No degree of openness
More than 30%	Open long line views	Low vegetation	Weak degree of openness
		Dense vegetation	No degree of openness
	No long line views	Low vegetation	No degree of openness
		Dense vegetation	No degree of openness

Justification for the Approach

104. The good practice review at Appendix B demonstrates that the focus of this purpose has been on the relationship and connection of the parcel with the open countryside. As a result this purpose applies to the Warrington urban area, all inset settlements, and settlements within neighbouring authorities given that these are all connected to the open countryside.
105. Given this focus on the open countryside, the ‘degree of openness’ of the parcel is a key factor to consider within the approach, albeit it is one of a number of factors. The matrix above therefore enables an assessment of this to be carried out. The matrix is intended to guide this assessment and it may not strictly apply to all parcels, thus a level of professional judgement must be applied.
106. The approach takes the position that parcels which are well connected to the open countryside along a number of boundaries make a higher contribution to safeguarding the countryside from encroachment given the relationship to the countryside. However the presence of existing built form within the parcel can alter this level of contribution. The definition of built form set out above does not include buildings for agriculture and forestry given that these are considered to be appropriate Green Belt uses which do not require their impact upon openness to be considered, according to paragraph 89 of the NPPF.
107. With regards to the beneficial Green Belt uses set out in paragraph 81 of the NPPF, the position is taken that their presence adds to the contribution of the parcel to this purpose however the lack of such uses does not weaken its contribution to this purpose.
108. Boundary treatment is considered within the approach given that this indicates the parcel’s vulnerability to encroachment within it and also for development encroaching beyond the parcel boundary into the open countryside should the parcel be developed.

Purpose 4: To preserve the setting and special character of historic towns

Definitions for Purpose 4

Historic Town– for the purposes of this assessment these have been identified with reference to the Cheshire Historic Landscape Characterisation (November 2007) and the Cheshire Historic Towns Survey (2003) and consist of Lymm and Warrington. In relation to the neighbouring authorities the Cheshire Historic Towns Survey (2003), the St Helens Historic Settlement Study (December

2011) and the Trafford Urban Historic Landscape Characterisation Interim Report (July 2008) have been reviewed. The following historic towns within the neighbouring authorities have been identified: Widnes and Runcorn (including Halton Village).

Definitions for the Approach

Relevant Conservation Areas – This includes the Conservation Areas within Warrington Town Centre and also Lymm Conservation Area. These Conservation Areas reflect the important characteristics of the historic towns.

Important viewpoints of the Parish Church – WBC have mapped the location of these viewpoints and this is provided on the map at Appendix C.

Designated heritage assets – a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (National Planning Policy Framework, p51).

Buffer area – for the purposes of this assessment this has been drawn from the historic towns’ relevant Conservation Area boundaries outwards by 250m. This has been mapped for the relevant Conservation Areas in WBC and this is included at Appendix C. The buffer for the Conservation Areas in neighbouring authorities’ historic towns have not been formally mapped and the buffer was calculated on a parcel basis where required.

Built development – buildings of any type or use.

Approach to the Assessment

109. A desk based assessment only was applied to this purpose.

Key Questions to Consider	Recommended Approach
<p>Stage 1</p> <p>Is the parcel adjacent to a ‘historic town’ and/or crosses an important viewpoint of the spire of the Parish Church of St Elphins?</p>	<p>Identify whether the parcel is located adjacent to a historic town and/or whether the parcel crosses an important viewpoint of the spire of the Parish Church of St Elphins? (See Appendix C for map of viewpoints).</p> <p>If the parcel is adjacent to a historic town, continue to Stage 2.</p> <p>If the parcel is not adjacent to a historic town but it crosses the viewpoint of the Parish Church, conclude that the parcel makes a weak contribution to purpose 4 overall.</p> <p>If the parcel is not adjacent to a historic town and does not cross an important viewpoint, conclude the parcel makes no contribution to this purpose.</p>
<p>If not adjacent to historic town, conclude ‘no contribution’ unless it crosses a viewpoint of the Parish Church in which case conclude ‘weak contribution’</p> <p>If yes, undertake Stage 2...</p>	

<p>Stage 2</p> <p>Assess the proximity of the town's relevant Conservation Areas to the Green Belt</p>	<p>Identify whether there are any relevant Conservation Areas within 250m of the Green Belt parcel by reference to the 250m buffer map at Appendix C. The relevant Conservation Areas include those within Warrington Town Centre and also Lymm Conservation Area.</p> <p>If there are no Conservation Areas within 250m of the Green Belt, conclude that the parcel makes no contribution to the purpose, unless it crosses the viewpoint of the Parish Church in which case conclude that the parcel makes a weak contribution to purpose 4 overall.</p>
<p>If Conservation Area within 250m buffer, undertake Stage 3... If outside 250m buffer, conclude 'no contribution', unless it crosses an important viewpoint in which case conclude 'weak contribution'.</p>	
<p>Stage 3</p> <p>Is there modern built development which reduces the role of the Green Belt in preserving the setting and special character?</p>	<p>Describe the built development separation between the Green Belt and the Conservation Area. For example: two rows of residential streets separate the Conservation Area from the Green Belt boundary.</p> <p>If the Conservation Area is located adjacent to or within the Green Belt boundary, conclude that parcel makes a strong contribution to purpose 4.</p>
<p>Stage 3A</p> <p>Are there any other designated heritage assets within the 250m buffer which add to the setting and special character and / or does the parcel crosses an important viewpoint of the spire of the Parish Church of St Elphins?</p>	<p>Identify whether there are any other designated heritage assets within the 250m buffer and their proximity to the Green Belt.</p> <p>If there are listed buildings located adjacent to the Green Belt boundary, conclude that parcel makes a stronger contribution to purpose 4.</p> <p>If the parcel cross an important viewpoint, conclude that parcels makes a stronger contribution to purpose 4.</p>
<p>Overall assessment: What level of contribution does the parcel make to purpose 4?</p>	<p>Stage 3 will determine the level of contribution: No / Weak / Moderate / Strong</p>

Justification for the Approach

110. The approach to assessing this purpose differs between LPAs. A number of LPAs have chosen to follow the PAS Green Belt guidance from February 2015 which states that the assessment of this purpose relates to very few settlements in reality, due largely to the pattern of modern development that often envelopes historic towns. In practice, this has resulted in LPAs removing this purpose from the assessment.
111. Unlike cities such as Chester and York, Warrington is not commonly regarded as a 'historic town' however given that the interim conclusions drawn by the Inspector regarding the Cheshire East Local Plan Strategy (December 2014) stated

that there were ‘several shortcomings within the evidence itself’, as the Green Belt Assessment 2013 ‘does not consider all the purpose of the Green Belt, omitting the contribution to urban regeneration and preserving the setting and special character of historic towns’, this differs from the advice offered by PAS.

112. The methodologies in the good practice review in Appendix B which did assess purpose 4 seek to assess the role which the Green Belt plays in preserving the historic core of settlements and the setting of key historic features (such as Conservation Areas, Listed Assets and Key Views).
113. The proposed approach for assessing this purpose is therefore based on a review of background documents to define ‘historic towns’ within the borough and an assessment of the contribution the Green Belt makes to these ‘historic towns’ with reference to the proximity and separation from the Green Belt of the relevant Conservation Areas. Assessment of this purpose therefore adopts a three step process which represents a high level approach to assess purpose 4, it does not provide an in-depth site analysis of the historic environment which would form part of any site appraisal.

Stage 1

114. In defining ‘historic town’, sound evidence from established historic sources relied on by WBC were used consisting of the Cheshire Historic Towns Survey (2003) and the Cheshire Historic Landscape Characterisation (November 2007) which identified Warrington and Lymm as historic towns. The Historic Towns Survey analyses the historic development and archaeological potential of Warrington and complements the Historic Landscape Characterisation project. The Historic Towns Survey for Warrington highlights that Warrington has been of importance since prehistoric times due to its location at the lowest fordable point of the River Mersey. Thelwall is included as a historic town within the Historic Towns Survey although it is acknowledged that strictly speaking Thelwall does not qualify as a town. For this reason, it has not been included as a historic town in its own right in the interpretation of purpose 4.
115. The Warrington Archaeological Assessment which accompanies the Cheshire Historic Towns Survey, discusses the importance of St Elphin and the church which lies within the centre of the town, north of the River Mersey. Warrington’s position at the centre of a major estate, at a fording of the River Mersey and on a major north-south route, would have made it an attractive trading centre and stopover point. The assessment also suggests that there was a religious centre located here before the church was constructed, based upon a sacred well. St Elphin’s well is known to have been located close to the church. The report outlines that originally the urban centre was focused around St. Elphin’s church and the castle, perhaps along Church Street. Many of these important historical features are reflected in the designation of the Conservation Areas within the town centre.
116. The accompanying Lymm Archaeological Assessment details that Lymm is recorded in 1086 as having been divided into two estates of equal value, including a church which was shared between the two. The medieval town developed in two distinct areas: in the vicinity of St Michael’s Church and to the north in the area of

the crossing of the Slitten Brook. During the post medieval period the town experienced industrial development and two important monuments from this period remain: the Bridgewater Canal passes through the village and Lymm slitting mill lies immediately to the north. During the late post medieval period, the town developed an important function as a tourist attraction and this persists today. These historical characteristics are reflected in the designation of the Lymm Conservation Area.

117. For these reasons it is therefore considered appropriate to include the Warrington Town Centre Conservation Areas (to capture the historic importance of the central area of the town) and Lymm Conservation Area in the assessment of purpose 4. The other conservation areas within the borough are considered to be of localised heritage value and therefore have not been included in the assessment of purpose 4.
118. It is noted that whilst the Warrington Archaeological Assessment also places importance on the Wilderspool area of Warrington due to Roman history, it is considered that this is due to its archaeological importance, rather than reflecting the special character of Warrington as a historic town today.
119. All of the relevant Conservation Area appraisals have been reviewed and the following has been raised as significant in terms of viewpoints. The Church Street Conservation Area Appraisal (March 2007) specifically notes that the: *“Parish Church with its 86 metre high spire is the dominant visual feature of the conservation area and is also visible from a distance especially from the flatter farmland to the north of the Borough. The views from the south are often more restricted, especially along the built up road frontages such as the A49 but there is a fine prospect of a spire from the high ground at Knutsford Road about 5km to the south east”*
120. Given that viewpoints extend beyond areas which may be adjacent to the historic towns, these important viewpoints have been mapped by WBC in order identify and acknowledge where a parcel might cross an important viewpoint. This map is provided at Appendix C. The parcels highlighted make a contribution to preserving the views of the the spire of the Parish Church of St Elphins. Where the parcel is not adjacent to a historic town however it crosses an important view, the assessment for purpose 4 should be ‘weak contribution’. This acknowledges the importance of the parcel along this viewpoint however takes into consideration the level of separation from the historic centre of Warrington.
121. The proceeding stages are only undertaken if the nearest settlement to the parcel is Warrington or Lymm (the historic towns). If the nearest settlement is not Warrington or Lymm the conclusion should be ‘no contribution’ to purpose 4, unless the parcel crosses an important viewpoint (as per the map on Appendix C)
122. In terms of neighbouring authorities, the following settlements are regarded as historic towns: Widnes and Runcorn (including Halton Village).
123. The Cheshire Historic Towns Survey (2003) identifies Widnes as a historic town due to the Farnworth Medieval Borough which is a medieval settlement dating back to the 14th century and also the industrial heritage of Widnes with industrial sites linked to chemical manufacturing. The Survey also identifies Halton and

Runcorn as historic towns due to their early medieval origins. Halton was a medieval settlement with the remains of Halton Castle which was first built in c1071, however Halton Village is now part of Runcorn. Runcorn was a medieval settlement with an early medieval burh (defensive stronghold) having been constructed in AD 915 and the medieval All Saints church having been built by the 12th century.

124. The St Helens Historic Settlement Study (December 2011), part of the Merseyside Historic Characterisation Project was reviewed however it does not categorically define Newton-le-Willows or St Helens as a 'historic town'.

Stage 2

125. This stage is intended to capture whether the Green Belt parcel in question has a role in preserving the setting of the setting and special character of the historic town by reference to its relevant Conservation Areas.
126. A buffer was applied from the historic towns' relevant Conservation Areas outwards by 250m. The relevant Conservation Areas as discussed above include those within Warrington Town Centre and also Lymm Conservation Area. The use of this 250m buffer provides a spatial container to assess the relationship between the Conservation Area and the Green Belt. 250m is based on consideration of the overall scale of the settlements and utilises an element of professional judgement given the lack of formal guidance on this matter. Without the buffer, the relationship between the Conservation Area and Green Belt would not be brought into focus.
127. The justification for focusing on relevant Conservation Areas is to provide a high level approach to provide consistency and clarity and to ensure that the focus is on the setting and character of these 'historic' assets which are given significant protection both through legislation and policy. This sieves out parcels which are adjacent to Conservation Areas which are of local heritage value and individual listed buildings given that this would provide too much of a fine grain assessment which would be less focused on the 'historic town' as a whole.
128. Where the Green Belt parcel is not directly aligned with the 250m buffer of the Conservation Area, it is not necessary to undertake Stage 3 and the conclusion should be 'no contribution' to purpose 4, unless the parcel crosses an important viewpoint identified in Stage 1.

Stage 3

129. The final stage captures whether the role of the Green Belt in preserving the setting and character of the Conservation Area has been diluted through modern in-fill development within the development limits.
130. Stage 3A also includes the consideration of other 'designated heritage assets' and important views given that these may add to the setting and special character of the Conservation Area.

Purpose 5: To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Definitions for Purpose 5

Urban land - this refers to the Warrington urban area and settlements which are inset from the Green Belt as set out in Policy CC 1 of the adopted Local Plan Core Strategy.³ This also includes settlements in adjacent neighbouring authorities consisting of: St Helens, Runcorn, Newton-le-Willows, Cadishead, and Widnes. Parcels which are isolated from the urban area should be assessed as 'no contribution' for this purpose.

Approach to the Assessment

131. A desk based assessment only was applied to this purpose.

Key Questions to Consider	Recommended Approach
What is the nearest urban land to the parcel and what is its brownfield capacity?	See Table 6 below for brownfield capacity information and contribution to purpose. It is noted that given the approach adopted, all parcels will perform equally against this purpose Parcels which are not connected to the urban area along any boundaries should be assessed as 'no contribution'

Table 6: Brownfield capacity

Borough/Settlement	Area (Ha)	Unconstrained PDL SHLAA Sites (only PDL) (Ha)	Unconstrained brownfield land as a % of the area	Purpose 5 Assessment
Warrington Borough	6390.18	298.72	4.67%	-
St Helens Borough	13590	238	1.75%	-
Halton Borough (Excl. Mersey)	7939.91	44.32	0.56%	-
Mid Mersey Housing Market Area	27920.09	581.04	2.08%	Moderate contribution
Irlam and Cadishead 'Settlement' Urban Area ⁴	527	17	3.23%	Moderate contribution

³ Appleton Thorn, Burtonwood, Croft, Culcheth, Glazebury, Grappenhall Heys, Hollins Green, Lymm, Oughtrington, Winwick.

⁴ This relates to the Census urban area covering the main residential area within these wards, which ends at Boysnope Golf Club. This is different from the whole urban area within the wards of Irlam and Cadishead.

Table 7: Purpose 5 Assessment Thresholds

Brownfield Capacity Thresholds	Purpose 5 Level of Contribution
0%	No contribution
>0 – 1%	Weak contribution
>1 – 5%	Moderate contribution
>5%	Strong contribution

Justification for the Approach

132. A number of authorities have chosen to follow the PAS Green Belt guidance from February 2015 which states that the value of various land parcels is unlikely to be distinguished by the application of this purpose and have therefore screened out purpose 5 from the assessment.
133. In light of the Cheshire East Inspectors' Interim and Further Views, purpose 5 has been included within the methodology, taking a pragmatic approach. This ensures that each of the purposes is considered and given equal weighting in the overall assessment of Green Belt purposes. The Mid Mersey Strategic Housing Market Assessment (January 2016) covering the boroughs of Halton, Warrington and St Helens defines these authorities as forming a single housing market area. This single housing market area has been applied in calculating the brownfield capacity. This therefore means that all parcels adjoining the Warrington urban area, the inset settlements and the neighbouring authorities of Halton and St Helens are assessed as having an equal role in assisting in urban regeneration across the borough.
134. The proportion of unconstrained previously developed land for Warrington has been taken from the WBC SHLAA (January 2016). St Helens Council have provided information from their SHLAA (2012) (the updated SHLAA is to be completed in late 2016). Halton Borough Council's figures include all brownfield sites considered in the preparation of their Delivery and Allocations Local Plan or within their SHLAA (2012). The unconstrained previously developed land across all three boroughs has then been calculated as a percentage of the total area of all three boroughs' settlements. This provides the percentage of brownfield urban potential within the Mid Mersey Housing Market Area. This is shown in Table 6 above.
135. In relation to the settlements of Irlam and Cadishead within the neighbouring authority of Salford City Council, figures were provided by Salford Council from their Housing and Economic Land Availability Assessment (base date 31 March 2015). Given the level of connection of these wards to the Warrington Green Belt it would be illogical to take a comparative approach and base these figures on the Greater Manchester Housing Market Area, thus applying these wards alone

provides a more rational approach. A threshold was then applied relating to the scale of potential for urban regeneration. The threshold levels are set out in Table 7 above. These thresholds are comparative to those applied in the Cheshire East Council Green Belt Assessment Update (2015).

136. Given there is no single correct method in assessing purpose 5, this provides a high level view on the role of the Green Belt in encouraging the recycling of derelict and other urban land. It requires an element of professional judgement and it is important to emphasise that this is a theoretical exercise and it is acknowledged that as it is an assessment of ‘potential’ and there is no guarantee that all parcels will have a blanket role in assisting urban regeneration across the borough. The alternative approach of assessing the urban potential by individual settlement within WBC would result in a skewed assessment given the size of WBC’s inset settlements. The approach has been discussed and agreed with WBC officers.

Overall Assessment

137. The purpose of the overall assessment is to consider the outcomes of each of the five purposes and then make a judgement on the overall contribution the parcel makes to the Green Belt.
138. The same qualitative scoring system as applied to each of the five purposes was also applied to the overall assessment, as set out below:

Table 8: Qualitative scoring system to be applied to overall assessment

Level of Contribution to Green Belt Purposes Overall
No – the parcel makes no contribution to Green Belt purposes
Weak – on the whole the parcel makes a limited contribution to Green Belt purposes
Moderate – on the whole the parcel contributes to a few of the Green Belt purposes however does not fulfil all purposes
Strong – on the whole the parcel contributes to Green Belt purpose in a strong and undeniable way, whereby removal of the parcel from the Green Belt would detrimentally undermine the overall aim of the Green Belt

139. In order to ensure a consistent and transparent approach, the following guidance was used in determining the overall assessment:
- No parcels should be assessed as ‘no contribution’ overall unless each of the five purposes is assessed as a ‘no contribution’.
 - Where there was a 4 / 1 split – the majority contribution should always be applied, unless the majority is ‘no contribution’ in which case, the overall should be ‘weak’.

Example:

Moderate	Moderate	Moderate	Moderate	No	Moderate
----------	----------	----------	----------	----	-----------------

Exception:

No	No	No	No	Moderate	Weak
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140. Where there was a 3 / 2 split – the majority contribution should always be applied unless the ‘2’ contributions are ‘strong’. In this case, the overall would be ‘strong’. The exception to this would be if the majority was ‘no’, in this case the overall would be the minority or if the ‘3’ was moderate, the contribution would be weak given that this is between the two levels.

Example:

Moderate	Moderate	Moderate	Weak	Weak	Moderate
----------	----------	----------	------	------	-----------------

Exception:

Moderate	Moderate	Moderate	Strong	Strong	Strong
No	No	No	Weak	Weak	Weak
No	No	No	Moderate	Moderate	Weak

- Where there was a 3 / 1 / 1 split – the majority contribution should always be applied unless one of the minority contributions is ‘strong’ and one is ‘moderate’. In this case, professional judgement should be applied (see below). Where the majority is ‘no’, the middle category from the split should be the overall.

Example:

Moderate	Moderate	Moderate	Strong	Weak	Moderate
----------	----------	----------	--------	------	-----------------

Exception:

Weak	Weak	Weak	Strong	Moderate	Apply professional judgement
No	No	No	Moderate	Weak	Weak

- Where there was a 2 / 2 / 1 split – the contribution to be applied depends on what the split and the minority leans towards. For example where the minority contribution is ‘no’, the lower contribution of the split should be applied. The exception to this is where the minority contribution is ‘strong’, in which case professional judgement should be applied.

Example:

Weak	Weak	No	Moderate	No	Weak
Moderate	Moderate	Weak	Weak	No	Weak
Moderate	Moderate	No	No	Weak	Weak

Exception:

Moderate	Strong	Moderate	No	No	Apply professional judgement
----------	--------	----------	----	----	-------------------------------------

- Where 2 purposes are the same and the remaining 3 are all different application of professional judgement would be required.

Example:

Weak	Weak	No	Moderate	Strong	Apply professional judgement
------	------	----	----------	--------	-------------------------------------

Applying Professional Judgement

141. Whilst all five Green Belt purposes should be given equal weighting, the overall assessment is not intended to be a numbers balancing exercise and a certain level of professional judgement must be applied to all of the above rules and particularly where one of the purposes is assessed as ‘strong’. In order to do this, it is necessary to refer back to the overall aim and purpose of Green Belt as set out in paragraph 79 of the NPPF:

“The fundamental aim of the Green Belt policy is to prevent urban sprawl by keeping land permanently open, the essential characteristics of Green Belt are their openness and permanence.”

142. Paragraph 79 refers to the prevention of ‘urban sprawl’ and keeping land permanently open. These aims are fundamentally subsumed within Purposes 1, 2 and 3 and thus where the development of a parcel would particularly threaten these purposes additional weight should be applied to its contribution to Green Belt purposes. This is matter for the professional judgement of the assessor however the justification for the assessment should provide a transparent explanation behind their reasoning.

4.5 Duty to Cooperate

143. The Duty to Cooperate was a principle originally established within the Localism Act 2011 and further detailed within the NPPF and NPPG. Paragraph 178 of the NPPF requires joint working to be diligently undertaken by LPAs on planning issues that cross administrative boundaries in the interests of mutual benefit.
144. Following sign off of the methodology by WBC, the methodology was shared with AGMA and the following neighbouring authorities:

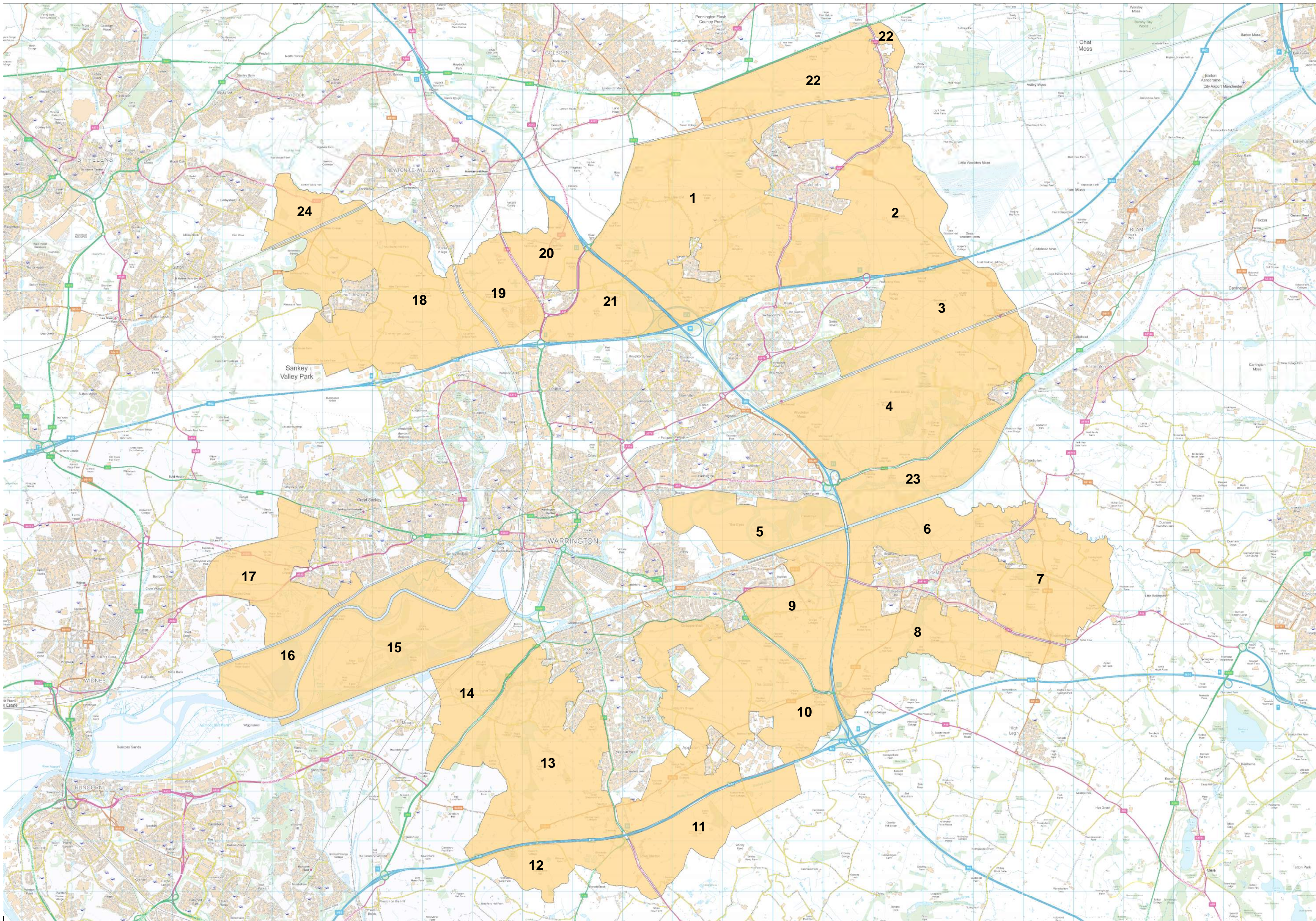
- Trafford Council
- Wigan Council
- Cheshire East Council
- Halton Council
- Salford Council

- Cheshire West and Chester Council
- St Helens Council

145. Comments were received by a number of authorities and a number of minor amendments were made to the methodology in accordance with these comments.

Appendix D

General Area Map



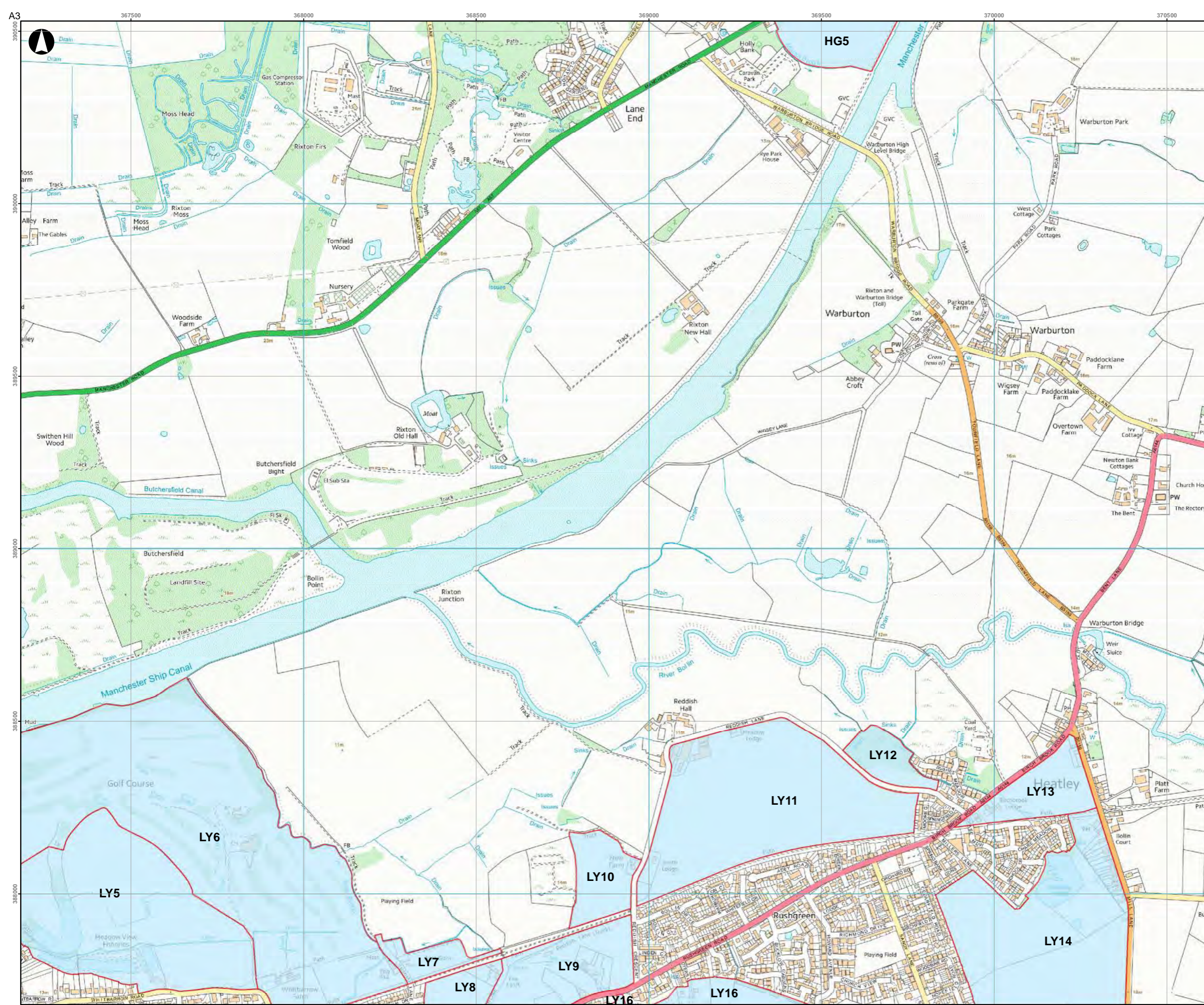
Appendix E

General Area Assessment Table

			form and low levels of vegetation. Overall the GA makes a strong contribution to safeguarding from encroachment.				
7	No contribution: The GA is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The GA does not play a role in preventing towns from merging.	Strong contribution: The GA is well connected to the open countryside given it is only connected to the inset settlement of Lymm along the western boundary. The boundary between the GA and the inset settlement consists of the limits of development which is not durable and may not be able to prevent encroachment. The boundary between the GA and the open countryside consists of the River Bollin, the A56, Spring Lane and field boundaries. Not all of these features are durable and may not be able to prevent encroachment in the long term. The existing land use predominantly consists of open countryside although includes the washed over village of Broomedge and Heatley as well as Lymm High School and Lymm Marina. The GA supports a moderate to strong degree of openness given that it has less than 20% built form and low levels of vegetation. Overall the GA makes a strong contribution to safeguarding from encroachment.	No contribution: Lymm is a historic town however the GA is over 250m from Lymm Conservation Area. The GA does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The GA makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. Professional judgement has been applied and the GA has been judged to make a moderate contribution overall to the Green Belt. While the boundaries between the GA, Lymm and the open countryside are weak and would not prevent the town from encroaching into the countryside, the GA contains a considerable amount of development including two washed over villages. This compromises its openness and means that the GA does not contribute to the Green Belt in a strong and undeniable way as would be required to make a strong contribution overall. The GA also does not prevent towns from merging, does not check unrestricted sprawl as it is not adjacent to the urban area and does not preserve historic towns as it is not close to the Lymm Conservation Area.	Moderate contribution
8	No contribution: The GA is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Moderate contribution: The GA forms a largely essential gap between the Warrington urban area and Lymm whereby development would significantly reduce the actual distance between the towns without resulting in them merging. The M6 ensures that the separation is retained. Overall, the GA makes a moderate contribution to preventing towns from merging.	Strong contribution: The GA is well connected to the open countryside given it is only connected to the inset settlement of Lymm along part of the northern boundary. The boundary between the GA and inset settlement consists of the limits of development which is not durable and may not be able to prevent encroachment. The boundary between the GA and open countryside consists of the M6, the A56, and the heavily tree lined Mag Brook and Bradley Brook which represent durable boundaries. The remainder of the southern boundary consists of field boundaries which are not durable and may not be able to prevent encroachment beyond the GA in the long term if the GA were developed. The existing land use predominantly consists of open countryside although includes part of the washed over village of Broomedge as well as Lymm Services and ribbon development along Massey Brook	Strong contribution: Lymm is a historic town. The GA does not cross an important viewpoint of the Parish Church. The southern section of Lymm Conservation Area is located within the Green Belt in the north of the GA. The GA therefore makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The GA makes a strong contribution to two purposes, a moderate contribution to two, and no contribution to one. The GA has therefore been judged to make a strong overall contribution to the Green Belt. While the boundaries between the GA, Lymm and the open countryside are largely weak and would not prevent the town from encroaching into the countryside, the M6 forms a strong boundary which prevents further encroachment to the west of the GA and prevents Lymm from merging with the Warrington urban area. The GA also contains a considerable amount of development which compromises its openness. The GA also makes a strong contribution to preserving the Lymm Conservation Area, although this is not significant enough to mean that the GA makes a strong overall contribution.	Strong contribution

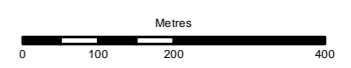
Appendix F

Parcel Maps



Key
 Green Belt Assessment Parcel

PO	2016-07-28	APS	APS	APS
Issue	Date	By	Chkd	Appd



ARUP

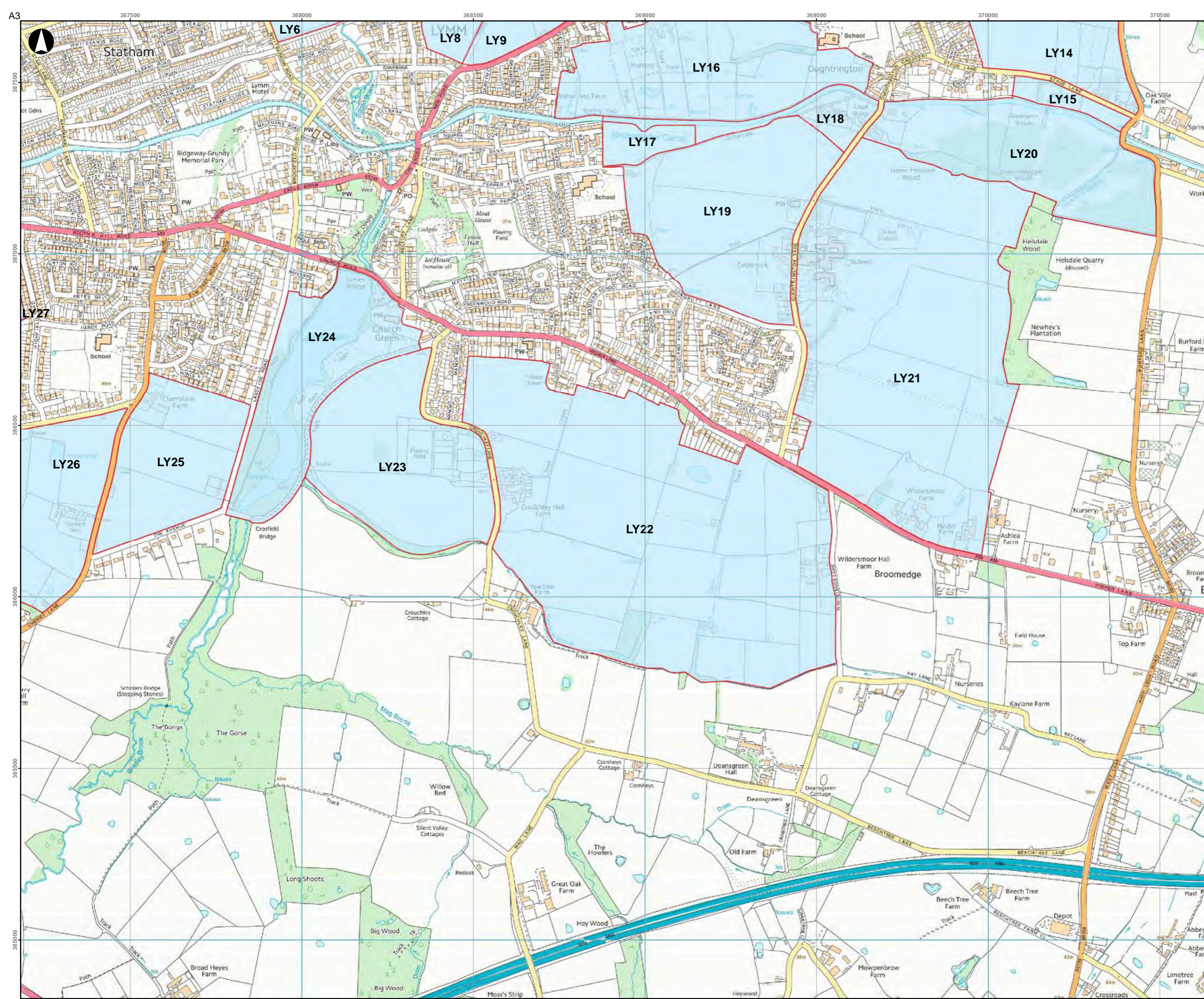
6th Floor, 3 Piccadilly Place
 Manchester M1 3BN
 Tel+44(0)161 228 2331 Fax+44(0)161 228 6879
 www.arup.com

Client
Warrington Borough Council

Job Title
Warrington Green Belt Assessment

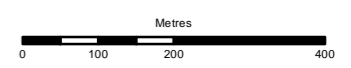
Green Belt Parcels
Page 13 of 21

Scale at A3 1:10,000	
Job No 247625-00	Drawing Status Preliminary
Drawing No WGB-ARP-SW-DR-PL-00013	Issue P0



Key
 Green Belt Assessment Parcel

PO	2016-07-28	APS	APS	APS
Issue	Date	By	Chkd	Appd



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Warrington Borough Council

Job Title
Warrington Green Belt Assessment

Green Belt Parcels
 Page 18 of 21

Scale at A3
1:10,000

Job No	Drawing Status
247625-00	Preliminary

Drawing No	Issue
WGB-ARP-SW-DR-PL-00018	P0

Appendix G

Parcel Assessment Table

Ref	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
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G1 Parcel Assessment Table

						Green Belt.	
LY12	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Lymm and Partington (within the administrative authority of Trafford) whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement along its eastern boundary. This consists of garden boundaries along Rushes Meadow which are not durable in the long term and would not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside on three sides along non-durable boundaries consisting of field boundaries and an unmade section of Reddish Lane. The existing land use consists of a mix of woodland and open agricultural land. There is no built form and over half of the parcel is filled with dense vegetation. The parcel supports long line views to the south west and overall supports a strong to moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment due to its weak boundaries with the settlement and the countryside.	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong overall contribution as it supports a strong to moderate degree of openness and there are non-durable boundaries between the parcel and the countryside therefore the parcel has a strong role in preventing encroachment into the open countryside. The parcel therefore makes a strong contribution to fulfilling the fundamental aim of the Green Belt under paragraph 79 of the NPPF in protecting the openness of the Green Belt.	Strong contribution
LY13	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	Weak contribution: The parcel forms a less essential gap between Lymm and Partington (within the administrative authority of Trafford) whereby development of the parcel would slightly reduce the actual gap but not the perceived gap between the towns. Overall, the parcel makes a weak contribution to preventing towns from merging.	Moderate contribution: The parcel is partly connected to the settlement on two sides along largely durable boundaries. The north western boundary along Birch Brook Road is largely durable and would be able to prevent encroachment into the parcel, as is the majority of the southern boundary along the Transpennine Trail which is lined with vegetation on either side. The eastern end of this boundary is considerably less durable and may not be able to prevent further encroachment into the parcel along Mill Lane. The parcel is connected to the countryside along the remaining section of Birch Brook Road and its eastern boundary consists of Mill Lane. These are both durable and could prevent further encroachment if the parcel was developed. The existing land use mainly consists of open countryside and there is little vegetation except along boundaries. There are however a number of residential properties in the parcel's south western and north eastern corners. The parcel supports some long line views looking north across Birch Brook Road and overall supports a moderate degree of openness. There has already been encroachment into the parcel and further along Birch Brook Road and Mill Lane and the parcel contributes to preventing further encroachment. Overall the parcel makes a moderate contribution to safeguarding from encroachment.	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes, a weak contribution to one and no contribution to two. In line with the methodology, the parcel has been judged to make a moderate overall contribution. The parcel supports a moderate degree of openness and makes a moderate contribution to encouraging urban regeneration, and there are durable boundaries between the parcel, the settlement and the countryside.	Moderate contribution
LY14	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement along its northern and western boundaries. The western boundary consists of garden boundaries which would not be durable enough to prevent encroachment into the parcel. The northern boundary is durable in some sections along Longcroft Place and Chaise Meadow, although other sections consist of garden boundaries and an unmade section of Millers Lane which are less durable. The parcel is connected to the countryside predominantly along Mill Lane to the east and Stage Lane to the south,	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate	The parcel makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as, while it supports a strong degree of openness and it has non-durable boundaries with the	Moderate contribution

			both of which form durable boundaries which could prevent further encroachment if the parcel was developed. The parcel is also connected to the north along a short section of the Transpennine Trail, which is not lined with vegetation and would not be durable enough to prevent encroachment. The existing land use mainly consists of open countryside. There is an active farm in the south eastern corner of the parcel and a number of internal hedgerows. There are a significant number of residential properties in the north eastern corner of the parcel and the parcel contributes to preventing further encroachment along Mill Lane. The parcel supports long line views of the countryside and overall supports a strong degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.		contribution to this purpose.	settlement, the durability of its boundaries with the countryside means that any encroachment resulting from development would be contained and would therefore not threaten the openness and permanence of the Green Belt as a whole.	
LY15	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Moderate contribution: The parcel is connected to the settlement along its short western boundary. This consists of garden boundaries and would not be durable enough to prevent encroachment into the parcel. The parcel is well connected to the countryside on three sides by durable boundaries consisting of Stage Lane, Mill Lane and the Bridgewater Canal. These are durable enough to prevent further encroachment if the parcel is developed. The existing land use mainly consists of open countryside and there is extensive vegetation as well as a small surface car park. The parcel supports some long line views to the south from certain areas and overall supports a strong to moderate degree of openness. Overall the parcel makes a moderate contribution to safeguarding from encroachment.	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel makes a moderate contribution to two purposes and no contribution to three. In line with the methodology, the parcel has been judged to make a weak overall contribution. The parcel supports a strong to moderate degree of openness, makes a moderate contribution to encouraging urban regeneration and there are largely durable boundaries between the parcel and the wider countryside.	Weak contribution
LY16	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel is well connected to the settlement on three sides along its northern, western and eastern boundaries. These predominantly consist of garden boundaries which would not be durable enough to prevent encroachment into the parcel. The parcel is connected to the countryside on one side. This consists of the Bridgewater Canal, which is durable enough to prevent encroachment beyond the parcel if the parcel was developed. The existing land use mainly consists of open countryside with moderate vegetation. There is also a mix of greenhouses used for agriculture and warehouses, with hedgerows separating the parcel into several sections. There is one residential property in the south western corner of the parcel and another in the north. The parcel supports some long line views looking south and overall supports a strong to moderate degree of openness. Overall the parcel makes a strong contribution to safeguarding from encroachment.	Weak contribution: Lymm is a historic town. The parcel does not cross an important viewpoint of the Parish Church. The western edge of the parcel is located within the 250m buffer area around Lymm Conservation Area. The Conservation Area is separated from the Green Belt and from the parcel by three rows of modern residential development along Dairy Farm Court, Grasmere Road, and Mardale Crescent. Therefore the parcel makes a weak contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the parcel makes a moderate contribution to this purpose.	The parcel makes a strong contribution to one purpose, a moderate contribution to one, a weak contribution to one and no contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as, while it supports a strong degree of openness and it has non-durable boundaries with the settlement, the parcel only has a limited connection with the countryside along one boundary and the durability of this boundary with the countryside means that any encroachment resulting from development would be contained and would therefore not threaten the openness and permanence of the Green Belt as a whole.	Moderate contribution
LY17	No contribution: The parcel is not adjacent to the Warrington urban area and therefore does not contribute to this purpose	No contribution: The parcel does not contribute to preventing towns from merging.	Strong contribution: The parcel is connected to the settlement along its western boundary, which consists of garden boundaries which are not durable and would not be able to prevent encroachment into the parcel. The parcel is well connected to the countryside on three sides along a mix of durable and non-durable boundaries. The parcel's northern boundary consists of the Bridgewater Canal,	No Contribution: Lymm is a historic town however the parcel is not within 250m of its Conservation Area. The parcel does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential	The parcel makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a strong	Strong contribution



WARRINGTON
Borough Council

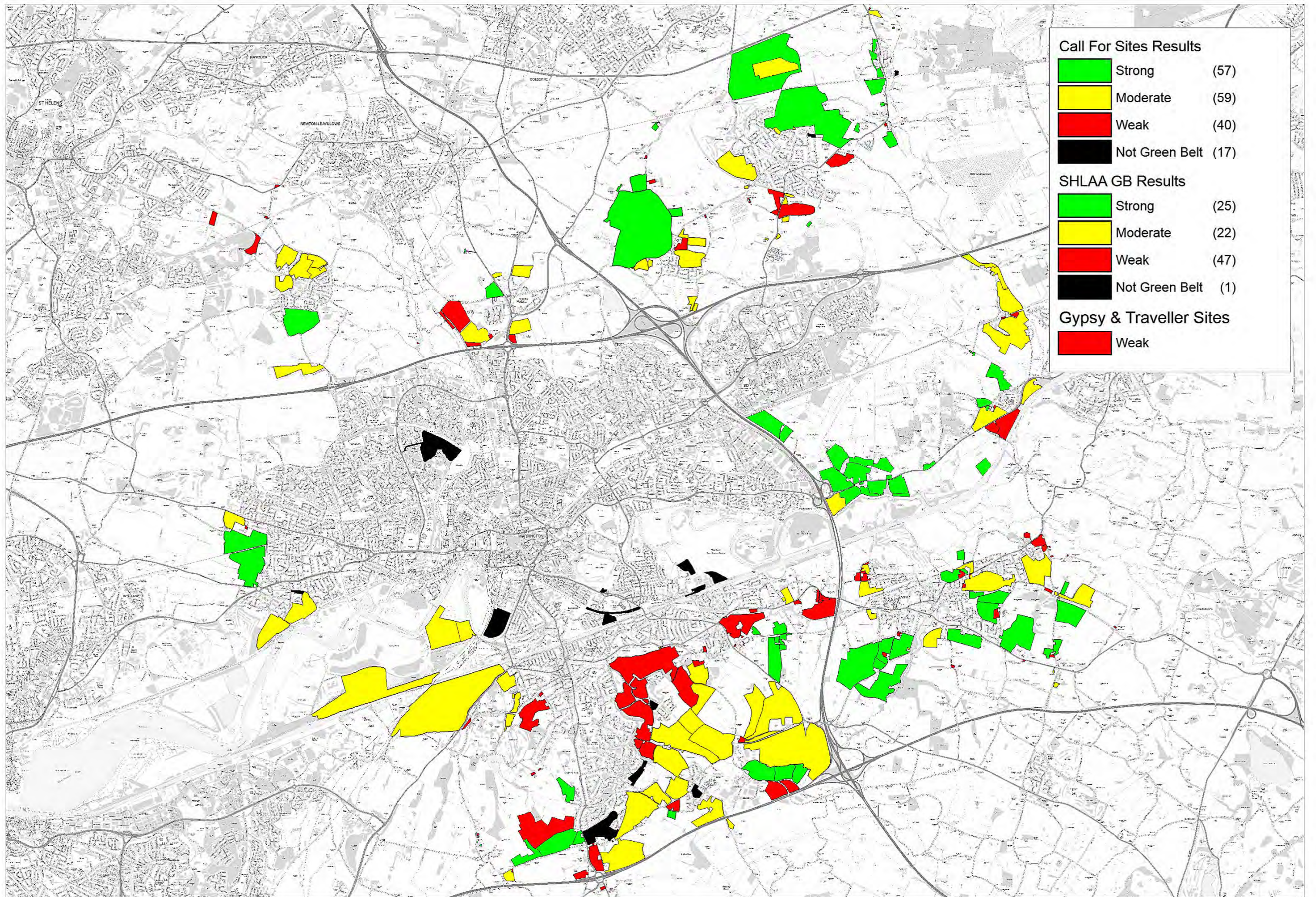
Warrington Borough Council Local Plan

Green Belt Assessment

(Additional Site Assessments of Call for Sites Responses and SHLAA Green Belt Sites)

July 2017





			boundary, which is not durable and may not be able to prevent further encroachment if the parcel was developed. The site is currently being developed for a residential property. This property and its associated garden will take up the entire site. There is minimal vegetation within the site. The site is only connected to open countryside to the north as Green Belt to the east and south of the site. The site supports no degree of openness as it contains around 30% built form, minimal vegetation and does not support long line views of the countryside. Overall the site makes a weak contribution to safeguarding the countryside from encroachment due to its current land use and lack of openness.		therefore the site makes a moderate contribution to this purpose.	regeneration, the site only makes a weak contribution to safeguarding the countryside from encroachment due to its lack of openness and current land use.	
R18/107	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its northern and western boundaries. The western boundary consists of garden boundaries which, while clear and contiguous along the boundary, may not be durable enough to prevent encroachment into the site. The northern boundary is durable in some sections along Longcroft Place and Chaise Meadow, although other sections consist of garden boundaries and an unmade section of Millers Lane which are less durable. The site is connected to the countryside predominantly along Mill Lane to the east and Stage Lane to the south, both of which form durable boundaries which could prevent further encroachment if the site was developed. The site's north eastern boundary is comprised of a water body (Healey Flash) which is durable and of garden boundaries close to Mill Lane as there is development within the Green Belt up to the durable boundary of Mill Lane. To the south east of the site, field boundaries form a non-durable boundary however Stage Lane and Mill Lane are in close proximity and would therefore limit any encroachment. The existing land use is open countryside. There is no built form and minimal vegetation, which mainly consists of internal field boundaries. The site is connected to the open countryside on two sides, to the east and south. The site supports a strong degree of openness as it contains no built form, minimal vegetation and supports long line views to the east. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and the non-durable boundaries between the site and the settlement.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a moderate overall contribution. Whilst the site supports a strong degree of openness and there are non-durable boundaries with the settlement, the boundaries between the site and the countryside are mostly durable and would therefore contain any development preventing it from threatening the overall openness and permanence of the Green Belt. The site also makes a moderate contribution to assisting in urban regeneration.	Moderate contribution
R18/111	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along part of its western boundary. This consists of a short section of Oughtrington Lane, which is durable, and a row of garden boundaries for properties on Oughtrington Lane, which may not be durable enough to prevent encroachment into the parcel. The site is connected to the countryside along mainly non-durable boundaries consisting of tree lines and field and garden boundaries, which may not be able to prevent further encroachment if the site was developed. Part of the eastern boundary consists of Helsdale Wood which represents a durable boundary however the remainder of this eastern boundary is not durable. The site has a southern boundary along Higher Lane which is durable. The existing land use is open countryside.	No Contribution: Lymm is a historic town however the site is not within 250m of its Conservation Area. The site does not cross an important viewpoint of the Parish Church.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to one purpose, a moderate contribution to one and no contribution to three. In line with the methodology, professional judgement has therefore been applied. The site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl, preventing towns from merging or preserving historic towns, its openness and predominantly non-durable boundaries mean that it makes a strong contribution to safeguarding the countryside from encroachment. It therefore supports Paragraph 79 of the NPPF by keeping land permanently open. The site also makes a moderate contribution to	Strong contribution



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Borough Council

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Enclosure 3 - Traffic Impact Note

PROPOSED RESIDENTIAL DEVELOPMENT, STAGE LANE, LYMM TRAFFIC IMPACT NOTE – SEPTEMBER 2017

Introduction

This Traffic Impact Note will consider the likely traffic impact of proposals for a residential development site off Stage Lane in the village of Lymm in the Borough of Warrington.

The development site is located to the east of the village centre of Lymm, it is bound to the north by undeveloped land and to the south by Stage Lane. To the west the site is bound by residential development whilst the B5169 Mill Lane bounds the site to the east.

Development Proposals

It is proposed to provide a total of 400 residential units on the development site with vehicular access being provided off the B5169 Mill Lane via the provision of a priority controlled junction. The proposed vehicular access will be designed to satisfy all relevant design guidance. It should be noted that the proposed vehicular access arrangement can be located at several locations along Mill Lane subject to the required visibility requirements being satisfied. The potential vehicular access arrangement is displayed in **Plan 1**.

Surveyed Flows

In order to preliminarily assess the traffic impact of the proposed development on the local highway network traffic surveys were undertaken at the following junctions on Thursday 19th September 2017;

- A6144 Birch Brook Road/A6144 Mill Lane/B5169 Mill Lane priority controlled junction.
- B5169 Mill Lane/B5169 Burford Lane/Bradshaw Lane/Stage Lane signal controlled junction.

The weekday am and pm peak hours were identified as 0730 to 0830 hours and 1730 to 1830 hours. **Figures 1** and **2** show the 2017 surveyed traffic flows converted into passenger car units (PCUs), the unit of analysis, for the weekday am and peak periods respectively.

Growthed Flows

For the purpose of this Report, assessments have been undertaken for a design horizon of 2027 which represents when the site is likely to be fully built out.

In order to factor the surveyed traffic flows to the future assessment years, NTEM adjusted National Road Traffic Model growth factors have been applied for the Warrington 021 MSOA.

The resultant growth factors are shown below:

- 2017 to 2027 AM Peak - 1.0937.
- 2017 to 2027 PM Peak - 1.0944.

The resultant 2027 growthed traffic flows are shown in **Figures 3** and **4** for the weekday am and pm peak periods respectively.

Trip Distribution

In order to assign the proposed development trips to the local highway network, reference has been made to the existing distribution of traffic, taken from the traffic surveys. This provides a robust assessment as it results in the greater levels of development traffic being added onto the already heaviest traffic movements.

The resultant trip distribution for the weekday am and pm peak periods is contained on **Figure 5** for both peak periods.

Potential Traffic Flows

In order to establish the number of trips which the proposed development is forecast to generate, reference has been made to the trip rate information contained within the TRICS database for all 'private housing' sites in the range of 100 to 1000 units excluding those located in Greater London or Ireland.

The resultant peak hour trip rates and forecast traffic generation for 400 residential units is contained within Table 1 below.

Peak Hour	Trip Rates		Trip Generation	
	Arr	Dep	Arr	Dep
AM	0.124	0.371	50	148
PM	0.313	0.168	125	67

Table 1 - Forecast Trip Generation of Potential Residential Development (400 Units)

In order to assign traffic forecast to be generated by the proposed development, the trip distribution displayed in Figure 5 has been utilised. The resultant proposed residential traffic flows are displayed in **Figures 6 and 7**.

To calculate the 2027 'With Development' Flows, the proposed residential traffic flows displayed in Figures 6 and 7 have been added to the 2027 Base Flows shown in Figure 3 and 4. The resultant 2027 'With Development' Flows are displayed in **Figures 8 and 9**.

Junction Modelling

For the purposes of this Report detailed analysis of the following junctions has been undertaken to assess the impact of the proposals on their operation;

- B5169 Mill Lane/Site Access priority controlled junction.
- A6144 Birch Brook Road/A6144 Mill Lane/B5169 Mill Lane priority controlled junction.
- B5169 Mill Lane/B5169 Burford Lane/Bradshaw Lane/Stage Lane signal controlled junction.

B5169 Mill Lane/Site Access Priority Controlled Junction

To assess the operation of the proposed priority controlled junction the computer program PICADY 5 has been utilised using the junction layout displayed in **Plan 1** and the 2027 'With Development' Flows.

Table 2 below summarises the results of the PICADY for the B5169 Mill Lane/Site Access priority controlled junction.

Arm	2027 With Development			
	AM Peak		PM Peak	
	RFC	Max Q	RFC	Max Q
Site Access	0.344	1	0.170	0
B5169 Mill Lane Right-turn	0.033	0	0.090	0

Table 2 – Summary of PICADY Output for B5169 Mill Lane/Site Access Junction – 2027 ‘With Development Flows’

As can be seen in Table 2, the proposed priority controlled B5169 Mill Lane/Site Access junction is forecast to operate within its theoretical capacity in both of the 2027 ‘With Development’ scenarios.

A6144 Birch Brook Road/A6144 Mill Lane/B5169 Mill Lane Priority Controlled Junction

The A6144 Birch Brook Road/A6144 Mill Lane/B5169 Mill Lane priority controlled junction has been assessed using the PICADY 5 program. Table 3 below, summarises the results of the 2027 base and ‘with development’ capacity assessments for this junction.

	2027 Base				2027 ‘With Development’			
	AM		PM		AM		PM	
	RFC	Max Q	RFC	Max Q	RFC	Max Q	RFC	Max Q
B5169 Mill Lane Left-turn	0.058	0	0.195	0	0.102	0	0.269	0
B5169 Mill Lane Right-turn	0.458	1	0.728	3	0.599	1	0.815	4
A6144 Birch Brook Road Right-turn	0.183	1	0.111	0	0.202	1	0.155	0

Table 3 – Summary of PICADY Output for A6144 Birch Brook Road/A6144 Mill Lane/B5169 Mill Lane Junction – 2027 Base and ‘With Development Flows’

PROPOSED RESIDENTIAL DEVELOPMENT, STAGE LANE, LYMM (1913)
TRAFFIC IMPACT NOTE

Our Reference: TSB/1913

Page: 5

As can be seen in the above table, the A6144 Birch Brook Road/A6144 Mill Lane/B5169 Mill Lane junction is forecast to operate within its theoretical capacity in both of the am and pm peak scenarios and can therefore accommodate the traffic forecast to be generated by the proposed development. The impact of the proposals on the operation of the junction can also be seen to be fairly minimal with the maximum queue, even during peak periods, only increases from 3 to 4 vehicles.

B5169 Mill Lane/B5169 Burford Lane/Bradshaw Lane/Stage Lane Signal Controlled Junction

The B5169 Mill Lane/B5169 Burford Lane/Bradshaw Lane/Stage Lane signal controlled junction has been assessed using the LINSIG 3 program. Table 4 below, summarises the results of the 2027 base and 'with development' capacity assessments for this junction.

	2027 Base				2027 'With Development'			
	AM		PM		AM		PM	
	DOS	MMQ	DOS	MMQ	DOS	MMQ	DOS	MMQ
B5169 Mill Lane Left Ahead Right	38.1	2	32.8	2	54.2	3	44.2	3
Bradshaw Lane Left Ahead Right	1.8	0	3.0	0	2.5	0	5.5	0
B5169 Burford Lane Left Ahead Right	16.6	0	31.5	3	18.4	0	37.1	4
Stage Lane Left Ahead Right	51.6	3	22.4	1	58.8	3	27.2	1
B5169 Burford Lane (s/b) North of Canal	29.0	2	22.8	2	38.6	4	28.8	2
B5169 Burford Lane (n/b) South of Canal	53.5	4	90.8	10	56.5	4	93.6	13

Table 4 – Summary of LINSIG Output for B5169 Mill Lane/B5169 Burford Lane/Bradshaw Lane/Stage Lane Signal Controlled Junction – 2027 Base and 'With Development Flows'

As can be seen in the above table, the B5169 Mill Lane/B5169 Burford Lane/Bradshaw Lane/Stage Lane junction is forecast to operate within its theoretical capacity in both of the am and pm peak base scenarios. With the addition of the development traffic there is forecast to minimal increases in the Degree of Saturation and forecast queuing.

It should be noted that the above analysis assumes that the Stage Lane and Bradshaw Lane arms, which are demand activated run every cycle. However, due to the level of traffic in the Weekday pm peak it is unlikely that these stages are called every cycle. Therefore, the results summarised below provide an extremely robust analysis of the operation of the junction, especially in the weekday pm peak period.

Summary

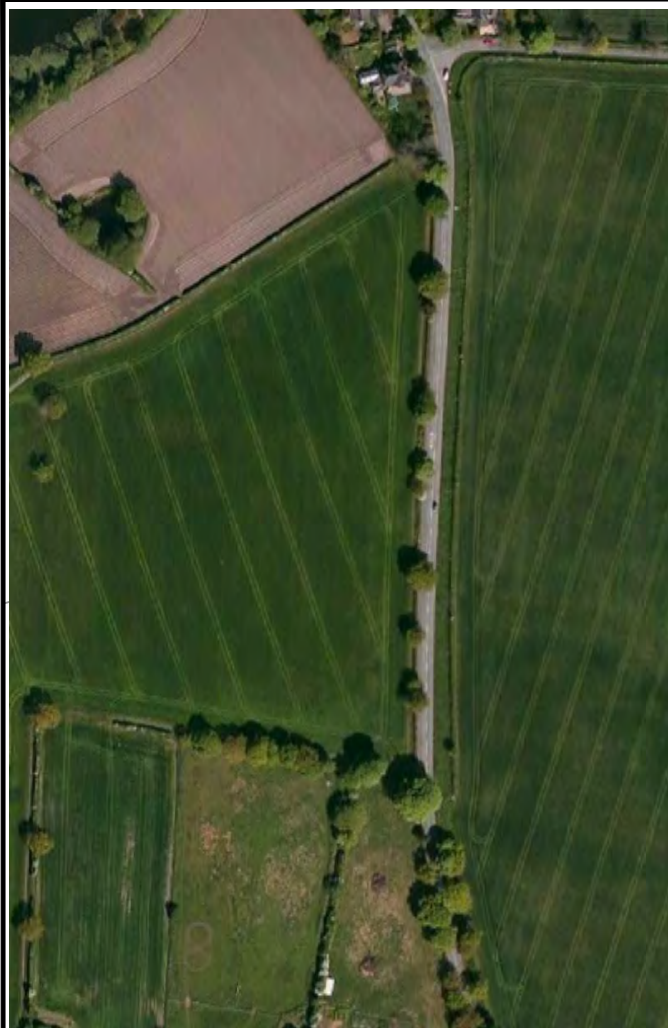
This note has considered the impact of the proposed residential development at Stage Lane in Lymm. The following conclusions can be drawn from this note:

- The proposed vehicular access junction into the site have been designed to accord with highway design standards and will have more than sufficient capacity to accommodate the proposed development traffic.
- A6144 Birch Brook Road/A6144 Mill Lane/B5169 Mill Lane priority controlled junction is forecast to operate within its theoretical capacity in all of the base and 'with development' scenarios.
- At the B5169 Mill Lane/B5169 Burford Lane/Bradshaw Lane/Stage Lane signal controlled junction is forecast to operate within capacity in the 2027 base scenarios.
- The addition of the traffic associated with 400 residential units is forecast to result in minimal impact on the operation of the junction in both peak periods even based on the onerous assumptions regarding its operation.

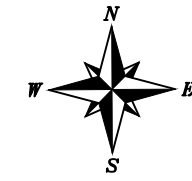
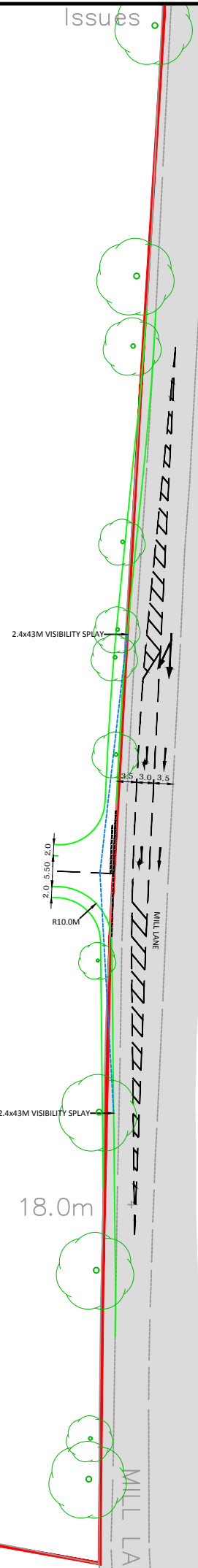
Based on the above, the initial work undertaken as part of this note has demonstrated that there is sufficient spare capacity on the local highway network to accommodate the levels of traffic forecast to be generated by the proposals to provide 400 residential units on land off Stage Lane in Lymm.

It is therefore concluded that the Stage Lane development can be accessed from the local highway network and that there are no highway constraints that would prevent the future allocation and development of the site.

PLANS



NORTH SOUTH AERIAL VIEW



NOTES

THIS IS NOT A CONSTRUCTION DRAWING AND IS FOR INDICATIVE PURPOSES ONLY. IT IS SUBJECT TO FURTHER DESIGN ANALYSIS, TOPOGRAPHICAL MAPPING & HIGHWAY/THIRD PARTY LAND BOUNDARIES.

- INDICATIVE SITE BOUNDARY
- DENOTES NEW KERBS
- ADOPTED HIGHWAY
- APPROXIMATE EXISTING TREE LOCATIONS

PLAN 1

REV.	DETAILS	DRAWN	CHECKED	DATE

CLIENT:
ANWYL LAND

PROJECT:
STAGE LANE, LYMM

DRAWING TITLE:
PROPOSED ACCESS JUNCTION WITH GHOST ISLAND RIGHT TURN LANE ARRANGEMENT

SCALES:
1: 1000 @ A3

DRAWN: JC	CHECKED: PJW	DATE: JUN 17
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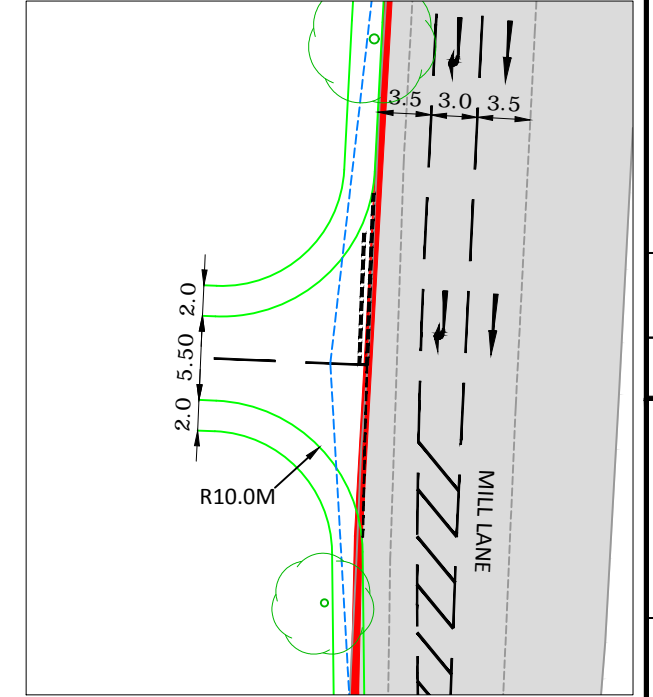
9 Jordan Street,
Manchester,
M15 4PY

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

croft
Transport Solutions

DRAWING NUMBER: 1913-F01	REVISION: .
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INSERT OF JUNCTION @ 1:500 SCALE



FIGURES

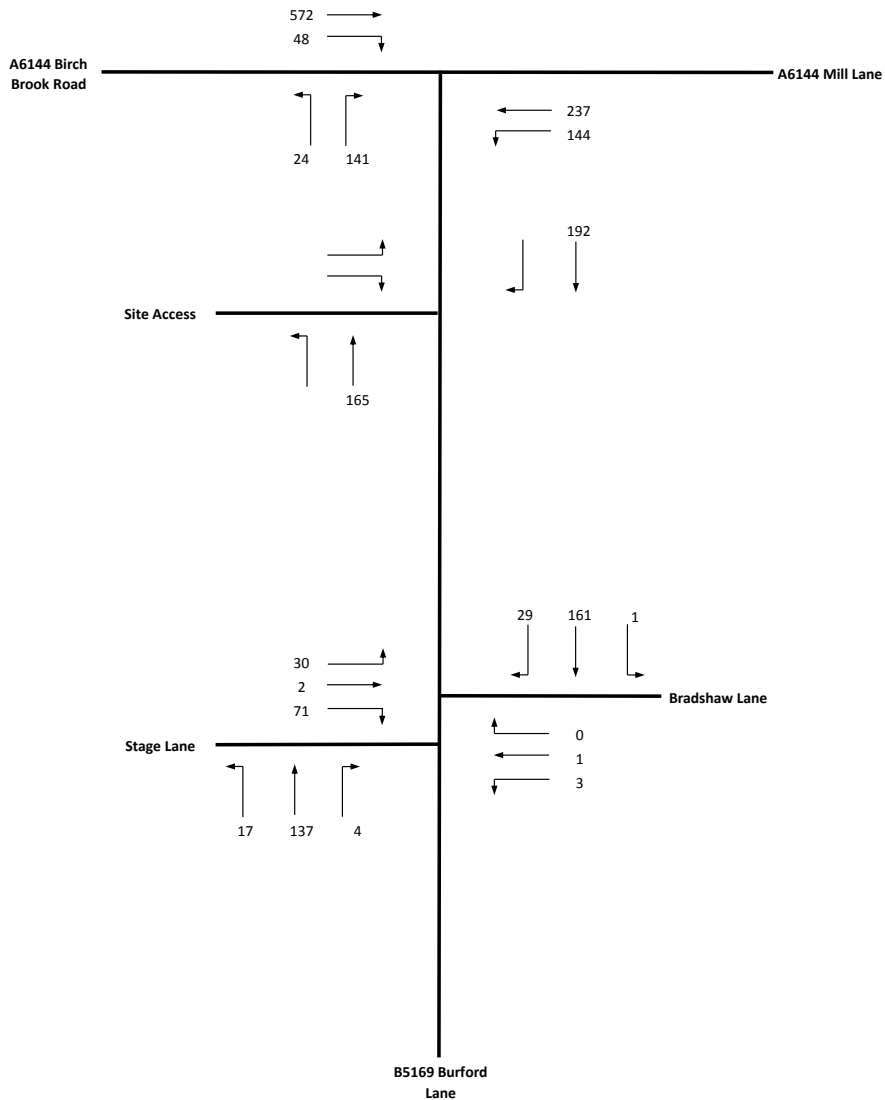


Figure 1 2017 Surveyed Flows
Weekday AM Peak (0730 - 0830)

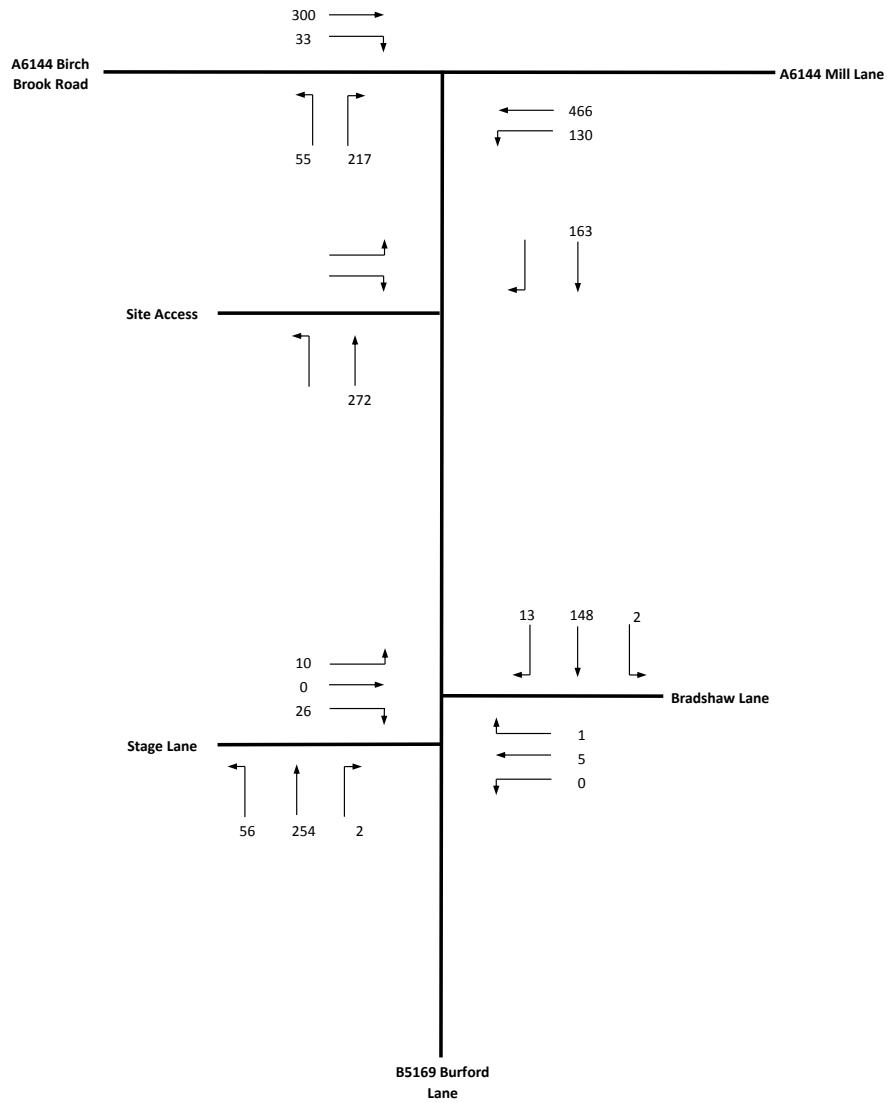
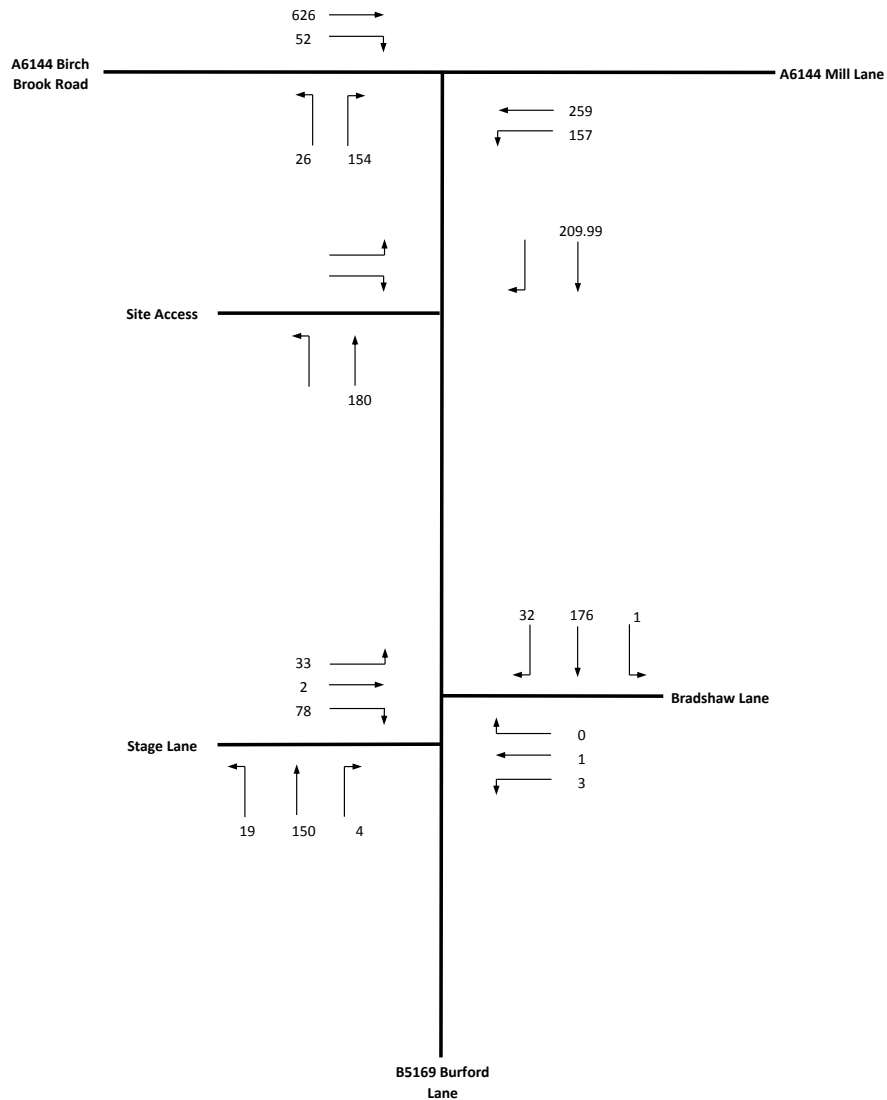
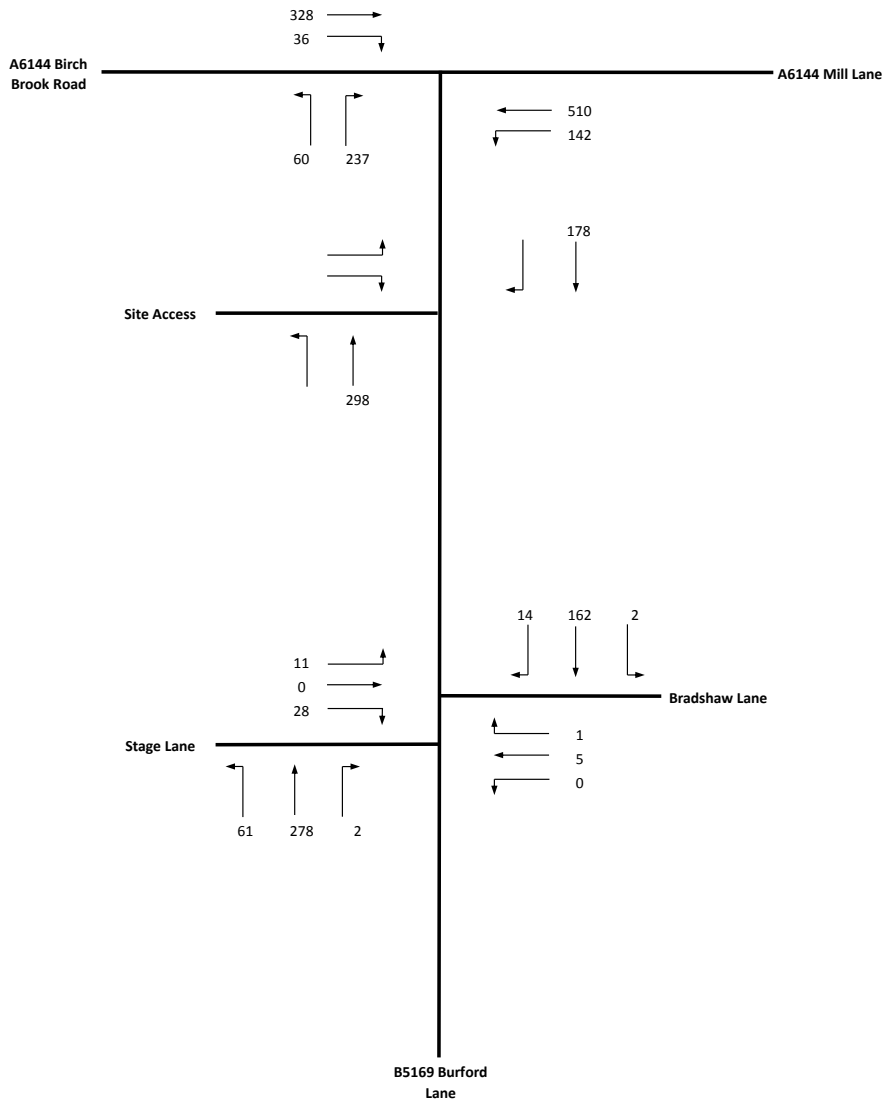


Figure 2 2017 Surveyed Flows
Weekday PM Peak (1630 - 1730)



NTM Adjusted Growth Factor 2017-2027 1.0937

Figure 3 2027 Growthed Flows
Weekday AM Peak (0730 - 0830)



NTM Adjusted Growth Factor 2017-2027 1.0944

Figure 4 2027 Growthed Flows
Weekday PM Peak (1730 - 1830)

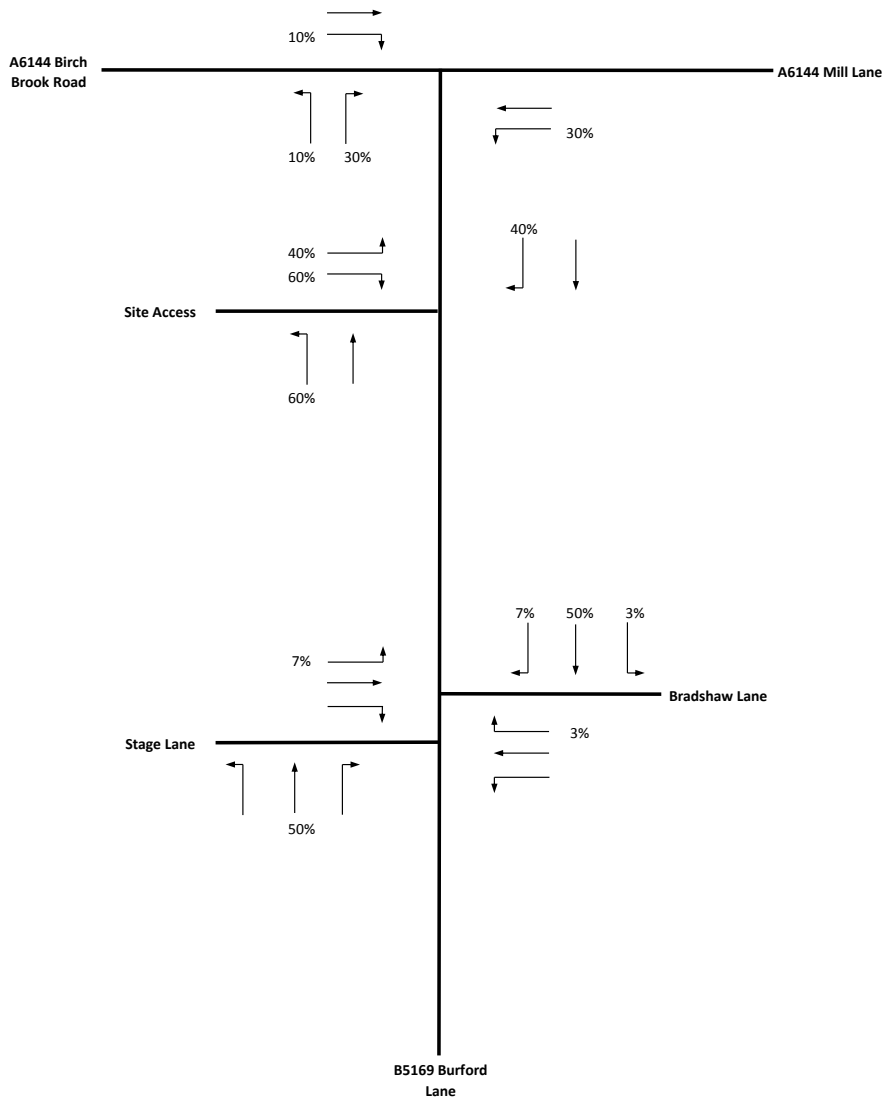
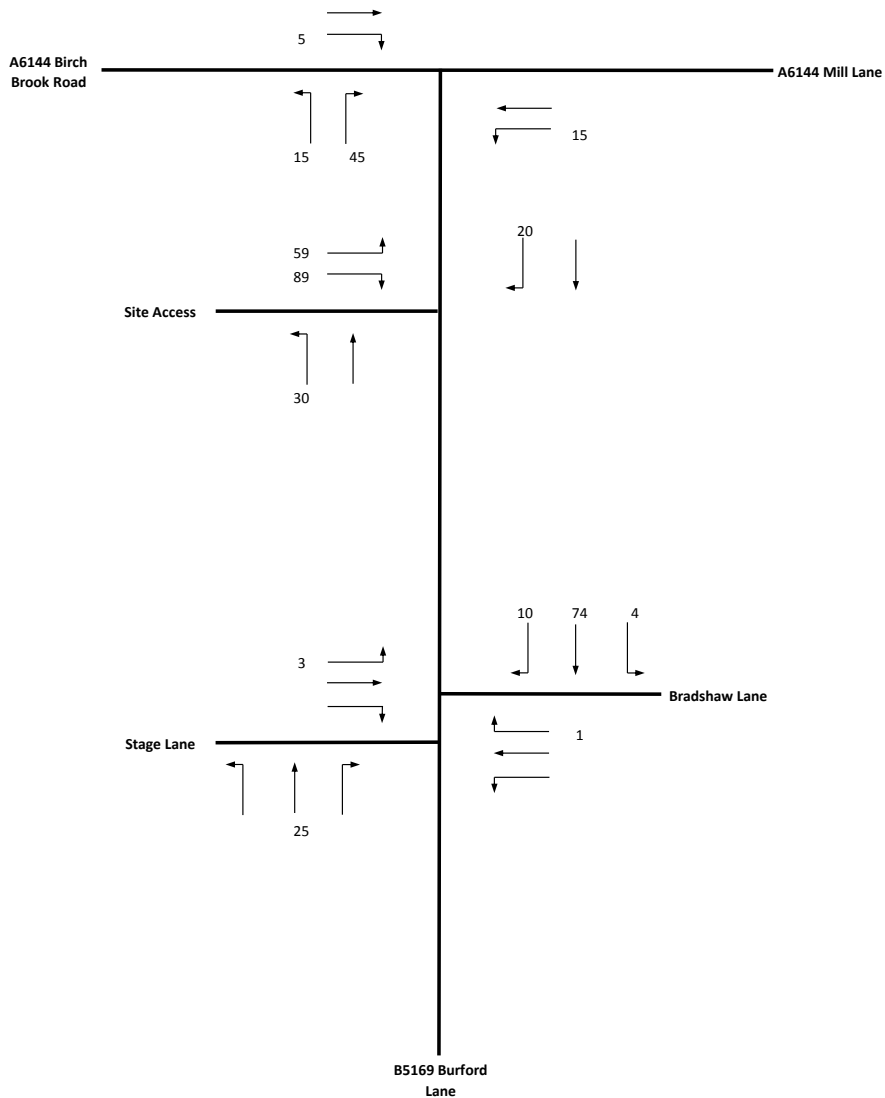
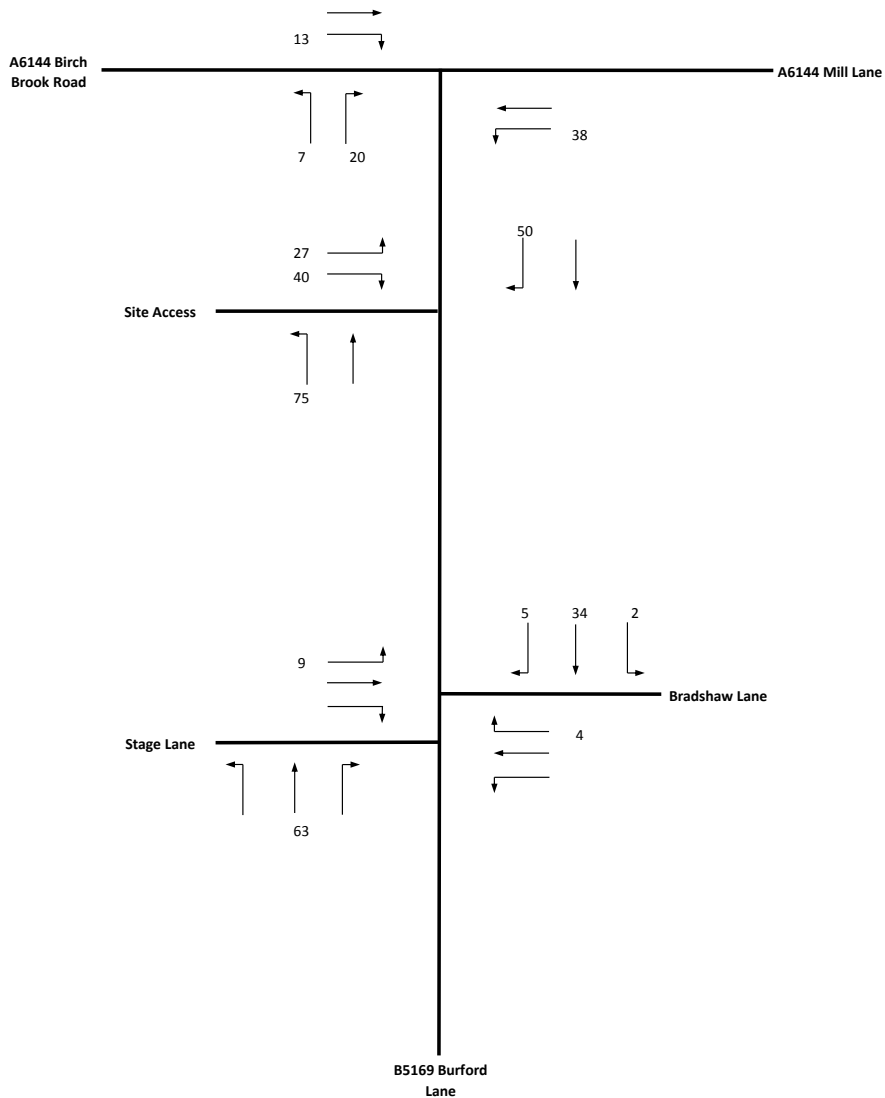


Figure 5 Proposed Trip Distribution
Weekday AM & PM Peak



ARR 50
DEP 148

Figure 6 Proposed Residential Development Flows
Weekday AM Peak (0730 - 0830)



ARR 125
 DEP 67

Figure 7 Proposed Residential Development Flows
 Weekday PM Peak (1630 - 1730)

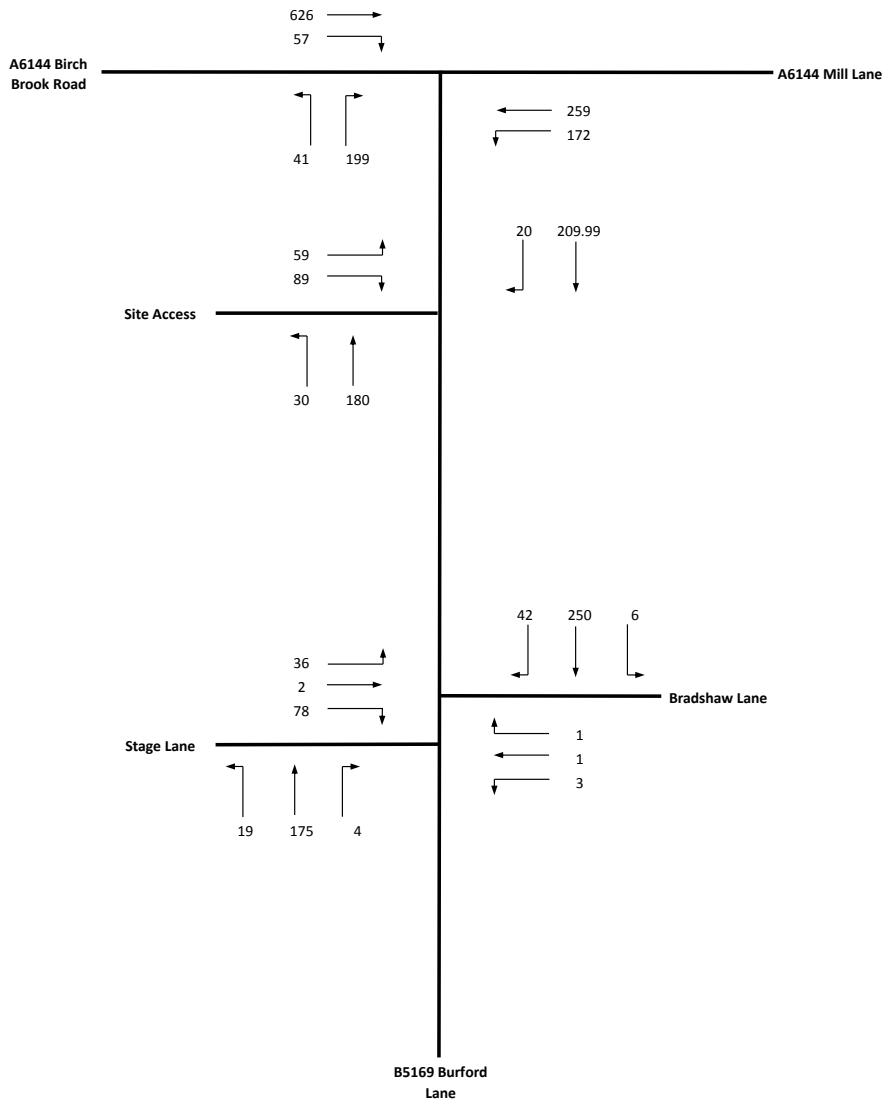


Figure 8 2027 With Development Flows
 Weekday AM Peak (0730 - 0830)

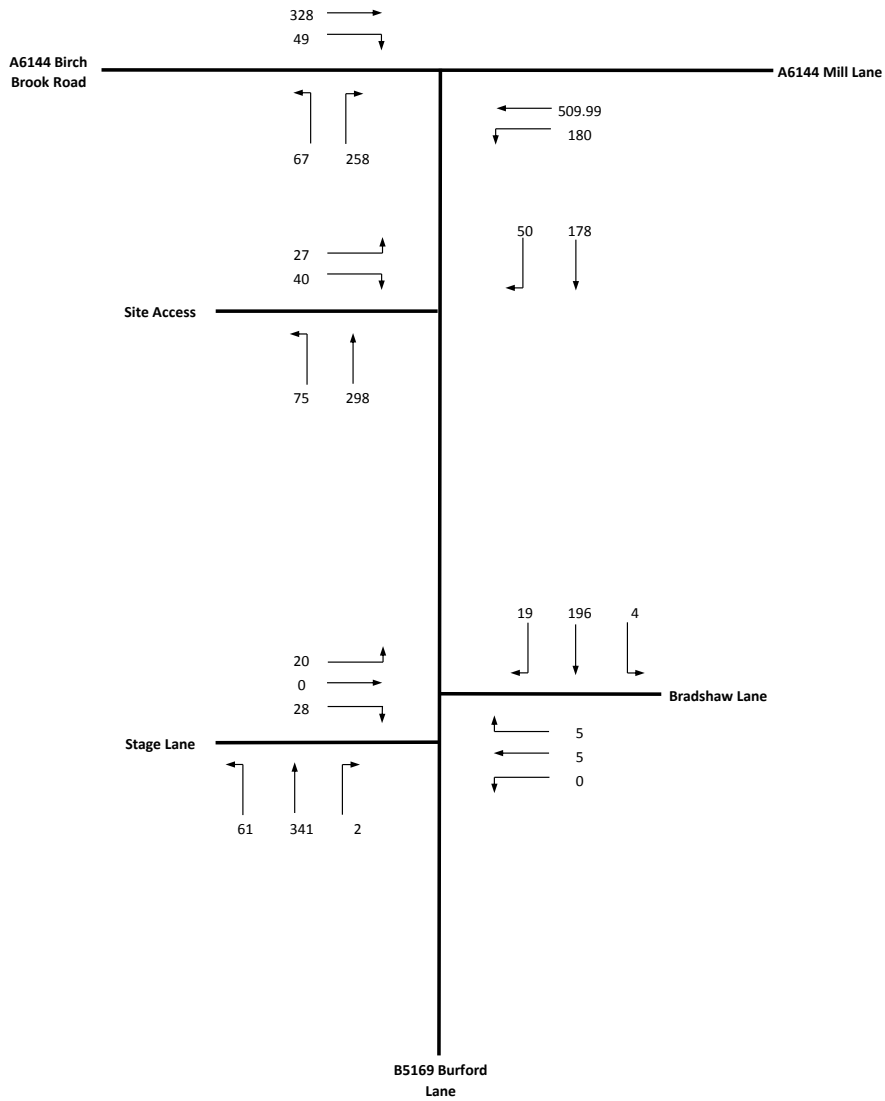


Figure 9 2027 With Development Flows
Weekday PM Peak (1730 - 1830)

Enclosure 4 - Agricultural Land Classification Report

**AGRICULTURAL QUALITY
OF LAND OFF STAGE LANE
LYMM**

Report 1565/1

12th June, 2019

**AGRICULTURAL QUALITY
OF LAND OFF STAGE LANE, LYMM**

M.W. Palmer, MSc, PhD, MISoilSci

Report 1565/1
Land Research Associates Ltd
Lockington Hall,
Lockington,
Derby
DE74 2RH
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12th June, 2019

SUMMARY

An agricultural land quality survey has been undertaken of 21.0 ha of land off Stage Lane, Lymm, Cheshire.

The land has a mixture of coarse loamy over sandy and sandy soils, giving agricultural land of grade 2 and subgrade 3a quality, limited by droughtiness.

1.0 Introduction

- 1.1 This report provides information on the soils and agricultural quality of 21.0 ha of land off Stage Lane, Lymm, Cheshire. The report is based on a survey of the land in June 2019.

SITE ENVIRONMENT

- 1.2 The site investigated comprises three fields, bordered to the south by Stage Lane, to the east by Mill Lane and to the north and west by residential properties.
- 1.3 The land is level to very gently sloping, at an average elevation of approximately 15 m AOD.

AGRICULTURAL USE

- 1.4 At the time of survey, the land was under a mixture of maize and barley cropping.

PUBLISHED INFORMATION

- 1.5 1:50,000 scale BGS information records the solid geology of the land as mainly halite stone and mudstone of the Northwich Halite Member, with Wilmslow Sandstone Formation in the south-west corner. Solid geology is recorded to be overlain by drift deposit across the entire site, mainly comprising wind-blown sands of the Shirdley Hill Formation, with glacio-fluvial sands and gravels in the north-east.
- 1.6 The National Soil Map (published at 1:250,000 scale) shows the land as Blackwood Association comprising sandy soils formed in drift deposits, variably affected by shallow groundwater¹.
- 1.7 Provisional Agricultural Land Classification mapping from the 1970s shows the land as grade 2. No more recent survey (to the current guidelines) has been published.

¹Ragg, J.M. *et al.*, 1984. *Soils and their use in Midland and Western England: Soil Survey Bulletin No. 12*, Harpenden.

2.0 Soils

2.1 A detailed soil resource and agricultural quality survey was carried out in June 2019. It was based on observations at intersects of a 100 m grid, giving a sampling density of one observation per hectare. During the survey, soils were examined by hand augerings to a maximum depth of 1.2 m. A log of the sampling points and a map (Map 1) showing their location is in an appendix to this report.

2.2 Soils at the site were found to comprise freely-draining types (Soil Wetness Class I) formed in sand deposits. The texture varies across the site, with patches having medium sandy loam topsoil; more commonly the topsoils are loamy sands, either over loamy sand upper subsoil, or directly over medium sand.

2.3 An example coarse loamy over sandy profile is described below from observation 6 (Map 1).

0-33 cm	Very dark greyish brown (10YR 3/1) medium sandy loam; stoneless; weakly developed fine sub-angular blocky structure; very friable; smooth gradual boundary to:
33-55 cm	Dark greyish brown (10YR 4/2) loamy medium sand; stoneless; weakly developed fine sub-angular blocky structure to structureless (single grain); very friable; smooth gradual boundary to:
55-83 cm	Brown (10YR 5/3) medium sand with few faint light greyish brown (10YR 6/2) mottles; stoneless; structureless (single grain); loose; smooth diffuse boundary to:
83-120 cm	Light greyish brown (10YR 6/2) medium sand with few common distinct fine yellowish brown (10YR 4/6) mottles; stoneless; structureless (single grain); loose.

2.4 An example sandy profile is described below from observation 15 (Map 1).

0-30 cm	Very dark greyish brown (10YR 3/1) loamy medium sand; stoneless; weakly developed fine sub-angular blocky structure; very friable; smooth clear boundary to:
30-120 cm	Light greyish brown (10YR 6/2) medium sand with few common distinct fine yellowish brown (10YR 5/6) mottles; stoneless; structureless (single grain); loose.

3.0 Agricultural land quality

3.1 To assist in assessing land quality, the Ministry of Agriculture, Fisheries and Food (MAFF) developed a method for classifying agricultural land by grade according to the extent to which physical or chemical characteristics impose long-term limitations on agricultural use for food production. The MAFF ALC system classifies land into five grades numbered 1 to 5, with grade 3 divided into two subgrades (3a and 3b). The system was devised and introduced in the 1960s and revised in 1988.

3.2 The agricultural climate is an important factor in assessing the agricultural quality of land and has been calculated using the Climatological Data for Agricultural Land Classification². The relevant site data for an average elevation of 15 m is given below.

- Average annual rainfall: 837 mm
- January-June accumulated temperature >0°C 1435 day°
- Field capacity period 197 days
(when the soils are fully replete with water) mid Oct-late Apr
- Summer moisture deficits for: wheat: 91 mm
potatoes: 79 mm

3.3 The survey described in the previous section was used in conjunction with the agro-climatic data above to classify the site using the revised guidelines for ALC issued in 1988 by MAFF³. There are no climatic limitations at this locality.

SURVEY RESULTS

3.4 The agricultural quality of the land is determined by droughtiness. Land of grades 2 and 3 has been identified.

Grade 2

3.5 This land has coarse loamy topsoil over sandy subsoil. Despite the sandy nature of the subsoils (which store limited reserves of crop-available moisture) under the relatively moist local climate, summer moisture deficits are only likely to affect crop yield in dry years.

²Meteorological Office, (1989). *Climatological Data for Agricultural Land Classification*.

³MAFF, (1988). *Agricultural Land Classification for England and Wales: Guidelines and Criteria for Grading the Quality of Agricultural Land*.

Subgrade 3a

- 3.6 This land, dominant at the site, has sandy topsoil and subsoil. Under the local climate, summer moisture deficits (resulting from low soil storage capacity) are likely to lead to moderate average yields of arable crops.

Non Agricultural

- 3.7 This land comprises a small pond in the north-east of the site.

Grade areas

- 3.8 The boundaries between the different grades of land are shown on Map 2 and the areas occupied by each are shown below.

Table 1: Areas occupied by the different land grades

<i>Grade/subgrade</i>	<i>Area (ha)</i>	<i>% of the land</i>
Grade 2	6.7	32
Subgrade 3a	14.3	68
Non Agricultural	<0.1	<1
Total	21.0	100

APPENDIX

MAPS AND DETAILS OF OBSERVATIONS

Land at Lymm: ALC and soil resources survey – Details of observations at each sampling point

Obs No	Topsoil			Upper subsoil			Lower subsoil			Slope	Wetness	Agricultural quality	
	Depth (cm)	Texture	Stones >20 mm (%)	Depth (cm)	Texture	Mottling	Depth (cm)	Texture	Mottling	(°)	Class	Grade	Main limitation
1	0-28	MSL	0	28-42	MSL	o	42-72 72-100+	LMS MS	o xx	2	I	2	D
2	0-34	LMS	0	28-42	LMS	o	42-100+	MS	o	1	I	3a	D
3	0-31	LMS	0	31-76	MS	o	76-100+	MS	xxx	1	I	3a	D
4	0-31	MSL/LMS	0	31-48	LMS	o	48-100+	MS	o	2	I	2	D
5	0-30	LMS	0	30-58	LMS	o	58-100+	MS	xx	2	I	2	D
6	0-33	MSL	0	33-55	LMS	o	55-83 83-120	MS MS	xx xxx	1	I	2	D
7	0-33	LMS	0	33-100+	MS	xxx				2	I	3a	D
8	0-35	MSL	0	35-67	LMS	xx	67-100+	MS	xxx	1	I	2	D
9	0-25	LMS	0	25-42	MS	o	42-100+	MS	xx	2	I	3a	D
10	0-30	LMS	0	30-52	MS	o	52-75 75-100+	MS MS	o xx	0	I	3a	D
11	0-25	MSL	0	25-61	LMS	o	61-90+	MS	xx	1	I	2	D
12	0-28	LMS	0	28-68	MS	o	68-100+	MS	xx	0	I	3a	D
13	0-34	MSL	0	34-66	LMS	o	66-100+	MS	o	1	I	2	D
14	0-31	LMS	0	31-100+	MS	o				0	I	3a	D
15	0-33	LMS	0	33-120	MS	xxx				0	I	3a	D
16	0-34	LMS	0	34-68	LMS	o	68-74 74+	MS Stopped	x	0	I	3a	D
17	0-30	LMS	0	30-62	LMS	o	62-100+	MS	xxx	1	I	3a	D
18	0-30	LMS	0	30-66	LMS	o	66-100+	MS	o	0	I	3a	D
19	0-45	MSL(DIST)	0	45-63	LMS	o	63-100+	MS	xx	1	I	2/3a	D

Key to table

Mottle intensity:

- o unmottled
- x few to common rusty root mottles (topsoils)
or a few ochreous mottles (subsoils)
- xx common to many ochreous mottles and/or dull structure faces
- xxx common to many greyish or pale mottles (gleyed horizon)
- xxxx dominantly grey, often with some ochreous mottles (gleyed horizon)

a depth underlined (e.g. 50) indicates the top of a slowly permeable layer
(a wavy underline indicates the top of a layer borderline to slowly permeable)

Texture:

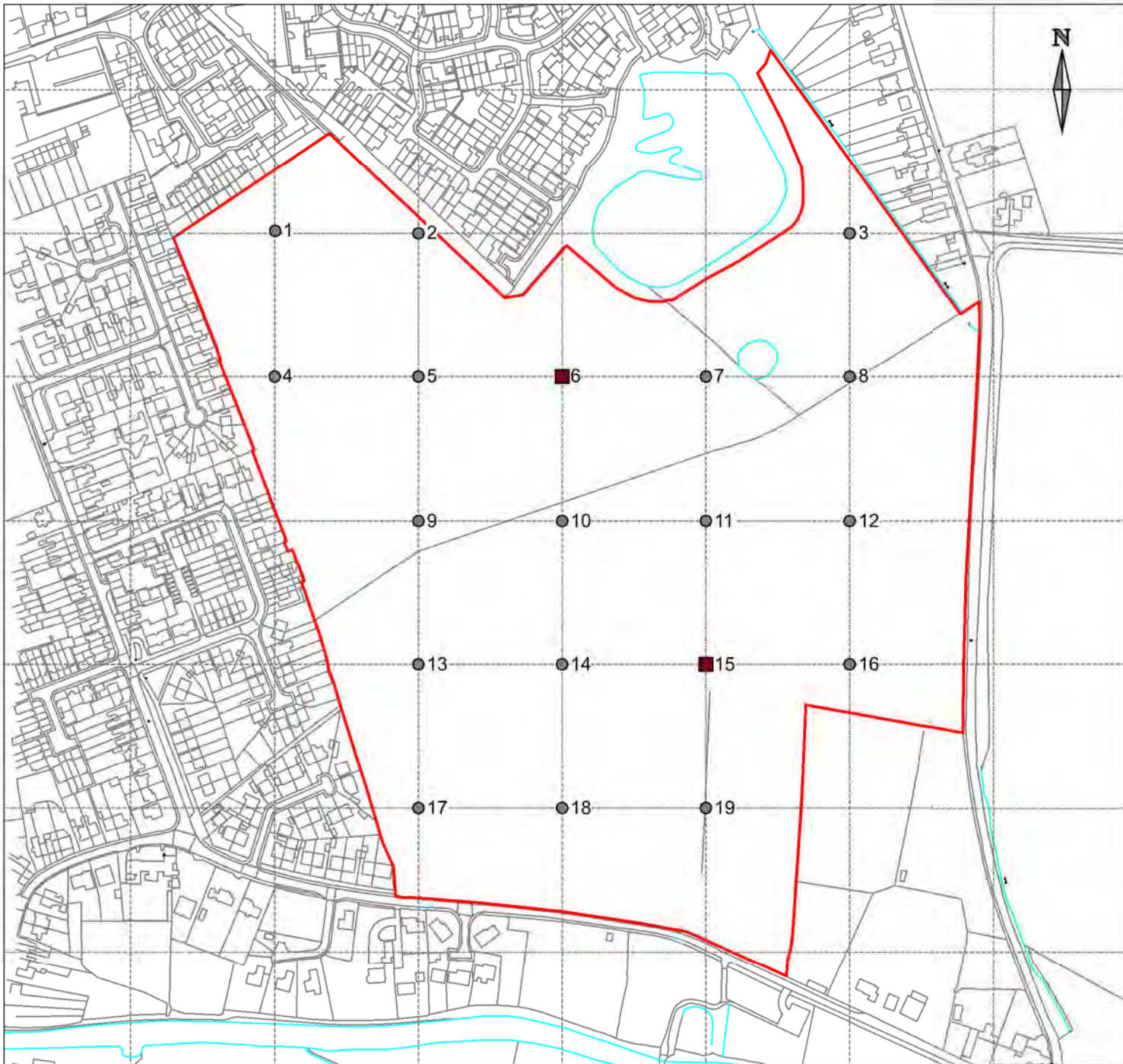
- C - clay
- ZC - silty clay
- SC - sandy clay
- CL - clay loam (H-heavy, M-medium)
- ZCL - silty clay loam (H-heavy, M-medium)
- SCL - sandy clay loam
- SZL - sandy silt loam (F-fine, M-medium, C-coarse)
- SL - sandy loam (F-fine, M-medium, C-coarse)
- LS - loamy sand (F-fine, M-medium, C-coarse)
- S - sand (F-fine, M-medium, C-coarse)
- P - peat (H-humified, SF-semi-fibrous, F-fibrous)
- LP - loamy peat; PL - peaty loam
- R - bedrock

Limitations:

- W - wetness/workability
- D - droughtiness
- De - depth
- St - stoniness
- Sl - slope
- F - flooding
- T - topography/microrelief

Texture suffixes & prefixes:

- ca - calcareous: x-extremely, v-very, sl-slightly
- (ca) marginally calcareous
- mn - ferrimanganiferous concentrations
- gn - greenish, yb - yellowish brown, rb - reddish brown
- r - reddish; (v)st - (very) stony; sdst - sandstone; lst - limestone
- dist - disturbed soil layer; mdst - mudstone



KEY

- Auger observation
- Soil/land grade description point
- Survey area

Client:



Site:

**Stage Lane
Lymm**

Map title:

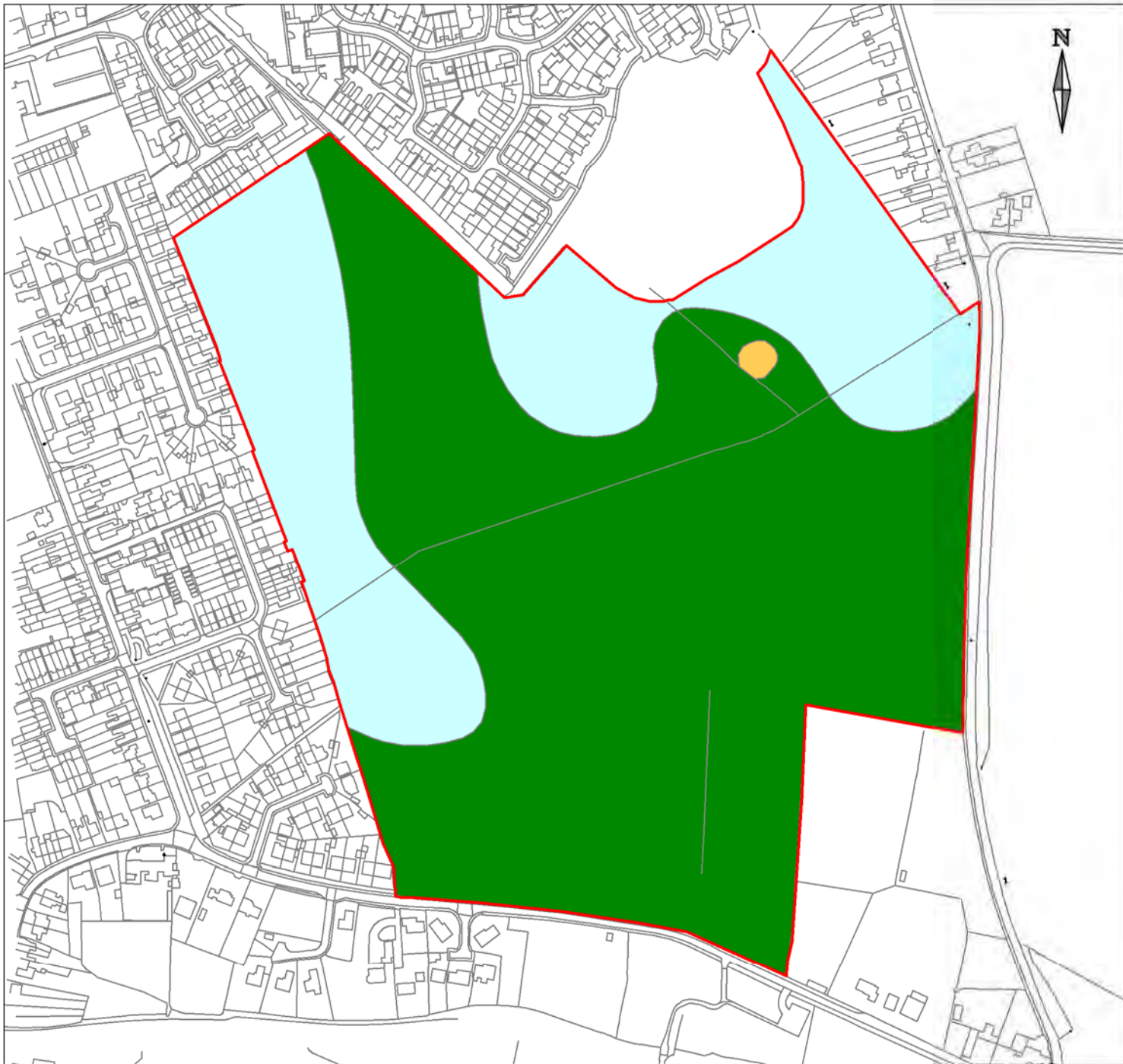
**Map 1
Survey observations**







Land Research Associates
Lockington Hall
Lockington
Derby DE74 2RH
01509 670570

Scale: 1:4,000

Date: 12/06/2019



KEY

-  Grade 2
-  Subgrade 3a
-  Non Agricultural
-  Survey area

Client:



Site:

**Stage Lane
Lymm**

Map title:

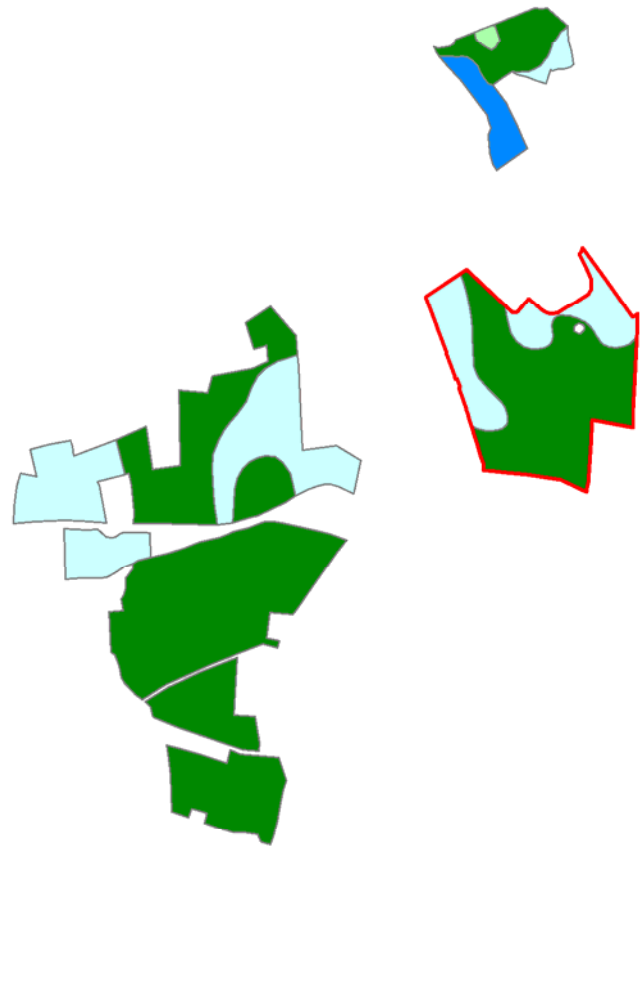
**Map 2
Agricultural Land
Classification**








Land Research Associates
Lockington Hall
Lockington
Derby DE74 2RH
01509 670570

Scale: 1:4,000

Date: 12/06/2019



KEY

-  Grade 1
-  Grade 2
-  Subgrade 3a
-  Subgrade 3b
-  Survey area

Client:



Site:

**Stage Lane
Lymm**

Map title:

**Agricultural Land
Classification
(context)**



Land Research Associates,
Lockington Hall
Lockington
Derby DE74 2RH
01509 670570

Scale: 1:20,000

Date: 12/06/2019

Enclosure 5 - Letter to Lymm Parish Council

Lymm Parish Council
Village Hall
Pepper Street
Lymm
Cheshire
WA13 0JB

VIA EMAIL: clerk@lymmparishcouncil.gov.uk

27432/A3/CB/DM

27th November 2017

Dear Members of Lymm Parish Council

RE: LYMM NEIGHBOURHOOD PLAN LETTER ON BEHALF OF ANYWYL HOMES AND ANWYL LAND

This letter has been produced by Barton Willmore, on behalf of our Client, Anwyl Homes and Anwyl Land, and is submitted to Lymm Parish Council further to the recent consultation on the Area Designation of the Lymm Neighbourhood Plan undertaken by Warrington Borough Council.

The purpose of this letter is to help the Parish Council as to the requirements of the Neighbourhood Planning process and key issues to be addressed by the Lymm Neighbourhood Plan during its preparation once designated.

Our Client welcomes the wish of the Parish Council and local community to engage within planning and the plan preparation process. The development of Lymm over the next 15-20 years is inevitably of critical interest to the Parish Council and community, and as such it is important that local needs and aspirations are reflected to provide for a sustainable and prosperous community.

Once made, the Lymm Neighbourhood Plan, will form part of the Statutory Development Plan for its defined designated area, and as such all submitted planning applications within this area will be determined in accordance with its policies. However, before this can occur the Neighbourhood Plan must first be found to have met the Basic Conditions by an appointed examiner (appointed by the Borough Council). The Basic Conditions are defined in Paragraph 8(2) of schedule 4B to the Town and Country Planning Act 1990. For Neighbourhood Planning, the Basic Conditions are:

- (a) Having regard to the national policies and advice contained in guidance issued by the Secretary of State;
- (b) The making of the Order (or neighbourhood plan) contributes to the achievement of sustainable development;
- (e) The making of the Order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- (f) The making of the Order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations; and



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- (g) Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

To be found consistent with Part A therefore, the Parish Council will need to have regard to the content of the National Planning Policy Framework (NPPF) which provides the Government's policies for planning. Further relevant material issued by the Government includes the Planning Practice Guidance (PPG) which provides the Government's view of how the policies within the NPPF should be interpreted, and White Papers and Statements issued by the Secretary of State.

The definition of Sustainable Development in planning terms is provided in Paragraphs 18 to 219 of the NPPF. The Neighbourhood Plan will therefore need to include policies which achieve a sustainable pattern of development as defined by this document.

The Strategic Policies for Warrington Borough are currently provided by the Warrington Core Strategy and the Saved policies of the Warrington Unitary Development Plan. Although recently adopted, the Warrington Core Strategy provides for an incomplete policy framework given that its housing requirement has never been adopted by the Borough Council following its quashing by the High Court. Furthermore, the UDP is now significantly out-of-date and time expired. The adoption of a strategy within the Neighbourhood Plan which reflects this planning document could see the Neighbourhood Plan not being consistent with Basic Condition A or B as outlined above.

Mindful of this context, instead the Parish Council should be in general conformity with the emerging Local Plan currently being produced by the Borough Council. The most recent version of this document, "the Preferred Approach", was consulted on by the Council in Summer 2017, and provides the latest guide as to the Borough Council's approach to development over the coming plan period. To meet Basic Condition E therefore, our Client considers that the Lymm Neighbourhood Plan must be consistent with the strategic approach of this document as amended by the Borough Council.

Strategic guidance towards future development in Lymm within the emerging Local Plan is limited at this stage. The emerging Local Plan identifies Lymm as one of seven outlying (sustainable) settlements, with at least 500 dwellings identified within the Green Belt at Lymm itself. The location for this growth is to be identified over the coming months. To ensure consistency with the strategic context therefore, there will be a need for the Lymm Neighbourhood Plan to allow at least 500 dwellings to come forward from within the Green Belt in addition to capacity already identified within settlement boundaries. This is critical in ensuring a sustainable pattern of development, supporting the economic and social prosperity of Lymm, and to safeguard existing services and facilities.

Current EU regulations require plans to be tested for their sustainability and compared to reasonable alternatives through the sustainability appraisal process. Whilst with Brexit the precise nature of future environmental regulations is at this point unclear, it is considered likely, with the measures put in place within the EU Divorce Bill that current environmental requirements will be rolled forward into domestic legislation once the UK exits the EU in March 2019. It is therefore considered prudent that the Parish Council engages in this process in its preparation of the Lymm Neighbourhood Plan.

Beyond the requirements of the Basic Conditions, is the need to ensure that policies are clear, succinct, proportionate, and effective. As set out above, once made, the Lymm Neighbourhood Plan will form part of the Statutory Development Plan for the area with any for future planning applications submitted to the Borough Council within the designated area required by law to be determined in accordance with its policies. As such there is a need for the Parish Council to ensure that the policies can be effectively implemented by applicants through their proposals, and by decision makers to deliver the aspirations of the Community through the Neighbourhood Plan. Policies should therefore be easy to interpret, sufficiently amenable to differing scales of development, and be proactive in

achieving the key aims of the plan as identified by the local community. A failure by the Neighbourhood Plan to achieve this balance will see objectives go unmet and/or development halted.

Whilst the Government sees Neighbourhood Plans as an important planning tool to realise its Localism objectives, the Government also regards Neighbourhood Plans as a driver for growth, and as such Neighbourhood Plans should be positive in their approach to sustainable forms of development. Neighbourhood Plans must not be used to prevent otherwise sustainable development or limit the amount of housing to be provided within a settlement over the course of the plan period which is less than that identified by the Local Planning Authority.

In view of the current local strategic context provided by the Borough Council's emerging local plan, our Client wish to take this opportunity to bring to the Parish Council's attention the potential for the allocation of their land interests at Land off Stage Lane/Mill Lane, Lymm for Housing. A Site Location Plan is provided alongside this letter showing the extent of this promotion, illustrating its location within the proposed designation area for the Lymm Neighbourhood Plan identified by the Parish Council. Furthermore, our Client also submits two versions of the site layout, which illustrates how the Site could be developed for housing over the plan period.

The Site is located to the within the East of Lymm within the proposed designation area. The Site adjoins to the East of Oughtrington, to the west of Mill Lane, North of Stage Lane, and south of Heatley Flash Lake. Land to the north and west is primarily in residential usage. Spud Wood is located to the south of the proposed site area, south of the Bridgwater Canal. Land to the east of the Site is open countryside.

The Site is designated Green Belt. However beyond this is subject to limited physical constraint which would prevent or limit its development for housing. The Borough Council has found that the Site fulfils a Moderate function within the Green Belt, however our Client has challenged this finding through representations to the Preferred Approach Local Plan believing this function to be weak. The Site would provide for a logical and enclosed rounding off to the existing settlement, in a location which is accessible to existing services and facilities. The Site would be capable of accommodating between 350 and 400 dwellings including a 100 bed extra care facility (80-bed apartment facility and 22 bungalows), self-build plots, affordable housing, and a wide range of housing types, sizes and tenures. The allocation of the Site would therefore meet much of the housing need identified by the Borough Council for Lymm. The Site would also provide for significant additional social benefits including new public open space, land reserve for a new primary school and nursery, and a new GP Surgery.

Beyond this option, our Client also submits an alternative rationalised version of the Site which would provide around 150 dwellings. This proves that the Site is also suitable in accommodating a smaller scale development should this be preferred by the Parish and Borough Councils.

Submitted alongside this letter are two illustrative masterplans showing how the site may be developed. These plans are indicative only and our Client is keen to engage with the Council and members of the local community in developing the final scheme.

Either option identified for the Site is considered achievable accounting for local highway and ecology considerations. The Site is developable in full within the Plan Period, and is also capable of meeting short term (within five years) housing needs subject to progress in preparing the Local Plan/Neighbourhood Plan. The allocation of the Site would help to support existing shops and services within Lymm, maintaining its sustainability. The allocation of the Site would also help to relieve pressure to develop other more sensitive sites around Lymm for housing, and could help address key issues within the town such as the availability of housing and house price affordability. Anwyl Homes

will develop at least part of the Site once allocated for development, providing a quality development reflective of the surrounding built vernacular.

Our Client would welcome further discussion with the Parish Council in regard to either Site option or the content of this letter. We thank the Parish Council for the time in reading this letter and look forward to engaging in future iterations of the Lymm Neighbourhood Plan once designated by the Borough Council.

Yours sincerely



CRAIG BARNES
Senior Planner

Encls. Land at Stage Lane/Mill Lane, Lymm
Site Layout Plan Option 1
Site Layout Plan Option 2



- ① Existing off site pond
- ② Existing off site 2 storey housing
- ③ Existing off site bungalows
- ④ Existing off site 3 storey housing
- ⑤ Potential Pedestrian Link
- ⑥ Existing Mill Road
- ⑦ Existing On Site Pond
- ⑧ Bridgewater canal
- ⑨ Public right of way
- ⑩ Existing hedge
- ⑪ Main Access Point
- ⑫ Boundary with existing rear gardens
- ⑬ Existing play area
- ⑭ Existing Stage Lane
- ⑮ Proposed Retirement
- ⑯ Proposed School
- ⑰ Proposed Self Build
- ⑱ View to St Peters Church
- ⑳ Emergency Access

Baldwin Design
Consultancy Ltd

Revision:

Project Title:
Residential Development

Address:
Mill Lane, Lymm

Drawing:
Masterplan 2

Drawing No:
AH/MLL/MP2/01

Drawn: SB Ch'd: GB Date: 23/11/17
Scale: 1:1000 Paper Size: A1



- ① Existing off site pond
- ② Existing off site 2 storey housing
- ③ Existing off site bungalows
- ④ Existing off site 3 storey housing
- ⑤ Potential Pedestrian Link
- ⑥ Existing Mill Road
- ⑦ Existing On Site Pond
- ⑧ Bridgewater canal
- ⑨ Public right of way
- ⑩ Existing hedge
- ⑪ Main Access Point
- ⑫ Boundary with existing rear gardens
- ⑬ Existing play area
- ⑭ Existing Stage Lane
- ⑮ Proposed Self Build
- ⑯ Multi Use Game area
- ⑰ Retained Agricultural land
- ⑱ View to St Peters Church

Revision:			
Project Title: Residential Development			
Address: Mill Lane, Lymm			
Drawing: Masterplan 1			
Drawing No: AHMLL/MP1/01			
Drawn: SB	Chkd: GB	Date: 23/11/17	
Scale: 1:1000	Paper Size: A1		