
**PROPOSED
RESIDENTIAL ALLOCATION:
LAND AT RUSHGREEN ROAD &
REDDISH CRESCENT,
LYMM, WARRINGTON**

**RESPONSE TO:
WARRINGTON LOCAL PLAN REVIEW
REGULATION 18 CONSULTATION
PREFERRED DEVELOPMENT OPTION**

CLIENT:
The Strategic Land Group

DATE:
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00337

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1. INTRODUCTION

BRIEF

- 1.1 Hourigan Connolly is instructed by The Strategic Land Group in respect of its land interests in the village of Lymm. The land in question is identified in Figure 1.1 below. The site is known as Land at Rushgreen Road and Reddish Crescent, Lymm, Warrington which is hereafter referred to as “the site”. The latest iteration of the Council’s Green Belt Assessment refers to the site as R18/014.



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

- 1.2 The site is currently located within the Green Belt and is being promoted through the review the Council’s adopted Local Plan Core Strategy (2014).
- 1.3 The Council’s current Regulation 18 Consultation is the second of its kind, however this consultation presents the Council’s Preferred Development Option.
- 1.4 This follows an earlier stage in the review of the Council’s adopted Local Plan Core Strategy (2014), which focused on the key issues, evidence base documents and the proposed scope of the review. We provided a comprehensive response to the first round of consultation in December 2016 and request that this is cross-referred to when reviewing this representation.

1.5 This representation is structured as follows:

- Response to Spatial Option.
- The Subject Site.
- Assessment of Other Sites in Lymm.
- Safeguarded Land.
- Conclusions.

2. RESPONSE TO SPATIAL OPTION

DEVELOPMENT NEEDS AND ASSOCIATED LAND REQUIREMENTS

- 2.1 The Council has identified the development needs and associated land requirements for the Borough over the Plan period as a result of preparing the Evidence Base documents, including (but not limited to) the Strategic Housing Market Assessment (SHMA), the Liverpool City Region's Strategic Housing and Employment Land Market Assessment (SHELMA), the Objectively Assessed Need (OAN) for Warrington (both housing and employment needs), the Economic Development Needs Assessment (EDNA), the Urban Capacity Study, the Strategic Housing Land Availability Assessment (SHLAA), and the Green Belt Assessment (including the latest Addendum).
- 2.2 The Council has taken the decision to plan for a level of growth in accordance with the Local Enterprise Partnership's (LEP) Strategic Economic Plan, over and above the baseline economic jobs forecasts for Warrington. This is considered by the Council to reflect the Council's ambitions for growth as set out in the 'Warrington Means Business' regeneration programme, Warrington's past track record of economic success and the scale of private sector interest wanting to invest in Warrington.
- 2.3 The Council is therefore proposing a housing target of 1,113 dwellings per annum (dpa) over the 20 year Plan period and an overall employment land target of 381 hectares.
- 2.4 We are supportive of the proposed housing requirement identified, however we would reiterate that this is to be viewed as a minimum and greater levels of growth should not be hindered. There is potential for a higher level of economic growth in Warrington than is proposed by the Strategic Economic Plan targets, with past trends suggesting a higher rate of job growth. If a higher rate of economic growth is achieved then this will have knock on effects for housing delivery, the 2017 SHMA identifies that past trends for jobs growth would create a need for 1,332 dpa. This should be borne in mind moving forward with the Local Plan.
- 2.5 Furthermore, the 2017 SHMA makes no allowance for increased Household Formation Rates (HFRs). It is considered that due account should be taken of HFRs in particular regard to younger, working age population who have the benefit of existing measures such as 'Help to Buy' and 'Starter Homes' and will have the further benefit of new measures that will be taking affect in the future. All of which boost the opportunities available for access to the housing ladder. It is considered therefore that an uplift should be added to HFRs, which in turn would increase the need for housing.
- 2.6 In addition, the significant need for affordable housing, as identified in the 2017 SHMA needs further consideration. Whilst the need for affordable housing could be met over the full Plan

period, subject to the viability of each allocation site, this would mean that the backlog of need would not be met for up to 20 years, this evidently is not efficient or appropriate. It is considered that higher levels of housing delivery, particularly in the early years of the Plan will assist in addressing this issue.

MAXIMISING URBAN CAPACITY

- 2.7 In identifying land to meet Warrington's need for housing and employment, the Council has first sought to maximise the capacity of the existing urban area to accommodate new development. The Council has identified that the total urban capacity to be 15,429 homes and 129 hectares of employment land. This leaves a requirement for a further 8,791 homes and 251 ha of employment land over the Plan period to be found. The Council is proposing that this requirement is met through the strategic release of Green Belt land.
- 2.8 In addition to the above-mentioned requirements, the Council are proposing to identify safeguarded land for further release from the Green Belt to meet the development needs for a further 10 years beyond the Plan period. A total of 213.71ha of safeguarded land is proposed.
- 2.9 We support the principal of maximising the urban capacity, however this does raise concerns with regards to the level of delivery anticipated from the urban area, particularly in the early years of the Plan.
- 2.10 The level of delivery anticipated in the urban areas is considered to be optimistic given the inherent difficulties with developing in urban areas, for example it is understood that several of the City Centre sites are currently occupied by alternative uses. Further evidence is required to justify the anticipated delivery rates in the urban areas.

STRATEGIC OBJECTIVES

- 2.11 The Council have set out 6 strategic objectives that are to be delivered through the Local Plan. The preferred development option must satisfy these objectives as far as possible.
- 2.12 The objectives are set out in Table 5 of the Preferred Development Option Consultation document, which is provided below for ease of reference.

<p>W1 To enable the transition of Warrington from a New Town to a New City through the ongoing regeneration of Inner Warrington, the delivery of strategic and local infrastructure, the strengthening of existing neighbourhoods and the creation of new sustainable neighbourhoods whilst:</p> <ul style="list-style-type: none"> • delivering a minimum of 22,260 new homes (equating to 1,113 per year) between 2017 and 2037, and • supporting Warrington’s ongoing economic success by providing 381 Hectares of employment land between 2017 and 2037.
<p>W2 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.</p>
<p>W3 To strengthen and expand the role of Warrington Town Centre as a regional employment, retail, leisure, cultural and transport hub, whilst transforming the quality of the public realm and making the Town Centre a place where people want to live.</p>
<p>W4 To provide new infrastructure to support Warrington’s growth, reduce congestion and promote sustainable transport options, whilst reducing the need to travel and encouraging active lifestyles.</p>
<p>W5 To secure high quality design which reinforces the character and local distinctiveness 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.</p>
<p>W6 To 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.</p>

Table 5 – Local Plan Strategic Objectives

Fig 2.1 Extract from Preferred Development Option Consultation (July 2017)

- 2.13 The Council's Preferred High Level Spatial Option is referred to as Option 2 in the consultation document and is as follows: *“Majority Green Belt release adjacent to main urban area with incremental growth in outlying settlements”*.
- 2.14 The Consultation document notes that this option will assist in overall Plan delivery by promoting a larger number of smaller sites which are likely to be deliverable early in the Plan period.
- 2.15 Following on from the High Level Spatial Option, the Council have subsequently identified 5 options for the main development locations, their preferred option being Option 2 as follows (in addition to incremental growth of the outlying settlements):
- “A Garden City Suburb of approximately 6,000 homes and an urban extension to the south west of Warrington of up to 2,000 homes.”*
- 2.16 The Council identify that the outlying settlements will accommodate a minimum of 1,000 dwellings. However, there is little evidence or justification for this figure, save for these numbers being identified in the Call for Sites exercise.

OUTLYING SETTLEMENTS AND DELIVERY

AN ARBITRARY TARGET

- 2.17 The Council propose to divide the 1,000 homes for outlying settlements between the different settlements, stating that Lymm will accommodate 500 new homes (albeit the word 'approximately' is used, which again suggests a lack of evidence base for these numbers and uncertainty).
- 2.18 At Paragraph 5.49 of the consultation document the Council state that:
- "The final numbers will depend on the detailed assessment of potential development sites, including a more detailed assessment of the implications for the character of the respective settlements, the permanence of the amended Green Belt boundaries and transport impacts."*
- 2.19 As a point of principle, we object to the allocation of only 1,000 homes to the outlying settlements. It is unclear where the justification for this number is, with the consultation document only referring to this number coming about following the call for sites exercise. The Council themselves have acknowledged (as noted above) that the final numbers will depend on further detailed assessment. As such, we consider a higher range of new dwellings should be allocated to the outlying settlements subject to later assessment and evidence, to allow for flexibility and to ensure sufficient deliverable sites are identified.

A NEED FOR SMALL SITES TO ENSURE DELIVERY AND IMPROVE FLEXIBILITY

- 2.20 The Council acknowledge at Paragraph 4.54 that promoting a large number of smaller sites is likely to assist in the overall delivery of the Plan because these are likely to come forward earlier in the Plan period. It is reiterated that these smaller sites are only going to be in the outlying settlements given the aspiration to allocate a 6,000 homes Garden City Suburb and a 2,000 home urban extension around Warrington.
- 2.21 There is recent evidence and research to demonstrate that large scale sites have significant lead in times and delivery is therefore affected. Research by NLP (November 2016) confirms that on average the lead in time for large sites prior to the submission of even the first planning application is 3.9 years, with the planning approval period on average being 6.1 years for schemes of 2,000+ dwellings. This NLP report follows on from a national study undertaken by Hourigan Connolly in February 2014, commissioned by Gladman Developments Limited, which was based upon nationwide empirical evidence from LPAs that an 8-year period should be allowed for the delivery of homes on Strategic Urban Extension sites to allow for local plans to be in place and adopted. Research and evidence like this must be considered by the Local Plan Review and is material to devising the appropriate strategy. Delays to delivery and significant lead in times will affect how

strategic allocation sites come forward and therefore how the infrastructure is delivered, and how and when funding can be made available by the various developments.

2.22 On this basis it is considered that the 5% flexibility to the housing requirement is insufficient, it is inevitable that there will be delays to delivery at these significant sites over the plan period, this may be due to planning delays, technical issues or market pressure, which could risk the housing requirement being met.

2.23 Furthermore, there is a lack of clarity as to whether any discount has been applied to sites already benefitting from planning permission. A lapse rate is commonly applied to the supply of housing in the examination of local plans. The commonly accepted rate of a 10% deduction should be applied to unimplemented housing permissions, in accordance with various appeal cases.¹

2.24 Shelter completed a research paper in July 2017 entitled 'Shelter 'Phantom Homes' Research'². This research paper looks specifically at the topic of planning and housing development. On Page 8 Shelter declares the following:

- *"The number of completed homes between 2011/12 and 2015/16 was 68% of the number of planning permissioned units between 2010/11 and 2014/15.*
- *This is a 'shortfall' of 324,000 homes. A shortfall was particularly driven by large gaps in London and the North West."*

2.25 Shelter identify that this under-delivery is made worse by the fact that there is a time lag between the gaining of planning permission and a start on site:

"Time naturally elapses between gaining planning approval, starting on site and actually completing a home. The latest evidence on this from the planning and development consultancy, Nathaniel Lichfield and Partners, establishes that the time taken moving from permission to completion varies with site size. On sites of over 2,000 units, the first homes are completed on average after 10 months. On sites of 500 – 2000 homes, the first homes are delivered around 12 months on average, and sites of 500 – 2000 homes, the first homes are delivered around 12 months on average, and sites of <500 units wait on average 18 months for their first completion."

2.26 The research paper concludes that whilst numbers can shift, with a 10-percentage point difference between no lag and inclusion of a two-year lag, the overall headline is the same. The current housing model is seeing shortfalls between consented units and completions.

¹ see appeals at Rothley APP/X2410/A/13/2196928 and Honeybourne APP/H1840/A/12/2171339

² https://england.shelter.org.uk/_data/assets/pdf_file/0005/1396778/2017_07_07_Phantom_Homes_-_Profits,_Planning_Permissions_and_Completions.pdf

- 2.27 A report with similar findings was published by Savills this year entitled 'Planning to solve the housing crisis'³. Page 8 of this report identifies that though the number of full residential consents increased to 293,000 in 2016 only 210,000 new homes were completed. Therefore, identifying that nationally there is a shortfall of more than 90,000 consents where housing need is highest.
- 2.28 The Local Plans Expert Group (LPEG) provided a Report to the Communities Secretary and to the Minister of Housing and Planning in March 2016⁴. The report was to provide the government with a list of recommendations as to how local plan making can be made more efficient and effective.
- 2.29 Their recommendations in relation to boosting housing supply were as follows (page 53):
- i. *“Local Plans should identify a housing requirement with sufficient deliverable or developable sites or broad locations to meet full objectively assessed housing need (FOAHN) over the full plan period for their local area, including any unmet need from within or beyond the Housing Market Area, plus an additional allowance for flexibility appropriate to local circumstances, as far as is consistent with the policies set out in this Framework.*
 - ii. *Local Plans should make a further allowance; equivalent to 20% of their housing requirement, in developable reserve sites as far as is consistent with the policies set out in this Framework, for a minimum fifteen-year period from the date of plan adoption, including the first five years (this recommendation does not apply where it has been demonstrated that a local authority does not have sufficient environmental capacity to exceed its local plan requirement). The purpose of reserve sites is to provide extra flexibility to respond to change (for example, to address unmet needs) and/or to help address any actions required as a result of the Government’s proposed housing delivery test.*
 - iii. *Local Plans should contain a policy mechanism for the release of reserve sites in the event that monitoring concludes that there is less than 5 years housing land supply or there is a need to address unmet needs;*
 - iv. *Local Plans should be supported by a Housing Implementation Strategy (“the HIS”) that illustrates the expected rate of housing delivery through*

³ <http://pdf.euro.savills.co.uk/uk/spotlight-on/spotlight-planning-to-solve-the-housing-crisis.pdf>

⁴ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/508345/Local-plans-report-to-gouvernement.pdf

a housing trajectory for the whole of the plan period (at least fifteen years) and also sets out the mechanisms by which the local authority will manage delivery of a five-year supply of housing land to meet its housing requirement.”

- 2.30 The four pieces of research referenced within this section all recognise that allocating and approving enough housing to meet a Local Authority's objectively assessed need does not result in the delivery required to actually meet the need. The recommendation from LPEG to allocate a greater number of dwellings and safeguard land for future development if the 5 year supply is not being met, is a robust recommendation which will assist the Council in boosting significantly their housing land supply in accordance with the Framework.

NEW DEVELOPMENT IN LYMM CAN BOOST SUSTAINABILITY

- 2.31 Whilst it is acknowledged and supported that the largest allocation of the 1,000 homes is suggested to be in Lymm for 500 new homes, this figure is again questioned in terms of its justification and foundation.
- 2.32 Discussions over the phone with Planning Policy Officers at Warrington have confirmed that the allocation of 500 homes in Lymm is at this stage simply based on existing infrastructure in the village and what level of growth this existing infrastructure could accommodate. It is considered that relying solely on existing infrastructure is inappropriate and unjustified. Any new developments in Lymm would need to satisfy relevant planning policy, and where necessary provide financial contributions to some infrastructure improvements and provision.
- 2.33 The natural growth of outlying settlements, such as Lymm, should not be contained and constrained by the capacity of existing infrastructure. New developments should plan for sustainable growth and ensure that improvements or new infrastructure is delivered alongside development to ensure the longevity of these villages.
- 2.34 The Settlement Profile for Lymm, prepared by the Council as part of the evidence base for the Local Plan Review, identifies the existing services and infrastructure available in Lymm and their current capacities. It is acknowledged that all four of the local Primary Schools are nearing their capacity based on the child yield for the existing population and from planned new development. However, it must be acknowledged that any further new development would be required to make necessary financial contributions including to education, which would assist in improving capacity at these existing schools. The Council should be planning for sustainable growth and expansion, not proposing a maximum limit to development in Lymm on the basis of existing facilities. These facilities will be at capacity in the near future without any further development, and if new development does not come forward and provide financial contributions to such facilities, how does the Council propose that these facilities expand in the near future when they reach their capacity naturally?

2.35 The Council must plan for a sustainable level of growth in the outlying settlements. Lymm has a good range of services and excellent access via road and public transport (bus services) to the wider area, including close proximity to key motorway junctions. It therefore comprises a sustainable settlement for expansion and should be supported for growth.

2.36 It is suggested that when allocating sites in the outlying settlements that the Council considers the identification and allocation of a number of smaller sites of around 30-100 units, this would enable deliverable sites to come forward in a manner and scale that respects and reflects the character of the area, without putting pressure on services and facilities as development can come forward at a natural pace.

SUMMARY

2.37 In summary, whilst the overall level of growth and high level strategy is supported generally, the proposed target for housing in the outlying settlements is arbitrary and evidence and justification is required to support this. The proposed 1,000 home target for the outlying settlements is low and a higher range target would be more beneficial and effective in ensuring deliverability and flexibility.

2.38 Lymm is a sustainable settlement that should be a focus for development as an outlying settlement. There is a good range of existing services in Lymm and new development should be planned to support and improve these services. A higher level of growth should be targeted towards Lymm across a number of smaller sites to ensure deliverability and new development is spread across the settlement so as to respect and retain the village character.

2.39 There is empirical evidence that significant sites take time to come forward for development and completion. In order to ensure housing is delivered at an appropriate rate over the plan period to achieve the overall housing targets the Council must allocate a large number of smaller sites. The Council make it clear that these smaller sites will be in the outlying settlements, and this representation demonstrates why these sites should be directed towards Lymm and specifically include our client's land interests at Rushgreen Road and Reddish Crescent.

2.40 In addition, it is important that an element of flexibility is built into the plan, if there is slippage on sites elsewhere then the Local Plan should make provisions for this to be met by safeguarded land for example in other sustainable locations.

2.41 The following chapter provides details of our client's land interests in Lymm and why this site is a prime contender for allocation.

3. THE SITE

SITE LOCATION

- 3.1 The site's general location is denoted by a red dot at Figure 3.1 below:



Fig 3.1 – Land at Rushgreen Road and Reddish Crescent, Lymm, Warrington – red dot indicates the site's general location – not to scale.

- 3.2 The site is located to the north of Rushgreen Road (A6144) and to the west of Reddish Crescent.
- 3.3 As is evident from the aerial image above the site has a close physical relationship with the existing built up part of the settlement.

SITE DESCRIPTION

- 3.4 Photographs of the site appear at **Appendix 1**.
- 3.5 The site extends to circa 2.5 hectares (6.3 acres) and was last in arable use, however it has recently been granted planning permission for the change of use to equestrian uses and associated works (application reference: 2017/29906). We are instructed that the land is not part of a tenanted agricultural holding.
- 3.6 The topography of the site is broadly flat.

- 3.7 An existing agricultural open-sided shippon lies in the north western portion of the site together with two storage containers which are lawfully present on the land⁵ and now have permission to be reused as part of the recent equestrian consent. These structures are prominent in the local landscape and are accessed via a farm track off Reddish Lane to the west.
- 3.8 Bridleway Number 46 is located within the site and runs alongside the northern boundary of the land in an east west direction providing a link from Reddish Crescent to Reddish Lane (via the farm track mentioned above) further to the west.
- 3.9 An underground surface water drain crosses the site from east to west and there are a number of manhole covers located on the route of the drain. The route of the surface water drain is illustrated below:

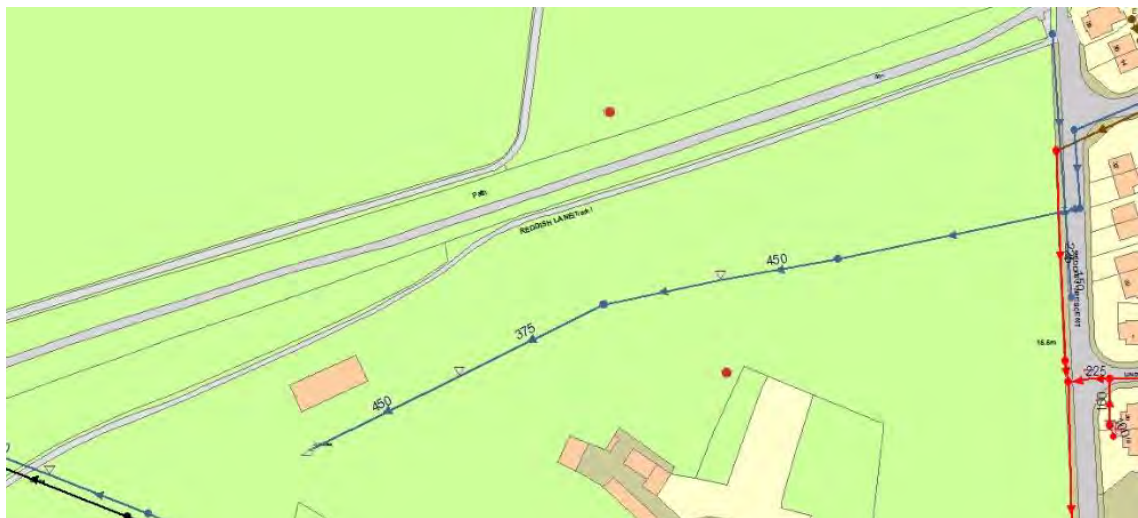


Figure 3.2 – Surface water drain crossing the site shown as blue line. Existing foul sewer shown as red line – source United Utilities searches.

- 3.10 All necessary utilities required to service a residential development are available close to the site as evidenced by the utility searches contained within **Appendix 2**.
- 3.11 The northern boundary of the site is made up of a number of semi mature trees and hedgerows and a very limited number of mature trees. The northern boundary also has post and rail fencing in places. Along the northern boundary and in close proximity to the shippon mentioned above are two beech trees that are the subject of a Tree Preservation Order⁶.
- 3.12 The eastern boundary is not enclosed and is open to Reddish Crescent.
- 3.13 The southern boundary is also not enclosed and is open to Rushgreen Road.

⁵ LPA Reference: ENF/8/92.

⁶ TPO No. 519 - Old Reddish Lane, Lymm: TPO confirmed on 21 April 2016.

- 3.14 The western boundary of the site mainly comprises a mature native hedgerow (with some hedgerow trees) forming the boundary between the site and “Willoways”, a detached dwelling which lies in extensive grounds to the west.
- 3.15 Further along the western boundary (and in the vicinity of the agricultural building mentioned above) the land is open with the boundary being marked by an open watercourse⁷. An outfall to the watercourse for the underground surface water drain mentioned above is present on this boundary.

SURROUNDING AREA

- 3.16 Photographs of the surrounding area and other relevant information appears at **Appendix 3**.
- 3.17 To the north of the site lies the Trans Pennine Trail, the northern and southern boundary of which comprises mature trees and hedgerows. These features effectively screen out views of the countryside further to the north and vice versa. It should also be noted that the former waste water treatment works to the north of the Trans Pennine Trail has the benefit of planning permission for an equestrian centre with a 2,212 sq. ft. (205 sq. m.) three bedroom house, stabling, office, manège and paddocks - in all about 6 acres (further details at **Appendix 3**).
- 3.18 To the east lies an established residential area accessed from Reddish Crescent (which has street lighting and pavements on both sides of the highway); here the dwellings comprise a mix of dormer bungalows and traditional two storey houses. Along Reddish Crescent some dwellings overlook the site. Reddish Crescent is subject to a 20 mph speed limit.
- 3.19 To the south of the junction of Reddish Crescent and Rushgreen Road lies a mix of commercial and residential properties. A new Sainsburys supermarket (formerly Netto) is located on the south side of Rushgreen Road and it should be noted that dropped kerbs and new tactile paving has been installed on Rushgreen Road to facilitate safe access to the supermarket from Reddish Crescent and vice versa.
- 3.20 Rushgreen Road is well lit, has pavements and is subject to a 30 mph speed limit.
- 3.21 Residential properties located along Rushgreen Road are generally two storeys in height.
- 3.22 A local industrial/commercial area which comprises of ad hoc light industrial development, parking areas, a gym and derelict land also lies to the south of Rushgreen Road. This area is screened from nearby residential development by a dense tree line bordering Rushgreen Road.
- 3.23 To the west Willoways is a detached dwelling which lies in extensive grounds with numerous outbuildings and paddocks. The subject site effectively wraps around the northern and eastern

⁷ According to the Council’s on-line mapping system this is classed as a main river by the Environment Agency.

boundary of Willoways. Beyond Willoways is further agricultural land (which runs up to Reddish Lane (westwards) and which then continues westwards up to the rear boundaries of residential properties on Dane Bank Road East and Lymmhay Lane. There are also some two storey terraced and detached dwellings which front on to Rushgreen Road with agricultural land to the rear.

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

ECOLOGY

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

FLOOD RISK

- 3.28 Figure 3.3 shows that the site itself predominantly lies entirely within Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual risk of flooding from rivers of the sea). The Environment Agency's flood map for planning suggests some flood risk in a very small area adjacent to Rushgreen Road which can be safeguarded from any future development if this high level mapping proves to be accurate once a detailed Flood Risk Assessment is undertaken to support future development proposals.



Figure 3.3: Areas at risk from flooding – Source: Environment Agency.

LANDSCAPE

- 3.29 The Council carried out a Landscape Character Assessment in 2007. Within this document, Lymm and its environs are defined as falling into ‘Character Area 3.C: Lymm (Red Sandstone Escarpment)’. Whilst the document notes that the need for housing development around Lymm has altered the landscape, broadly speaking, *‘the nature of the landscape, with its luxuriance of hedgerows and hedgerow trees and more intimate landform, creates a less sensitive environment in which to absorb small scale development.’*
- 3.30 The topography of the site, the existing screening to the north and the presence of existing development immediately to the east, south and west (in part) means that the development of this site would have a minimal impact upon local landscape character.

AGRICULTURAL LAND QUALITY

- 3.31 High level data obtained from Natural England suggest that large tracts of land around the existing built up part of Lymm are likely to be Grade 2 (see Figure 3.4 below), although site specific surveys would be required to determine if this is indeed correct. Obviously, the presence of such land is a material factor when considering the allocation of land for development having regard to national planning policy found in the Framework (Paragraph 112). However, the size of the site is not “significant⁸” in the context of Paragraph 112 of the Framework and hence in considering the

⁸ In the national context Local Planning Authorities should formally consult Natural England where a proposed development would lead to the loss of 20 hectares or more of best and most versatile agricultural land (DMPO 2015 – Schedule 4, Paragraph y). It is logical to conclude, therefore, that the loss of the best and most versatile agricultural land which is less than 20ha is unlikely to be considered

allocation of the site for residential development there is no need for the Council to seek to use areas of poorer quality land.

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



Figure 3.4 Agricultural Land Classification – Source: Natural England – 1:250,000 Agricultural Land Classification.

HERITAGE

- 3.33 The only listed building close to the site is the Grade II listed Tanyard Farmhouse (located at 88 Rushgreen Road, Lymm) which lies on the opposite side of Rushgreen Road to the south and within an existing residential and commercial area. Given the physical separation between the site and Tanyard Farmhouse and having regard to existing development in its vicinity it is considered that development of the subject site would not have any effect whatsoever on the setting of this listed building.
- 3.34 In terms of Conservation Areas, Lymm's historic nature means that there are 3 Conservation Areas within the settlement as a whole. One of these, the New Road Conservation Area (designated in 1973), lies circa 400 metres to the south west of the Rushgreen Road frontage of

"significant" in the context of the Framework. This is consistent with the approach that has been taken in numerous appeal Decision Letters.

the site although development of the site would not affect the setting of the Conservation Area and neither would it affect views into and out of the Conservation Area.

PUBLIC RIGHTS OF WAY

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



Figure 3.5 – Bridleway Number 46 – denoted by bright green line – source Warrington Borough Council on-line mapping.

TREE PRESERVATION ORDERS

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



Figure 3.6 – TPO 519 – 2 no. beech trees identified by red circles - source Warrington Borough Council on-line mapping.

SUMMARY

- 3.37 In summary, none of the statutory or other designations identified would preclude residential development of the site. Indeed, development here has the potential to take advantage of the close proximity of the Trans Pennine Trail, to encourage walking and cycling.

4. PLANNING HISTORY – PLANNING APPLICATIONS & PREVIOUS DEVELOPMENT PLAN CONSIDERATION

4.1 In this Chapter we consider any relevant site specific planning history both in terms of planning applications and the previous promotion of the site and the surrounding area through the Development Plan process. We also set out relevant Development Plan policies relating to the role of Lymm within the Development Plan.

PLANNING APPLICATIONS

4.2 The site has a limited planning history. As mentioned earlier the two existing storage containers have the benefit of planning permission⁹.

4.3 Furthermore, application 2017/29906 was approved on 5th June 2017 for the change of use of the site and existing buildings to equestrian use with associated works including the conversion of existing barn to stables and tackroom and new gate and fences.

PREVIOUS DEVELOPMENT PLAN CONSIDERATION

4.4 Of further relevance is the consideration of the site and the undeveloped area between Reddish Crescent and the rear of properties on Lymmhay Lane in previous Development Plans as described below.

4.5 The points made below are of relevance to the consideration of the release of our client's site from the Green Belt at a time when there is an acknowledged need by the Council to release such land for development in order to meet the needs of the Borough going forward.

WARRINGTON LOCAL PLAN

4.6 Inspector Collyer was appointed by the then Secretary of State for the Environment to hold a Public Inquiry into objections to the Deposit Draft of the Warrington Borough Local Plan. The Inquiry opened on 23 January 1996, sat for 48 days, and finally closed on 31 January 1997.

4.7 The subject site and the wider area was considered by the Inspector and relevant extracts from the Inspector's report are reproduced below. The site specific conclusions reached by Inspector Collyer are material to consideration of the release of the site from the Green Belt at this time and in the context that Green Belt release is necessary to meet the Borough's housing needs going forward.

⁹ LPA Reference: ENF/8/92.

- 4.8 This Plan was not formally adopted and the Council resolved to stop work on it to begin work on a Borough wide Unitary Development Plan in June 1999 due to the Council gaining Unitary status in 1998 which would legally prohibit adoption of the Local Plan.

AREA OF SEARCH 14

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

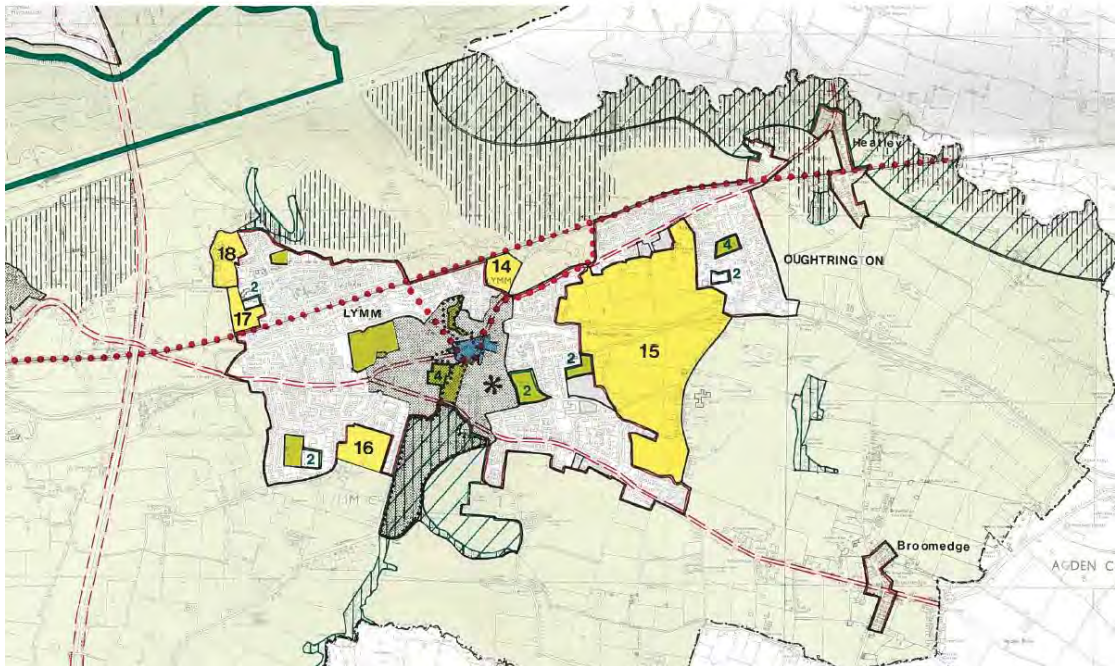


Figure 4.1 – Warrington Deposit Draft Local Plan – Lymm Proposals Map Extract 2 December 1994. Area of Search 14 highlighted in yellow and the subject site shown as Green Belt (light green).

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

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

3.AS14.3 This site is in itself open in nature and, together with the series of fields directly to the east, it gives clear definition to the built-up edge of

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

3.AS14.4 A major point argued by most Objectors is that this site should be protected as part of the open gap which they say must be maintained between the communities of Lymm and Oughtrington. I examine the role and value of this entire gap in more detail later when considering the merits of another proposal [see paras 3.AS15.10 - 12]. For the reasons explained there I do not believe that, in relation to this particular function, Area of Search 14 serves a purpose of any Green Belt significance. Nor is there any other reason why this site should be designated as Green Belt. If development were eventually to be permitted here it would be well contained by the northern boundary feature and would not represent an encroachment into open countryside; close integration with the established built-up area could easily be achieved. I recognise that the rest of the open land directly south of the Trans-Pennine Trail could be vulnerable to the further spread of development since it compares favourably with the allocation site in terms of character and appearance and the boundary between these 2 areas is not especially strong, comprising as it does only a very narrow lane. However the additional land in question is not countryside as such, nor is it vital that it should be kept permanently open as I shall explain later [see paras 3.5.132 - 138]; moreover any such development would be contained within well-established confines and accordingly would not have the appearance of an unrestricted sprawl.

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

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

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

3.AS14.8 As for agricultural land considerations, this site is classified as Grade 2 and therefore of the best and most versatile quality which national guidance aims to protect from development. My general comments about this matter are reported elsewhere [see paras 3.AS1.8 - 11]. These are relevant in the present case. Moreover I have already concluded that there are no sound Green Belt reasons for resisting the Local Plan allocation and my analysis of the second primary issue demonstrates that no other cogent objections to the possible future development of this site apply. Thus the "agricultural land quality" argument, which I observe is not raised by MAFF, stands alone on this occasion. Yet against this is compelling evidence of a need to identify a considerable reserve of land for safeguarding purposes as my conclusions on Policy LPS3 confirm. This, in the circumstances, is the overwhelming consideration here.

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

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

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

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

3.AS14.13 *I acknowledge that Lymm is one of the 2 largest villages in this Borough and have already explained why it is logical to expect that a comparatively greater proportion of the total future development provision should be made here rather than in the smaller settlements [see para 3.3.5]. However the fact that in terms of the percentage increase in housing stock Lymm will not, based on current figures, have experienced the same level of growth over the CSP term as Appleton Thorn or in particular Culcheth (the other of the largest villages) is not, contrary to Mr Morris' belief, too significant. And*

to imply that the Local Plan should now seek to rectify this situation by increasing Lymm's contribution to the short-term land supply so as to compare more favourably with, say, Culcheth is wrong; this would be to ignore, or at least give insufficient weight to, other material factors such as environmental and infrastructure constraints which necessarily must influence appreciably the site-selection process.

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

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

3.AS14.16 In all the circumstances and bearing in mind my conclusions under Policy LPS3 on the longer-term land supply position, I find no reason to question the Local Plan allocation for this site. Not only is this Area of Search entirely appropriate in its own right but also it is further justified by reason of its relationship with the land to the east which, as I explain later in this report [see paras 3.5.132 -138], has similar potential”.

LAND AT REDDISH CRESCENT

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

“3.5.132 This site is part of an area of mainly open farmland situated between Rushgreen Road and the Trans-Pennine Trail, a major pedestrian and cycle

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

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

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

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

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

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

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

(between Reddish Crescent and Area of Search 14) which appears to measure in the order of 9 ha”.

WARRINGTON UNITARY DEVELOPMENT PLAN (UDP)

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

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

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

1.238 Whilst therefore this area is – in the language of PPG2 – open, it does have a strong sense of enclosure, and the backdrop of residential development in views from the west and the north tend to give it a rather urbanised feel. In terms of countryside protection and preventing the outward sprawl of existing settlements I therefore understand how the WBDLP Inspector, when considering this area, found that it does not serve any significant Green Belt

purpose. However, not unsurprisingly bearing in mind the policy background against which he was working, he did not address in his report the impact that leaving this site without the Green Belt would have upon urban regeneration. I have considered this point against the current regional policy regime in many places, not least in addressing Policy GRN1, where I concur with the approach taken in the RUDP of tightly drawn Green Belt boundaries around existing urban areas in support of the RPG13's spatial strategy that promotes urban renaissance. To release this area of open land would therefore be harmful to a Green Belt purpose, in that it could significantly damage those urban regeneration objectives".

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

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

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

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

and failure to designate this site could, for the reasons I have previously given, significantly prejudice that aim.

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

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

WARRINGTON LOCAL PLAN CORE STRATEGY (2014)

4.16 The Warrington Local Plan Core Strategy was adopted by the Council on 21 July 2014.

4.17 There were no proposals to review the Green Belt status of the site when the Local Plan Core Strategy was submitted (September 2012) for examination (as a result of regional policy restrictions contained within the Regional Strategy (RS)¹⁰ that was in force at the time of submission of the Plan for examination but which was thereafter revoked); therefore the site is currently designated as Green Belt in the adopted Local Plan Core Strategy.

4.18 The Local Plan Core Strategy is the overarching strategic policy document in the Council's Local Planning Framework. It set out the planning framework for guiding the location and level of development in the borough up to 2027.

4.19 However a High Court Challenge to the adoption of parts of the Warrington Local Plan Core Strategy was heard on 3 and 4 February 2015 with Judgement given on 19 February by Mr Justice Stewart. Consequently part of the Plan were quashed as follows:

- The housing target of 10,500 new homes (equating to 500 per year) between 2006 and 2027.
- References to 1,100 new homes at the Omega Strategic Proposal

4.20 Relevant extant planning policies are discussed below:

¹⁰ Policy RDF4 stated that there was no need for any exceptional substantial strategic change to the Green Belt and its boundaries in Warrington before 2021. However the RS was revoked by an Order that came into force on 23 May 2013. The position in Warrington is now that Green Belt release is required to meet the housing needs of the Borough.

POLICY CS5 GREEN BELT

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

POLICY CC1 – INSET & GREEN BELT SETTLEMENTS

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

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

SETTLEMENT HIERARCHY

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

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

4.25 The hierarchy listed at this policy is as follows:

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

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

GREEN BELT ASSESSMENT

4.27 In January 2016, Ove Arup and Partners was appointed by the Council to undertake a Green Belt Assessment. An addendum to this assessment has been produced as part of the current consultation (Green Belt Assessment, Additional Site Assessments of Call for Sites Responses and SHLAA Green Belt Sites, July 2017).

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

4.29 In order to assess the implications of meeting its housing need in full, the Council needs to consider *inter alia* how Warrington's Green Belt performs against the role and function of Green Belt as set out in the Framework. This will enable the Council to consider whether there are 'exceptional circumstances' (under Paragraph 83 of the Framework) to justify altering Green Belt boundaries through the Local Plan Process to enable existing Green Belt land to contribute to meeting Warrington's housing needs.

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

4.31 Taking the methodology used in the Green Belt Assessment and Addendum and applying it to our client's land the following conclusions are reached:

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

4.32 As the Green Belt Assessment classifies a large built up area as Warrington it is agreed that the subject site make no contribution to this purpose although given its containment within physical and natural boundaries it is evident that the subject site would not result in unrestricted sprawl. Again, it is worth referring back to previous Inspector's conclusions on this point and in that respect development of the subject site would not result in unrestricted sprawl.

4.33 **Result: No contribution.**

PURPOSE 2: TO PREVENT NEIGHBOURING TOWNS MERGING INTO ONE ANOTHER

4.34 Clearly development of the subject site would not result in the merging of towns as a matter of fact as the site is visually well contained.

4.35 **Result: No contribution.**

PURPOSE 3: TO ASSIST IN SAFEGUARDING THE COUNTRYSIDE FROM ENCROACHMENT

4.36 In our view the site does not assist in safeguarding the countryside from encroachment. Indeed, that was the view of two previous Development Plan Inspectors who concluded the wider countryside begins beyond the Trans Pennine Trail to the north and that the subject site has a close physical relationship with the built up part of the settlement. There is no need to repeat previous Inspector's conclusions again here as they are available to view earlier in this representation, but there is no basis for the Council concluding that our client's site makes a strong contribution¹¹ to this Green Belt purpose, such a conclusion in light of previous Inspector's conclusions is frankly unreasonable.

4.37 The site is enclosed and viewed from a number of vantage points in the context of existing residential development. The site is contained by the Transpennine Trail to the north and therefore has strong defensible boundaries which would safeguard the countryside from encroachment.

4.38 **Result: No contribution.**

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

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

4.40 **Result: No contribution.**

¹¹ A strong contribution is defined in the Green Belt Assessment as: on the whole the parcel contributes to the purpose in a strong and undeniable way, whereby the removal of the parcel from the Green Belt would detrimentally undermine this purpose.

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

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

4.42 **Result: Moderate contribution.**

OVERALL ASSESSMENT

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

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

4.45 In line with the Council's methodology **the overall assessment for our client's site should therefore be weak.**

5. COMPARABLE LYMM SITE ASSESSMENTS

INTRODUCTION

- 5.1 This Chapter looks at possible sites for allocation in Lymm. Having established a need to release Green Belt land for 8,791 homes and 251 ha of employment land, of which around 1,000 homes will be in the outlying settlements and 500 of which are to be in Lymm (in our opinion this should be a minimum as no evidence or justification for this figure has yet been provided) it is now necessary to identify where these will be located.
- 5.2 The Council has, as mentioned, undertaken a Green Belt Assessment and further addendum work, this categorises the submitted sites in terms of their role and contribution to the Green Belt. Those sites with a 'strong' contribution have not been considered here as these would be inappropriate for release in any event. However, we have undertaken an assessment of the 'moderate' and 'weak' Green Belt sites in Lymm in terms of their overall sustainability in order to assess which sites could be released from the Green Belt in Lymm and allocated for housing. Each site is considered at **Appendix 5** and summarised below.

ASSESSMENT OF SUSTAINABILITY AND SUITABILITY OF COMPARABLE SITES

SITE REFERENCE: R18/016

- 5.3 This small, irregular shaped site is located opposite the Sainsbury's Supermarket on Rush Green Road. The site is within walking distance of a number of local services and the Neighbourhood Centre. The site is not at risk from flooding and has no known technical constraints. However, in isolation the development of this site would appear at odds given its location between open fields to the west and east. It is asserted that the adjacent land to the east is a prime location for new development and therefore this site could come forward simultaneously with the adjacent land to the east.

SITE REFERENCE R18/094

- 5.4 This site is located to the north eastern most extent of the village of Lymm. When approaching this site from Birch Brook Road there is a real sense that one is leaving the village and entering the open countryside. This site is a good distance from the local shops and services, including the Neighbourhood Centre. The site is also located in Flood Zones 2 and 3 and is sequentially therefore an unsuitable site. This is not a sustainable or suitable site for residential development.

SITE REFERENCE R18/107

- 5.5 This site is located to the east of the existing settlement. The site is a significant distance from the local services contained within the Neighbourhood Centre. The site also accommodates important local views of St Peter's Church and is very open in character. There is also a large waterbody to the north of the site which could have ecology implications. Overall this site is not the most sustainable site identified in Lymm, it is very open in its character and visual appearance and is some distance from the local services. It is not therefore considered to be a contender site.

SITE REFERENCE R18/011

- 5.6 This small site is located on a narrow lane, the developable area of the site is limited and would be further so once road widening has been installed to enable a safe access. Although the site is well contained to the north and south, it is open in nature and character and the boundaries both east and west are not durable. The site is visually and physically disconnected from the village and its services and there are no pavements along Stage Lane. This site is not in a sustainable location and would not be appropriate for residential development.

SITE REFERENCE R18/071

- 5.7 This irregular shape site lies beyond the village settlement, it is disconnected from the existing built form by open countryside and fields. The site is a significant distance from local shops and services and the Neighbourhood Centre. This site is visually very open and is surrounded by open countryside, its boundaries are not therefore durable. This site is unsuitable for any development.

SITE REFERENCE R18/145

- 5.8 This small irregular shaped site is occupied by a care home. The site is largely covered by mature trees which may be of high value. Any development of this site which would involve the loss of the care home would likely need justification given the aging population in Lymm and the need for such facilities across the Borough. Although this site could be suitable for small scale development, it is considered that there are less constrained, more sustainable sites elsewhere in Lymm that should come forward for development first.

SITE REFERENCE R18/018

- 5.9 This site is small and appears land locked with no obvious point of access. The site is contained, however its eastern boundary comprises open countryside and fields, and therefore is not durable. In isolation the development of this site would not be possible as there is no point of safe access.

SITE REFERENCE R18/118

- 5.10 This site is located adjacent to the Sainsbury's supermarket off Rush Green Road, it is therefore within walking distance of local services and the Neighbourhood Centre. The site has durable boundaries to the north (Rush Green Road) and south (Bridgewater Canal), to the west is existing residential development and to the east is a commercial/industrial estate which is considered below. The site represents a sustainable location and is well contained by durable boundaries. There are no known technical constraints to development, this site does therefore have residential development potential.

SITE REFERENCE R18/117

- 5.11 This site comprises previously developed land within walking distance of a number of local services and the Neighbourhood Centre. The site is well contained to the north by Sainsbury's supermarket and to the south by the Bridgewater Canal, its western boundary however is open countryside (the above mentioned site R18/118) as is its eastern boundary. This site along with the adjacent site to the west could be developed to deliver a sustainable residential development that relates well to the existing settlement with minimal detrimental impact to the landscape and character of this area.

SITE REFERENCE R18/132 OR LY16

- 5.12 This site is sustainably located, however it is unclear where the point of access would be as the site itself does not front a main road, rather it is backland development, behind existing estate style residential development. This site is expansive and its development would alter the character of this location and of Lymm overall. A development at this site would be of a scale that is inappropriate and unsuitable in the context of the character of Lymm.

SITE REFERENCE R18/065 OR LY23

- 5.13 This site is located adjacent to Lymm Rugby/Football Club, the Council's assessment of the site itself states: "*thus the parcel supports a beneficial use of the Green Belt in terms of providing access to sport and recreation*". It is considered that this site should be assessed as making a strong contribution to the Green Belt on that basis and therefore is not suitable for development.

SITE REFERENCE R18/092

- 5.14 This small site is located to the rear of an existing dwelling, the site is otherwise disconnected from the settlement. The site is some distance from local shops and services. The site is

surrounded by open countryside save for the adjacent dwelling and therefore the site boundaries are not durable. This remote site is not suitable for residential development.

SITE REFERENCE R18/079

- 5.15 This small site is located between existing residential development, it is therefore an infill site. The site is some distance from local shops and services, however given its small size and position between built developments it is not considered that small scale development here would have any detrimental effects.

SITE REFERENCE R18/036 OR LY27

- 5.16 This site is located a significant distance from the local services and Neighbourhood Centre. The site is accessed via a narrow lane that would require improvements to provide a safe access to the site. The site has durable boundaries to the north and east, however to the south and west the site abuts open countryside which would be at risk from future pressures for further development. There are other more sustainable locations that are better suited for residential development in Lymm.

SITE REFERENCE R18/004, LY2 OR 1528

- 5.17 This collection of sites are located to the north western extent of the village and are a significant distance from local shops and the Neighbourhood Centre. In addition, large areas of the sites falls within Flood Zones 2 and 3 and therefore are sequentially not suitable for residential development. The sites' western boundaries are open to the countryside and are not durable and development could put pressure on the release of all the land up to the M6. This would result in the narrowing of the gap between Lymm and Warrington, contrary to Purpose 1 of Green Belt land which is to check unrestricted sprawl. Overall there are better suited, more sustainable locations for residential development in Lymm.

SITE REFERENCE R18/014 LAND AT RUSHGREEN ROAD AND REDDISH CRESCENT (R18/014)

- 5.18 The site at Rushgreen Road and Reddish Crescent comprises a sustainable site, which is available, achievable and deliverable now (subject to its release from Green Belt), and as above, our assessment of this site concludes the Green Belt contribution is weak.
- 5.19 It is strongly asserted that the Council must identify a portfolio of deliverable sites at a small to medium scale in the outlying settlements, so as not to create any risk or delays to delivery of housing.

- 5.20 The site at Rushgreen Road and Reddish Crescent (R18/014) has no technical constraints to its delivery, it is in close proximity to local services and facilities, it relates well to the existing settlement and is entirely contained. The site sits within the context of the existing village and therefore to all intents and purposes it represents a major opportunity for a beneficial residential development of a size and scale that reflects and respects the character of the local area. Therefore, this site should form part of the Council's proposed residential allocations.
- 5.21 Throughout previous iterations of the Local Plan and Development Plan including the UDP, a number of different Inspectors have noted and acknowledged the site's suitability for release for development, with each Inspector noting the backdrop of the site being residential and its limited offering in terms of purposes and contribution to the function of the Green Belt.
- 5.22 It has been set out herein that the Council's current Green Belt Assessment of the site is flawed and the outcome should in fact be that the site is assessed as making a 'weak' contribution to the Green Belt.
- 5.23 There are a number of counts within the Council's assessment where their assessment of our client's land appears flawed and unjustified when compared and viewed in the context of the Council's assessment of other Green Belt sites in Lymm. For example, our client's land is considered by the Council to make a 'strong' contribution to Purpose 3 of the Green Belt (to assist in safeguarding the countryside from encroachment), this is despite the site being well contained by existing residential development to the east, Rush Green Road and Sainsbury's beyond to the south, an existing dwelling and its curtilage to most of its western boundary and the Transpennine Trail to the north. When this is compared to the Council's assessment of other sites in Lymm on this same Green Belt purpose, for example Site Reference R18/071 at Bradshaw Lane. The Council assess the site at Bradshaw Lane to also make a 'strong' contribution to this purpose, this being on the basis that the Bradshaw Lane site is entirely open on all sides to further open countryside, there are no firm or durable boundaries to this site other than the Lane itself, however there is no containment beyond this.
- 5.24 It is strongly stated that the assessment of these two very different sites on this same point should not and is in no way justified to have the same outcome. Our client's land is almost entirely enclosed by existing development and durable boundaries, it relates well to the existing settlement and has easy access to local services and public transport facilities. Whereas the site at Bradshaw Lane is completely disconnected from the settlement, is surrounded by open fields and countryside and is not within walking distance to local shops and services. The two sites cannot therefore both be described as having a 'strong' contribution to Purpose 3 of Green Belt land as they are simply not comparable in this respect. Our client's land should be assessed as having no contribution to this purpose, thereby rendering its overall score to be 'weak'.
- 5.25 Our client's land is a deliverable site and could come forward early on in the Plan period, a number of technical reports and assessments have already been carried out and a planning application

could be submitted swiftly, should an allocation of this land be forthcoming. The release of this site for residential purposes would support the strategic objectives of the Local Plan and assist in the delivery of new homes early in the Plan period. There are no technical constraints to the site's development and it could be developed without any harm or detrimental impact to the character of Lymm as development would be of an appropriate scale to its location.

5.26 From our assessment, we have identified 5 potential contender sites for allocation for residential development as follows, with one further site for safeguarded land:

- R18/014 (Outlined in green in Fig. 5.1)
- R18/016 (Outlined in blue in Fig. 5.1)
- R18/118 (Outlined in yellow in Fig. 5.1)
- R18/117 (Outlined in red in Fig. 5.1)
- R18/079 (Outlined in purple in Fig. 5.1)
- R18/132 – Safeguarded Land (Outline in orange in Fig.5.1).

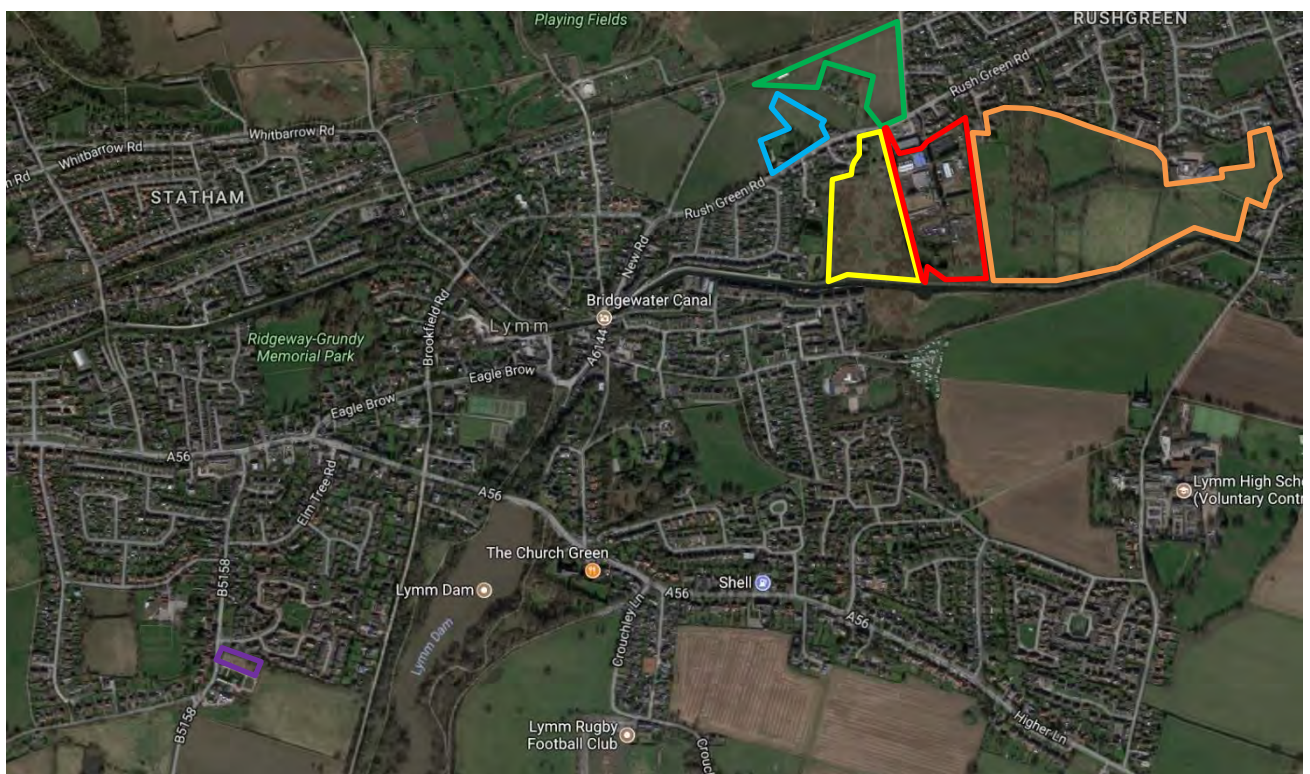


Figure 5.1. Aerial image showing approximate locations of possible housing allocation sites

- 5.27 These sites comprise small to medium scale development sites that relate well to the settlement and have good access to local services. These sites have minimal technical constraints and could therefore come forward early in the Plan period to assist in delivery.
- 5.28 Site R18/132 is identified as Safeguarded Land as it is presently unclear how this site would be accessed without other sites coming forward first (R18/117), this site comprises, a significant swath of land, especially when considered alongside the other aforementioned site that would be required to provide access.

6. SAFEGUARDED LAND

6.1 When reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. According to the Framework, paragraph 84:

“They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary”.

6.2 The Framework makes it clear that Green Belt boundaries should persist beyond the Plan period. Safeguarded land is intended to assist in meeting that objective. The proposed approach to only safeguard land in one location provides no flexibility to accommodate alternative distributions of development if that was considered most appropriate in 20 years time.

6.3 The Council is proposing to safeguard land adjacent to the Garden City Suburb. The Council considers this represents a continuation of the preferred development option, providing the opportunity to increase the size of the suburb to meet future development need beyond the Plan period. The safeguarding area will cover the General Area 9 as set out in the Green Belt Assessment and is intended to ensure a long term defensible boundary to the Green Belt is provided by the M6 and M56.

6.4 This approach is considered to be flawed, allocating all the Safeguarded Land in one location does not allow for the distribution of new development and the benefits associated with this across the Borough. Safeguarded land should be allocated in a more spatially consistent and fair way. Safeguarded land should be identified not only adjacent to the Garden City Suburb but also in the outlying settlements to ensure that growth here is not stifled and that the benefits of new development can be felt by all residents of the Borough.

6.5 Furthermore, the amount of proposed safeguarded land is too low. The Council is only proposing to safeguard for housing based on the OAN figure as opposed to the devolution bid figure, this is contrary to the strategy of the overall Local Plan and is not considered justified. In any event more flexible distribution of safeguarded land can cause no harm. The safeguarded land will only come forward in the event that the Council have issues in delivering their housing or employment requirement, at which point a flexible distribution of safeguarded land can be of benefit in providing a range and flexibility with sites to deliver much needed homes in sustainable and suitable locations.

6.6 It is anticipated that the Plan will provide triggers which would indicate when the safeguarded land would be considered for release. The Council will be aware of the ‘housing delivery test’

suggested in the Government's recent Housing White Paper¹². This will require action to be taken if delivery falls below 95% of the Council's annual housing requirement. The release of safeguarded land could be linked to a trigger if the Plan is failing to deliver as anticipated.

- 6.7 Further safeguarded land should be identified and allocated, particularly in the Outlying Settlements to ensure a fair distribution of growth and the benefits of development to be spread across the Borough, whilst allowing the most sustainable locations to grow in a natural and organic way.

¹² DCLG 2017: Fixing our broken housing market

7. CONCLUSIONS

- 7.1 In conclusion, the proposed strategy and preferred development option of the Council is supported in general and we support the desire to maximise urban capacity, however the Council must continue to identify sustainable sites in the outlying areas in order to ensure that growth is spread evenly across the Borough and that the outlying areas are not left behind.
- 7.2 The Council has identified that the total urban capacity to be 15,429 homes and 129 hectares of employment land. This leaves a requirement for a further 8,791 homes and 251 ha of employment land over the Plan period to be found. The Council is proposing that this requirement is met through the strategic release of Green Belt land which is supported.
- 7.3 It is asserted that the Council should identify a portfolio of sites across the Borough including a number of small and medium sites to aide in the delivery of the Plan. It is considered that the proposed 1,000 homes to be allocated in the Outlying Settlements is too low however and further assessment and evidence is required to establish what this figure should be. The same is said for the proposed 500 homes to be allocated to Lymm, further evidence is required to justify this number, which in our opinion is too low.
- 7.4 Lymm is a sustainable location for future growth and new housing (including affordable homes) would help to rebalance high house prices experienced in and around the settlement. Any meaningful growth in Lymm requires land in the Green Belt to be released for development given the limited availability of suitable land within the established built-up area. Our client's site is a prime candidate site to be released for residential development as the land makes an overall weak contribution to the 5 purposes of including land within the Green Belt.
- 7.5 Our client's site is available for development, suitable (subject to the Green Belt designation being removed and the site allocated for housing), sustainably located and development here would be achievable with the scheme being completed in full within 5 years. Moreover, as there no known viability issues and any scheme would provide a policy compliant suite of planning obligations in respect of affordable housing etc. as well as providing on site open space for the benefit of new and existing residents. Such benefits would have a significant material positive effect on the local community.

Appendix 1

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





1. View looking south towards Rushgreen Road.



2. View looking westwards towards Willoways.



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



4. Junction of Rushgreen Road and Reddish Crescent.



5. View looking southwards towards Rushgreen Road.

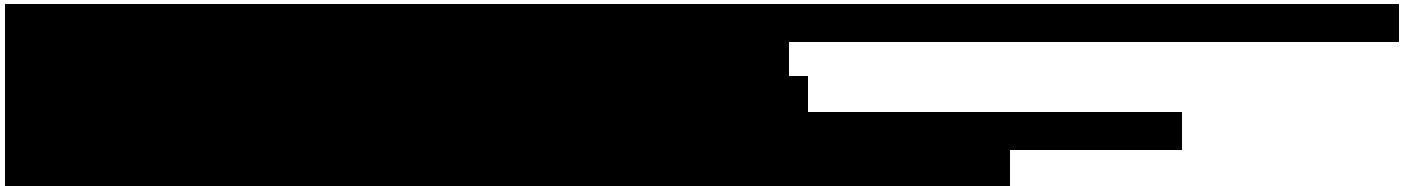


6 View looking southwards towards Willoways.



7. View looking eastwards towards existing agricultural buildings.

Appendix 2



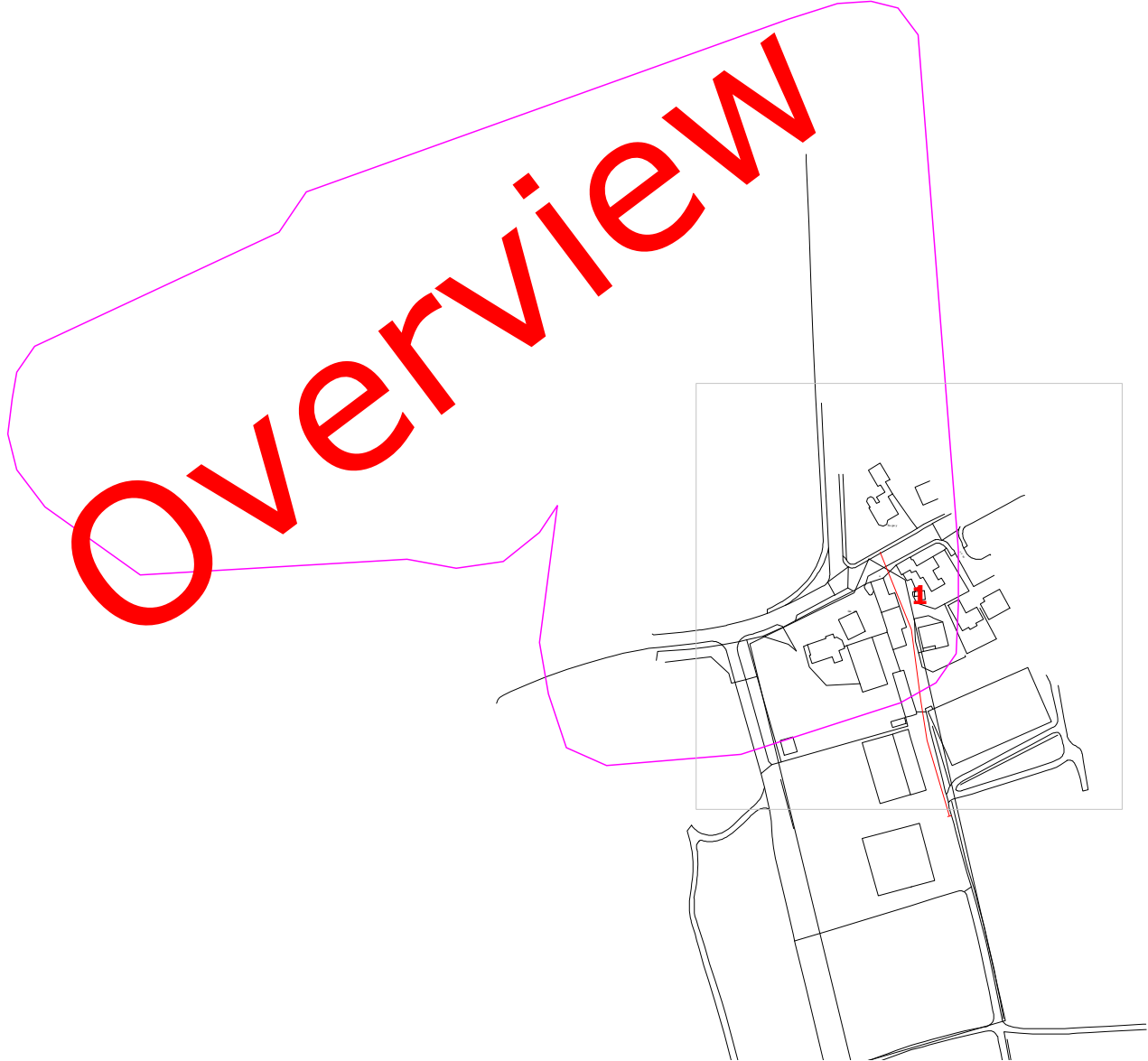
Yours sincerely,

ESP Utilities Group Ltd

ESP Utilities Group Ltd can be contacted at:

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

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



Date Requested: 17/11/2016

Requested by: XXXXXXXXXX
 Job Reference: 9437873

Company: Atkins

Your Scheme/Reference: LM 50620/SuG

Key for Mains & Service Pipework



Existing LP mains or services operating up to 75 millibar gauge



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



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



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 Surrey, KT22 7AA
 Phone: 01372 227560
 Email: info@espipelines.com

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

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

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Date Requested: 17/11/2016

Requested by: [REDACTED]

Job Reference: 9437873

Company: Atkins

Your Scheme/Reference: LM 50620/SuG

Key for Mains & Service Pipework



Existing LP mains or services operating up to 75 millibar gauge



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



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

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

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

PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK IN THE VICINITY OF UNDERGROUND GAS PIPES

ADVICE TO SITE PERSONNEL

MANAGEMENT NOTE

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

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

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

Introduction

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

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

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

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

Locating Gas Pipes

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

Safe working Practices

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

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

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

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

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

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

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

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

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

Proximity of Other Plant

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

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

Support and Backfill

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

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

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

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

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

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

Damage to Coating

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

Welding or "Hot Works"

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

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

Leakage from Gas Mains or Services

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

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

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

ESP Utilities Group can be contacted at:

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

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

[REDACTED]

[REDACTED]

Warning: GTC Apparatus Exists in This Area

Our Plant Enquiry Service Ref: 333340

Your Enquiry Ref: LM 50620/SuG

Dear [REDACTED]

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

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

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

N0008698-1

Gas

- [N0008698-1.png](#)

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

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

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

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

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

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

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

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

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

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

Thank you for using the GTC Plant Enquiries Service.

Your sincerely,

GTC Plant Enquiry Service

GTC

Energy House

Woolpit Business Park

Woolpit

Bury St Edmunds

Suffolk, IP30 9UP

Tel: 01359 240363

plant.enquiries@gtc-uk.co.uk

NOTE:

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

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Thank you



SAFE WORKING IN THE VICINITY OF UTILITY NETWORKS

(Refer to the HSE Guidance Document HSG47)

General

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

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

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

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

Precautions for Gas Networks

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

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

Precautions for Electricity Networks

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

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

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

Precautions for Water Networks

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

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

Precautions for Fibre Networks

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

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

Enquirer

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

Enquiry Details

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

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



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

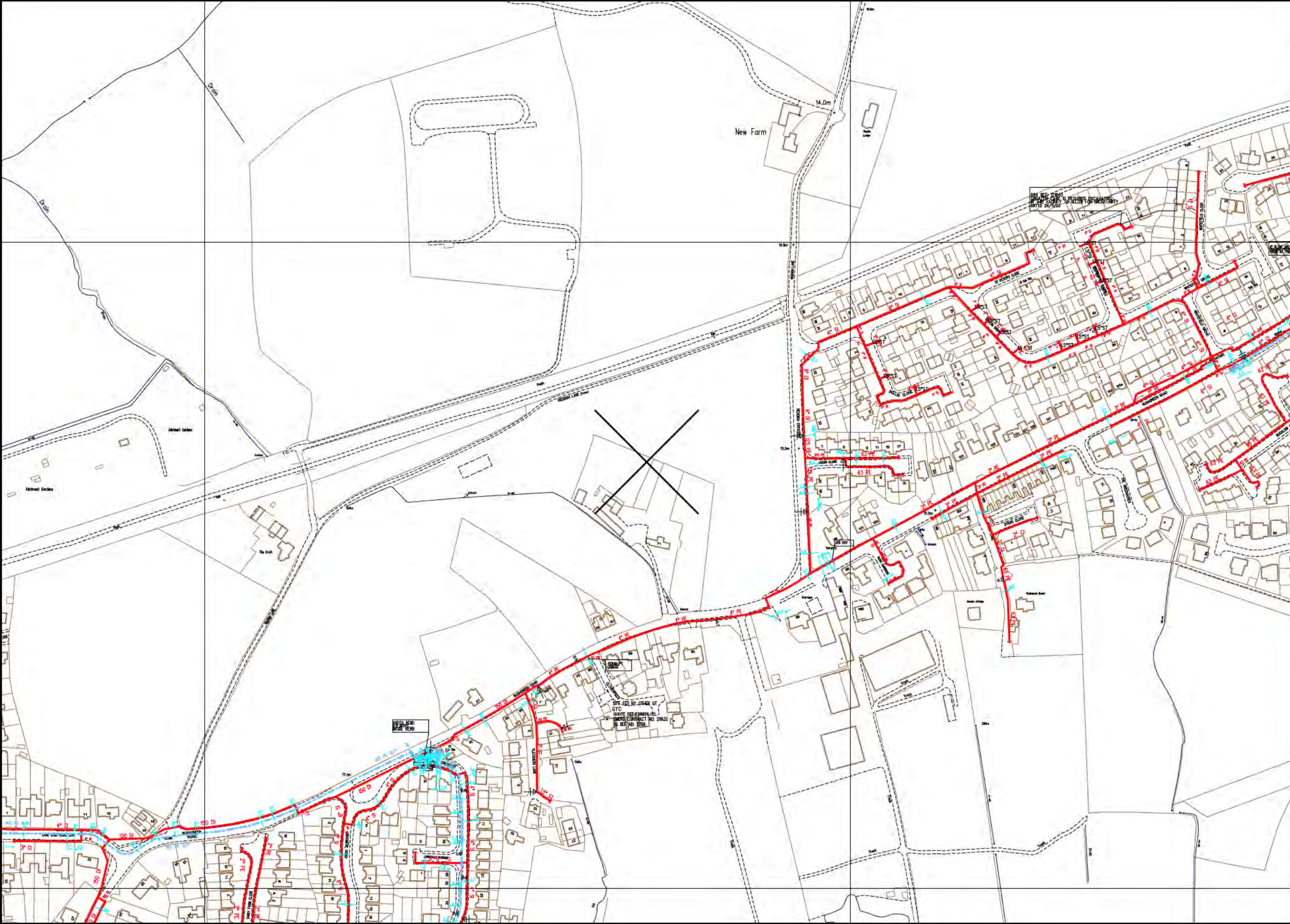
List of affected LSBUD members

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

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

List of not affected LSBUD members

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



SCALE: Not to scale	LP MAINS	
USER ID: SAHU4242	MP MAINS	
DATE: 17/11/2016	IP MAINS	
EXTRACT DATE: 24/08/2016	LHP MAINS	
MAP REF: SJ6887	NHP MAINS	
CENTRE: 368842, 387830		

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



MAPS Viewer Version 5.6.7.0

Local Machine

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Our Ref: Ref shown on map



Date of issue shown on map

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT:

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

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

Visit the website www.dialbeforeyoudig.com

Thank you for your request of describing the above proposals.

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

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

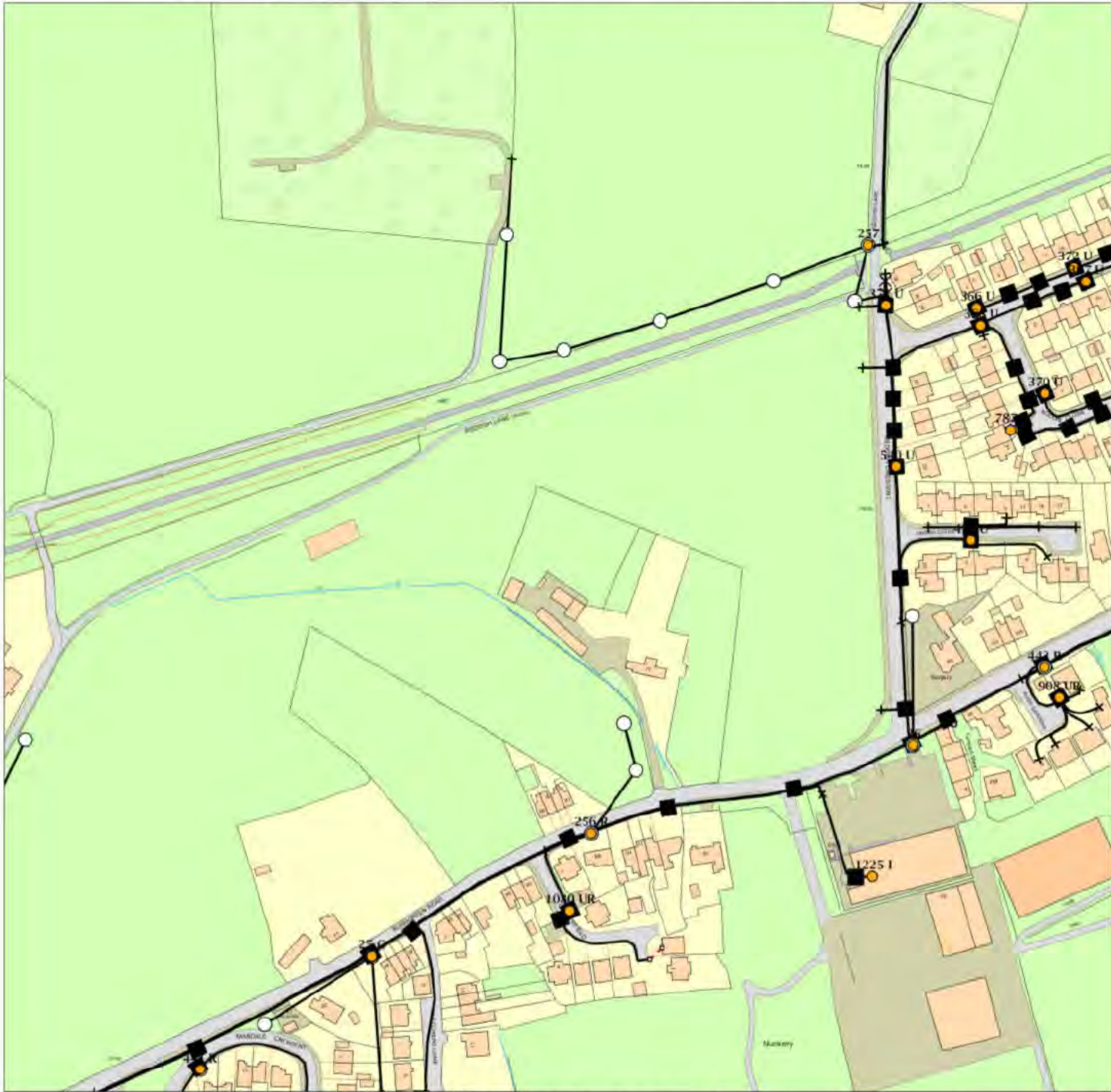
To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of British Telecommunications plc plant. If scaffolding is erected, please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by the scaffolding.

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

Please ensure you quote our reference on any future correspondence.

Yours faithfully,

Maps by email Plant Information Reply



IMPORTANT WARNING

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



openreach
BT

CLICK BEFORE YOU DIG

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

email

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 09.00 to 17.00)
www.openreach.co.uk/cbyd

KEY TO BT SYMBOLS

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

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

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

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(C) Crown Copyright British Telecommunications plc 100028040

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a BT Group business

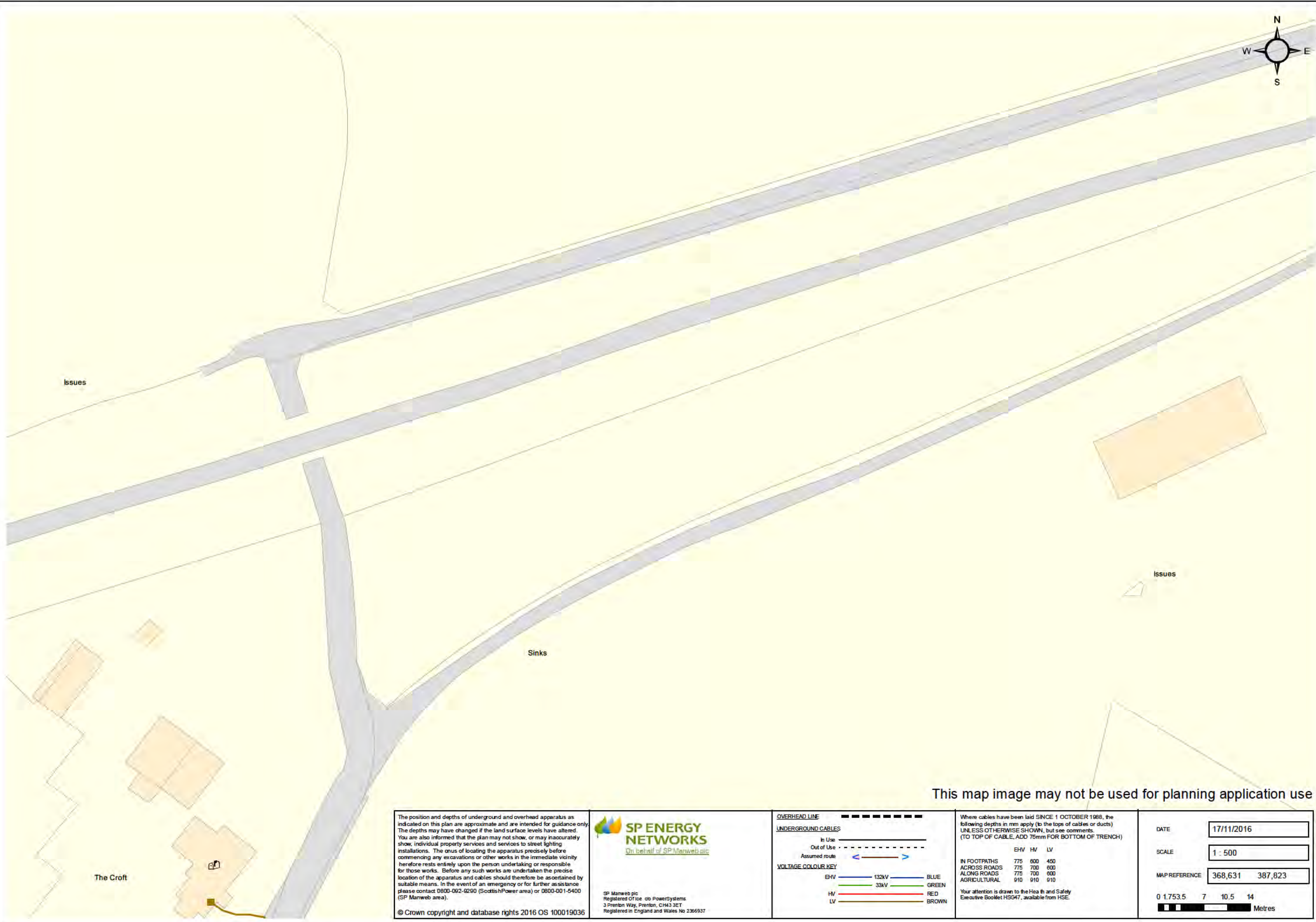
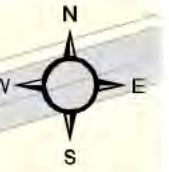
BT Ref : POJ07585C

Map Reference : (centre) SJ6881187823

Easting/Northing : (centre) 368811,3878

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

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



This map image may not be used for planning application use

The position and depths of underground and overhead apparatus as indicated on this plan are approximate and are intended for guidance only. The depths may have changed if the land surface levels have altered. You are also informed that the plan may not show, or may inaccurately show, individual property services and services to street lighting installations. The onus of locating the apparatus precisely before commencing any excavations or other works in the immediate vicinity hereof rests entirely upon the person undertaking or responsible for those works. Before any such works are undertaken the precise location of the apparatus and cables should therefore be ascertained by suitable means. In the event of an emergency or for further assistance please contact 0800-002-0200 (ScottishPower area) or 0800-001-5400 (SP Manweb area).

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SP ENERGY NETWORKS
On behalf of SP Manweb plc

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

OVERHEAD LINE

UNDERGROUND CABLES

In Use

Out of Use

Assumed route

VOLTAGE COLOUR KEY

EHV	132kV	BLUE
	33kV	GREEN
HV		RED
LV		BROWN

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

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

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

DATE: 17/11/2016

SCALE: 1 : 500

MAP REFERENCE: 368,631 387,823

0 1.753.5 7 10.5 14 Metres



This map image may not be used for planning application use

The position and depths of underground and overhead apparatus as indicated on this plan are approximate and are intended for guidance only. The depths may have changed if the land surface levels have altered. You are also informed that the plan may not show, or may inaccurately show, individual property services and services to street lighting installations. The onus of locating the apparatus precisely before commencing any excavations or other works in the immediate vicinity herefore rests entirely upon the person undertaking or responsible for those works. Before any such works are undertaken the precise location of the apparatus and cables should therefore be ascertained by suitable means. In the event of an emergency or for further assistance please contact 0800-002-0200 (ScottishPower area) or 0800-001-5400 (SP Manweb area).

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SP ENERGY NETWORKS
On behalf of SP Manweb plc

SP Manweb plc
Registered Office: 30 PowerSystems
3 Prenton Way, Prenton, CH43 3ET
Registered in England and Wales No 2366937

OVERHEAD LINE ————

UNDERGROUND CABLES

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

VOLTAGE COLOUR KEY

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

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

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

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

DATE: 17/11/2016

SCALE: 1 : 500

MAP REFERENCE: 368,937 387,926

0 1.753.5 7 10.5 14 Metres



This map image may not be used for planning application use

The position and depths of underground and overhead apparatus as indicated on this plan are approximate and are intended for guidance only. The depths may have changed if the land surface levels have altered. You are also informed that the plan may not show, or may inaccurately show, individual property services and services to street lighting installations. The onus of locating the apparatus precisely before commencing any excavations or other works in the immediate vicinity hereof rests entirely upon the person undertaking or responsible for those works. Before any such works are undertaken the precise location of the apparatus and cables should therefore be ascertained by suitable means. In the event of an emergency or for further assistance please contact 0800-002-0200 (ScottishPower area) or 0800-001-5400 (SP Manweb area).

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SP ENERGY NETWORKS
On behalf of SP Manweb plc

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

OVERHEAD LINE - - - - -

UNDERGROUND CABLES

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

VOLTAGE COLOUR KEY

EHV	132kV	BLUE
HV	33kV	GREEN
LV		RED
		BROWN

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

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

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

DATE: 17/11/2016

SCALE: 1 : 500

MAP REFERENCE: 368,981 387,820

0 1.753.5 7 10.5 14 Metres



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The position and depths of underground and overhead apparatus as indicated on this plan are approximate and are intended for guidance only. The depths may have changed if the land surface levels have altered. You are also informed that the plan may not show, or may inaccurately show, individual property services and services to street lighting installations. The onus of locating the apparatus precisely before commencing any excavations or other works in the immediate vicinity herefore rests entirely upon the person undertaking or responsible for those works. Before any such works are undertaken the precise location of the apparatus and cables should therefore be ascertained by suitable means. In the event of an emergency or for further assistance please contact 0800-002-0200 (ScottishPower area) or 0800-001-5400 (SP Manweb area).

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SP ENERGY NETWORKS
On behalf of SP Manweb plc

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

OVERHEAD LINE ————

UNDERGROUND CABLES

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

VOLTAGE COLOUR KEY

EHV	132kV	BLUE
HV	33kV	GREEN
LV		RED
		BROWN

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

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

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

DATE: 17/11/2016

SCALE: 1 : 500

MAP REFERENCE: 368,935 387,718

0 1.753.5 7 10.5 14 Metres

Contents

Introduction..... 3

GIS Symbols and Scales 4











Introduction

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








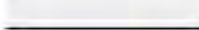






Within the pages of this document, a brief explanation for each asset type modelled within GIS is given. Said explanation comprises the asset name, its symbology, its whereabouts within the layer control environment and finally the scale range at which they become visible.

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


















GIS Symbols and Scales

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






Symbols and Scales

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




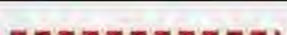





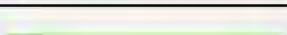




Symbols and Scales

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







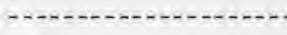
Symbols and Scales

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

Overhead Lines, Underground Cables and Non Power Cables

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

Symbols and Scales

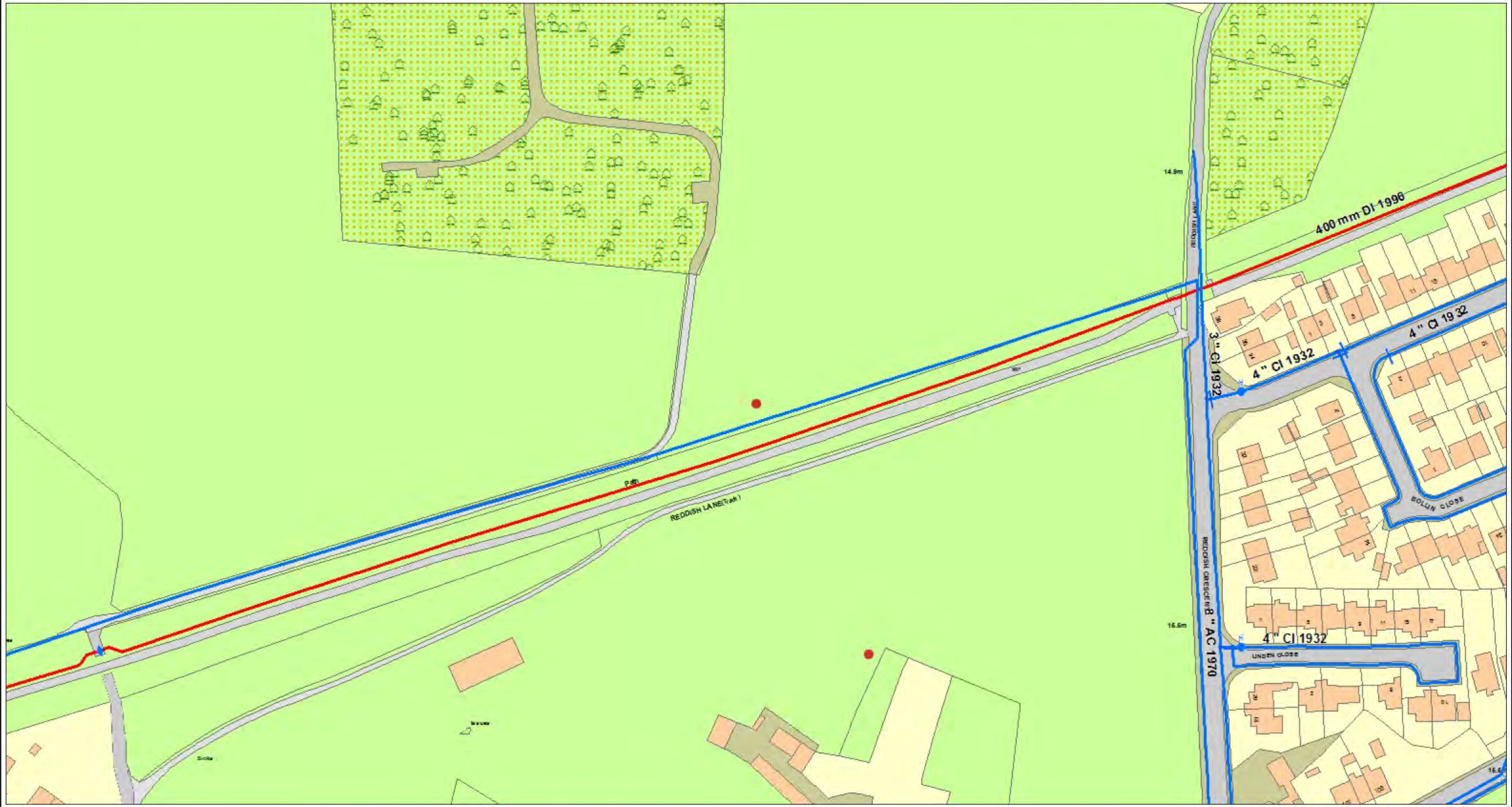
	11kV (Out of Use)	<7,500
	6.0kV and 6.6kV	<7,500
	6.0kV and 6.6kV (Out of Use)	<7,500
	LV	<5,005
	LV (Out of Use)	<5,005
	Non-Power	<2,505
	Non-Power (Out of Use)	<2,505

UU Maps for Safe Dig

Centre : X : 368803 Y : 387917

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

Scale Approx : 1250.00000000015



Extract from maps of United Utilities' Underground Assets

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

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UU Maps for Safe Dig

Centre : X : 368805 Y : 387698

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

Scale Approx : 1250.00000000015



Extract from maps of United Utilities' Underground Assets

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

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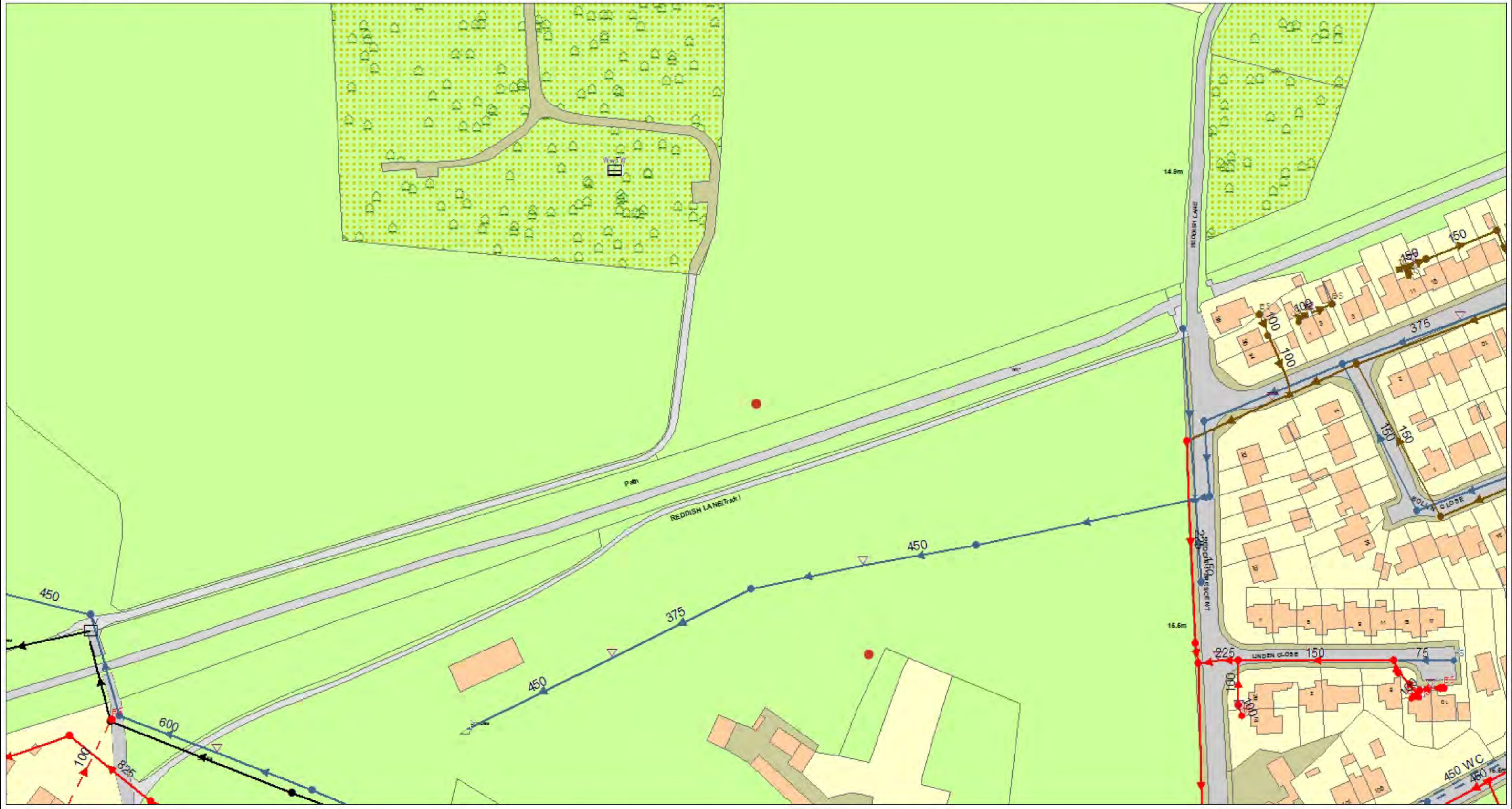


UU Maps for Safe Dig

Centre : X : 368803 Y : 387917

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

Scale Approx : 1250.00000000015



Extract from maps of United Utilities' Underground Assets

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

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UU Maps for Safe Dig

Centre : X : 368805 Y : 387698

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

Scale Approx : 1250.00000000015



Extract from maps of United Utilities' Underground Assets

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

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UNITED UTILITIES PLC

Wastewater Legend

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

Abandoned Wastewater

	MainSewer
	Rising Main
	Highway Drain

Clean Water Legend

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

Abandoned Clean Water

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



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

[Redacted header information]

Dear Sir/Madam,

Thank you for submitting your recent plant enquiry.

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

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

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

Regards

Plant Enquiries

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



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





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

Tel: 01482 603479

Fax:

highwaysadmin@kcom.com

Date:

Our Ref:

Your Ref:

Dear Sirs

Please note this is a standard response made on behalf of the KCOM Group by [REDACTED]

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

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


highwaysadmin@kcom.com

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

Yours faithfully

Enc.

Please quote our reference number in all replies



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

To whom it may concern

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

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

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

All responses are only valid for 28 days

Yours faithfully

PLANCAST Plant Enquiry Department





Dear Sir/Madam,

RE: Site at Reddish Crescent, Lymm

Thank you for your enquiry.

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

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

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

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

Regards






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



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



Dear Sir/Madam

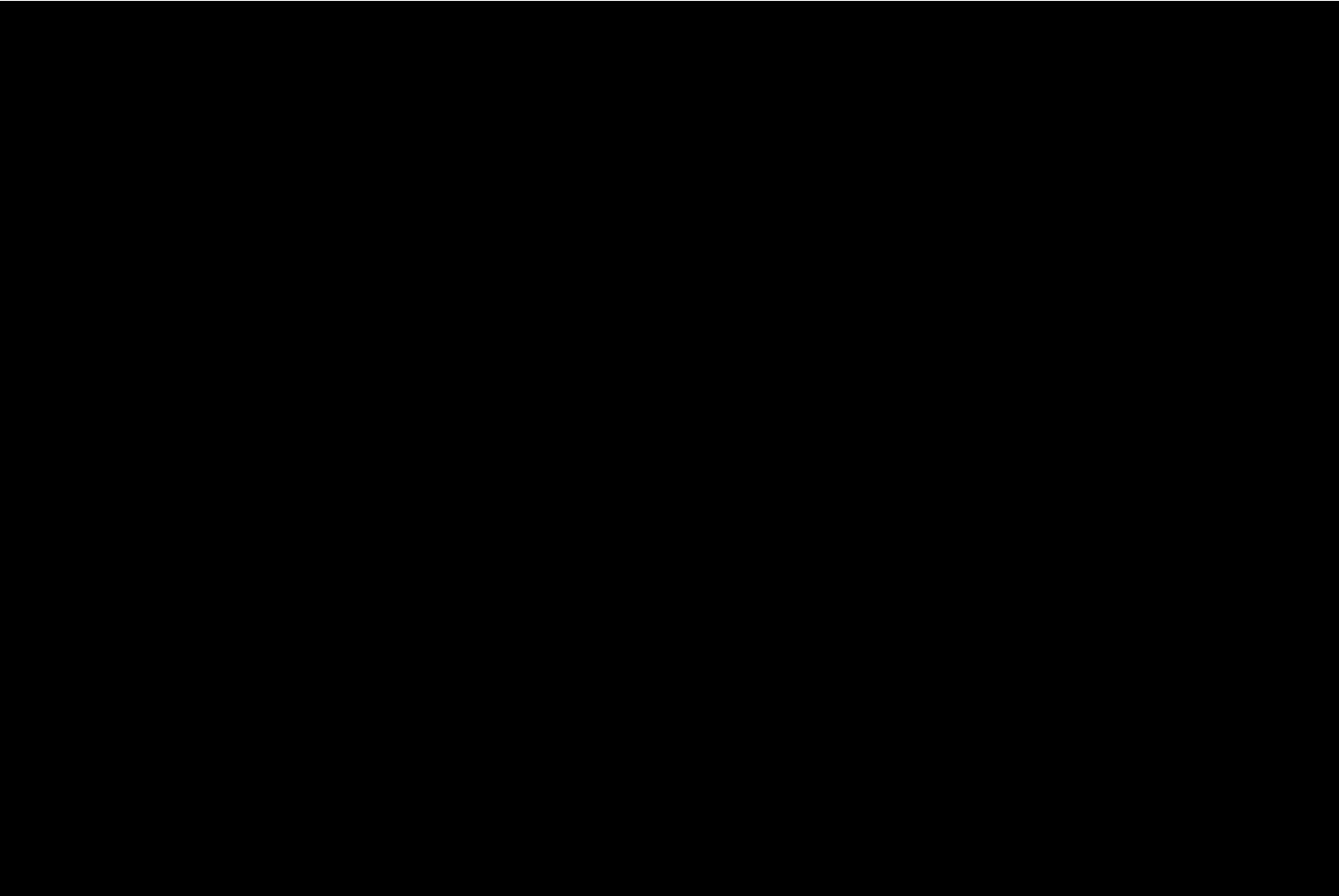
Verizon is a licensed Statutory Undertaker.

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

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

Yours faithfully

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



[REDACTED]

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

Many thanks.

Plant Enquiries Team

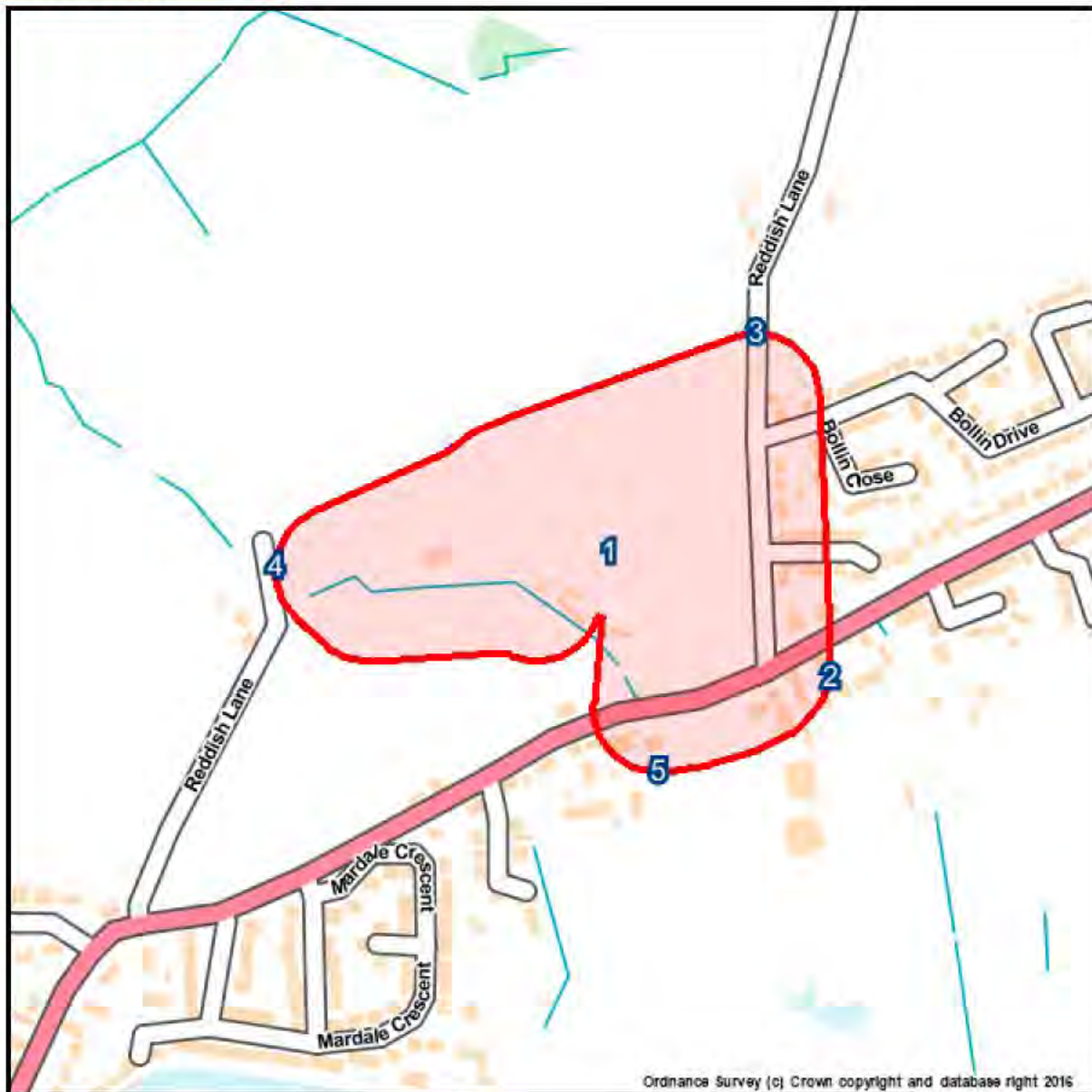
T: 01454 662881

E: osm.enquiries@atkinsglobal.com

[REDACTED] working on behalf of Vodafone: Fixed



Checked by AB



Ordinance Survey (c) Crown copyright and database right 2016

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

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

REFERENCE: 50620

SITE: Site at Reddish Crescent, Lymm

POST CODES:

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

SITE SIZE: 9.27 ha

MAP SCALE: 1:5000

COORDINATES:

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

Site at Reddish Crescent, Lymm

OSGR: 368860,387840

Date Requested: 16-Nov-2016

WA13 9PT

Client Reference:

105029107_1

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

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

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

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

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

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

Checked and Validated By Alison Friend

Date 23 November 2016



Definition of Terms

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

Appendix 3



Approaching the site driving eastwards along Rushgreen Road.



Approaching the site driving westwards along Rushgreen Road.



Existing residential properties on the Rushgreen Road.



View looking south along Reddish Crescent

Lymm Equestrian Centre

Reddish Lane, Lymm



Jackson-Stops
& Staff



The Managers House



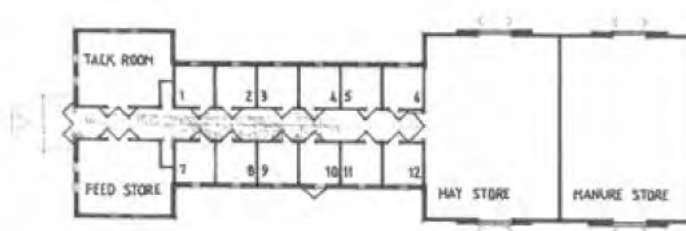
GROUND



FIRST

Office

Stables





An exciting opportunity to build an equestrian centre with a 2212 sq ft (205 sq m) three bedroom house, stabling, office, manager and paddocks - in all about 6 acres

Description

Lymm Equestrian Centre presents a unique opportunity to build an extensive equestrian establishment on the edge of the sought-after town of Lymm. The site was a former sewage works and has stunning rural views and countryside surrounding. There are two long drives, one existing and one to be constructed by the buyer (from Reddish Crescent), that wind their way to this expansive site, that is mainly level with mature specimen trees planted.

Planning permission has been granted to construct a three bedroom manager's house, a large office building and an equestrian barn that can house 12 loose boxes, with ancillary rooms such as feed/tack rooms. Permission has also been granted for a manege (size not specified) and extensive parking. Provision has also been made for three paddocks. The buildings are to be built in Furness brick, with the manager's house being subject to an Occupational Residency Clause, meaning the house is ancillary to the equestrian use and shall only be occupied by an employee of the equestrian business. The stables are to be constructed before the manager's house.

Accommodation in Brief

Planning permission has been granted for the following accommodation: -

Manager's House

- Subject to a Occupational Residency Clause - see description
- Entrance hall and WC
- Kitchen
- Utility room
- Two reception rooms
- Study
- Office/third reception room
- Three bedrooms (one with en suite)
- Family bathroom
- Detached garage

Office

- Entrance hall
- Four office/meeting rooms
- Staff room
- Kitchen
- Two WCs
- General store

Equestrian facilities

- 12 loose boxes
- Feed room
- Tack room
- Hay and manure store
- Manege (size not specified)
- Car parking/horse box parking
- Three paddocks

In all about 6 acres

Location

Lymm Equestrian Centre sits only 1 1/2 miles from the centre of Lymm, which offers extensive shopping, eating and general facilities. The site itself abuts the Trans Pennine Way, providing a direct link to miles of stunning countryside. The nearest train station is at Warrington Bank Quay, which provides access into central Manchester. The larger conurbations of Manchester, Liverpool and Warrington are all within an easy commute.

- M6 (J21) 4 miles
- M56 (J7) 4 miles
- Altrincham 5 1/2 miles
- Hale 6 miles
- Warrington 7 miles
- Knutsford 8 miles
- Manchester Airport 10 miles
- Wilmslow 12 1/2 miles
- Manchester 12 1/2 miles
- Liverpool 23 1/2 miles
- Chester 25 1/2 miles

(distances approximate)

Directions

(Postcode: WA15 9RU)

From the centre of Lymm, proceed in a northerly direction on the A6144, on Eagles Brow. Continue over the first roundabout, taking the first exit at the second roundabout into Reddish Crescent. A Jackson Stops & Staff representative will meet you here and walk you into the site.

Planning History

All to be verified by the purchasers before purchase. All planning documents available online from Warrington Borough Council.

Application Number A02/45505: Renewal of granting of planning permission for the erection of stables, including stable building and manager's house, plus associated infrastructure, dated 25 July 2003.

Further application numbers relating to the site are:-

- Application Number: 92/29760 (10/11/92)
- Application Number: 93/30309 (15/12/93)
- Application Number: 95/33752 (10/10/97)
- Application Number: 2007/12053 (02/04/08)
- Application Number: 2010/16501 (26/07/10)
- Application Number: 2010/17463 (18/01/11)
- Application Number: 2012/21055 (30/01/13)
- Application Number: 2015/26906 (03/12/15)
- Application Number: 2016/27300 (18/02/16)
- Application Number: 2016/27873 (06/05/16)
- Application number: 15/1292/FP: Building Regulations (dated 28 June 2016). Granting of permission to construct a two storey dwelling and detached garage (the manager's house). This permission was implemented in December 2015, therefore, commencement of the work has taken place (see attached).

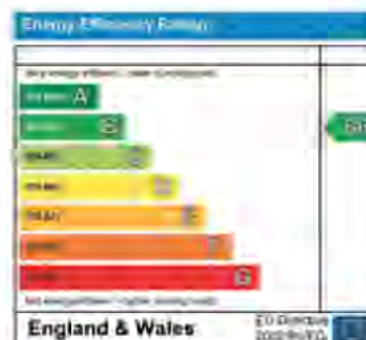
Property Information

Agents Notes: The access road, to be constructed, from Reddish Crescent is subject to a 50% clawback agreement in favour of Warrington Borough Council. It states "A restrictive covenant be charged against the purchaser as a clawback where any change of use in the land has to be agreed prior with Warrington Borough Council. This will be determined by a 50% share of the uplift in the value based on market value at the time of any change of use"

Services: None to the site.

Local Authority: Warrington Borough Council.

Telephone: 01925 443322.



Hale 0161 928 8881 hale@jackson-stops.co.uk

174 Ashley Road, Hale, Cheshire, WA15 9SF.

A member of OnTheMarket.com

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, nor all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Appendix 4

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Section 3: Ecological Resources and Evaluation.....	4
Section 4: Considerations in Respect of Future Development.....	9
Section 5: Conclusions.....	13
References	

Appendices

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

Plan

Habitat Features Plan
10470/P01 LJD/LHM November 2016

The contents of this report are valid at the time of writing. Tyler Grange shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological, landscape, and arboricultural resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Tyler Grange LLP Terms & Conditions, Tyler Grange LLP shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than twelve months after the date of this report.



Summary

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



Section 1: Introduction

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

Context

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

Purpose

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

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



Section 2: Methodology

Data Search

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

Extended Phase I Habitat Survey

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

Evaluation

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

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

Quality Control

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



Section 3: Ecological Resources and Evaluation

Context

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

Protected Sites

Statutory Sites

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

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

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



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

Non Statutory (Local) Sites

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

Habitats and Flora

- 3.6. The site supports the following habitats:

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

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

Arable

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

Buildings

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

Grassland (improved)

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



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

Hedgerows (intact and species poor)

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

Mature Trees

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

Tall Ruderal Vegetation

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

Habitats Adjacent to the Site

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



Protected and Priority Species

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

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



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

Abbreviations

CHSR - Conservation of Habitats and Species Regulations 2010

PBA - Protection of Badger Act 1992;

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

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

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

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

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

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

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



Section 4: Considerations in Respect of Future Development

Likely Zone of Influence of Future Development

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

Potential Consequences of Development and Likely Mitigation Requirements

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

Statutory Nature Conservation Designations

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

Non-Statutory Nature Conservation Designations

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



Habitats and Flora

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

Protected, Priority and Notable Species

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

Badger

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

Bats

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



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

Breeding Birds including Barn Owl

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

Great Crested Newt (GCN)

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

Ecological Design Principles and Enhancement Opportunities

Habitats

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



Further Work to inform a Future Planning Application

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



Section 5: Conclusions

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



References

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

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

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



Appendix 1: Legislation and Planning Policy



Land at Rushgreen Road, Lymm
Preliminary Ecological Appraisal

10740_R01_25 November 2016_LJD_HM

Appendix 1: Legislation and Planning Policy

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

Legislation

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

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

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

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

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

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



Planning Policy

National Planning Policy Framework

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



intrinsically dark landscapes and nature conservation.

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

Local Planning Policy

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

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

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

Policy QE3 - Green Infrastructure

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

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

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



Policy QE 5 - Biodiversity and Geodiversity

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

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

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

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

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

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

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

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

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



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

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

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

Supplementary Planning Documents

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

Environmental Protection SPD (May 2013)

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

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

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

Design and Construction (October 2010)

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

Open Space and Recreation Provision (September 2007)

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



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

Planning Obligations (September 2007)

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

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

Biodiversity Action Plans

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

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



Local Biodiversity Action Plan (LBAP) - Cheshire Wildlife Trust

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

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

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

Birds

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

Herptiles

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

Mammals

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

Invertebrates

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



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

Plants

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



Appendix 2: Ecology Survey Planner



Land at Rushgreen Road, Lymm
Preliminary Ecological Appraisal

10740_R01_25 November 2016_LJD_HM



Ecology Survey Planner

Birmingham
t. 0121 222 5575

Cotswolds
t. 01453 765 500

Exeter
t. 01392 447 588

Manchester
t. 01625 525 731

London
t. 0207 620 2710

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

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

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

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

³ Timing is dependent on target species/group.

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

Surveys optimal

Surveys sub-optimal

Surveys cannot be undertaken / results unreliable

Plan

Habitat Features Plan
10470/P01 LJD/LHM November 2016



Land at Rushgreen Road, Lymm
Preliminary Ecological Appraisal

10740_R01_25 November 2016_LJD_HM



Key

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



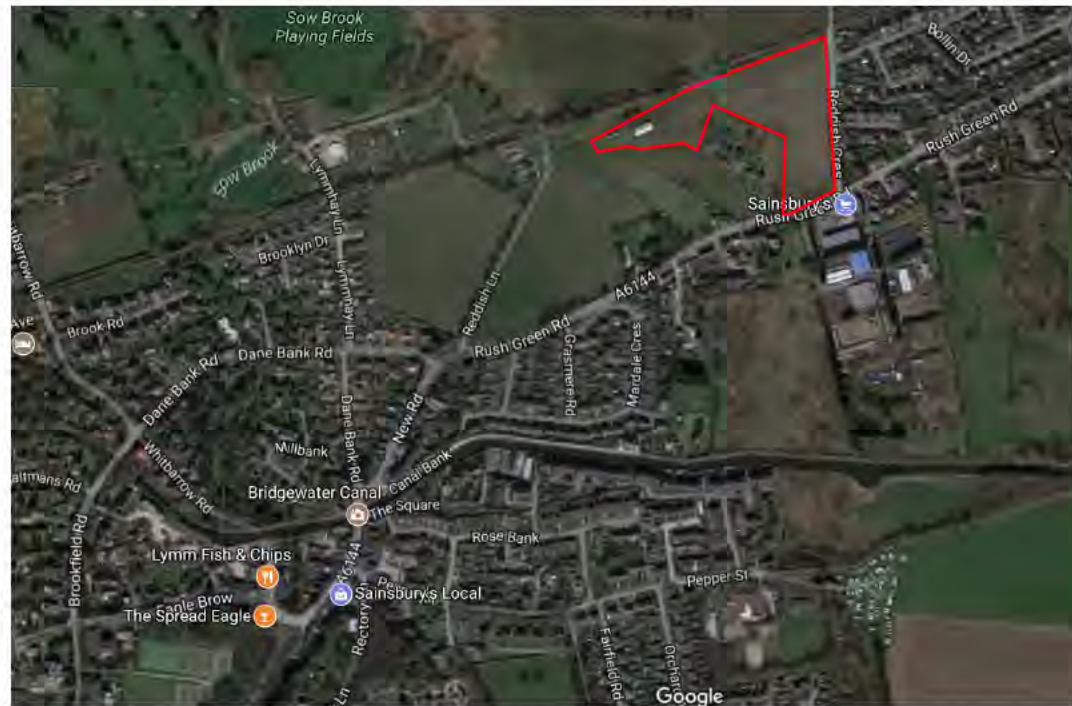
Project Land at Rushgreen Road
 Drawing Title Habitat Features Plan
 Scale 1:1250 @ A3
 Drawing No. 10740/P01
 Date November 2016
 Checked LJD/LHM



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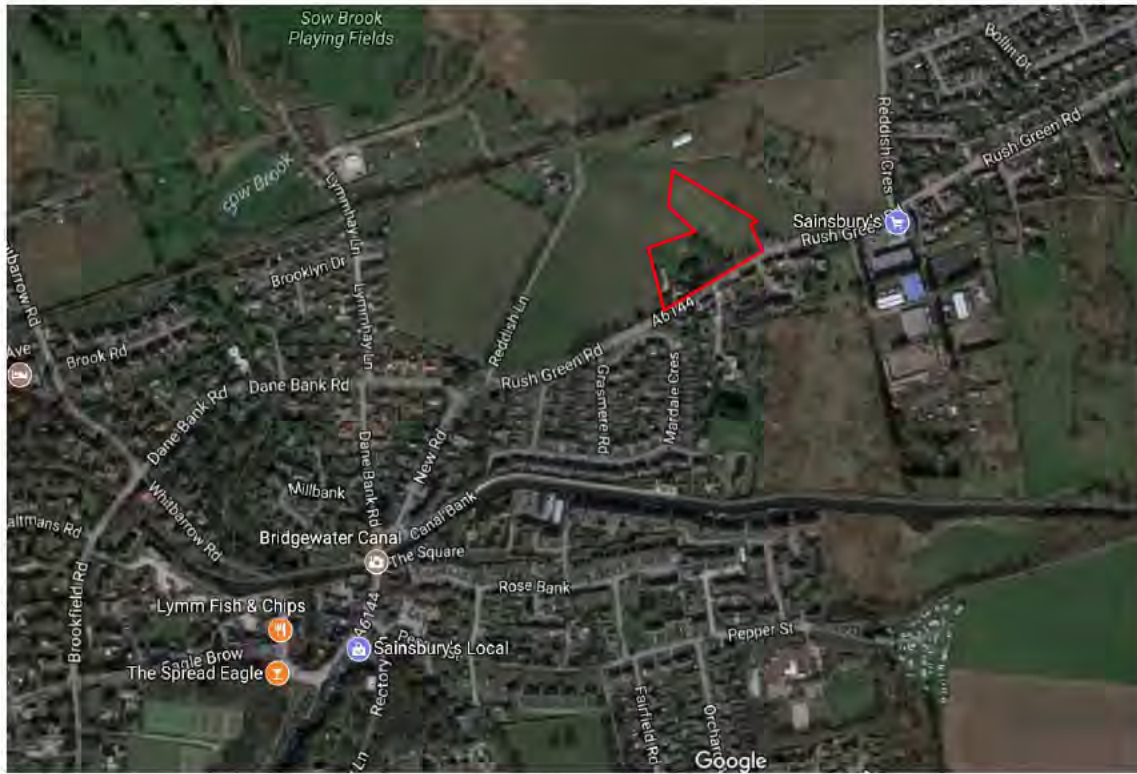
Appendix 5

Site Reference: R18/014



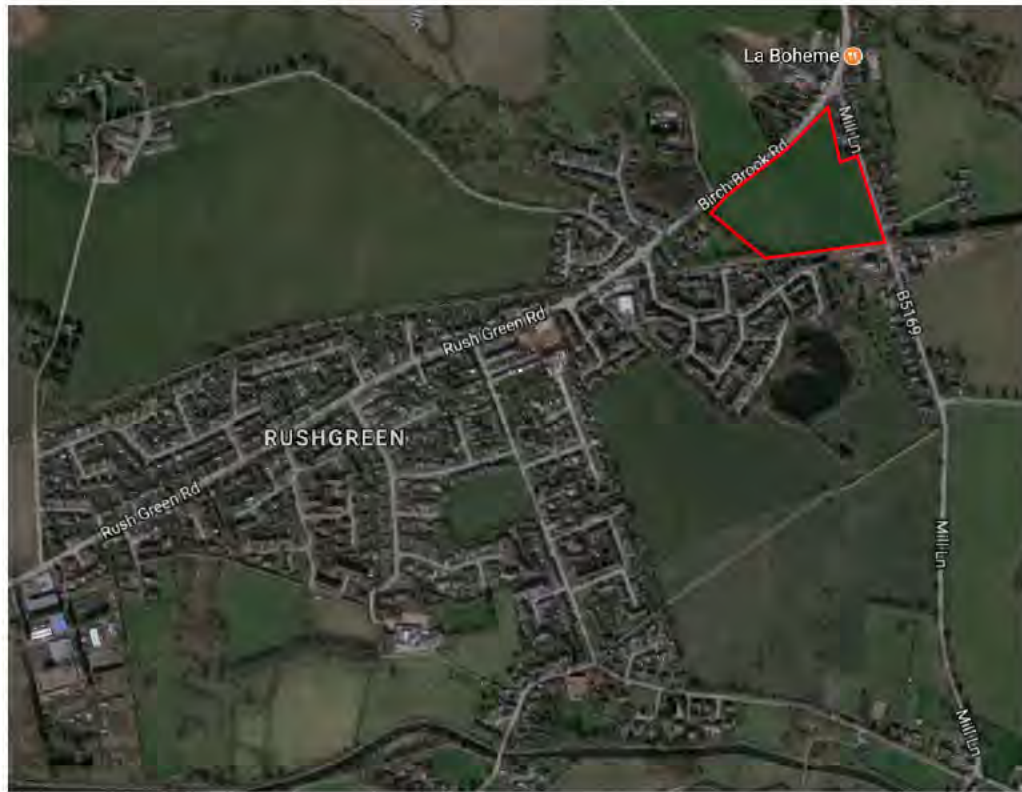
Warrington Council's GB Assessment	Proximity to Services	Bus Route	Agricultural Land Grade	Flood Risk	Conservation Ares/Listed Buildings	Ecology	Landscape/Visual Context	Ownership	Overall Assessment
Moderate (although Hourigan Connolly consider the assessment is incorrect, our position is that the site should be assigned a weak contribution (see also previous Local Plan Inspector's conclusions, who held that the site should be removed from the Green Belt)).	>100m to Sainsbury's Store >900m to Neighbourhood Centre	>100m	Agricultural Land lost via Planning Permission for change of use to equestrian use.	Flood Zone 1	N/A	A Preliminary Ecological Appraisal for this site confirms development could commence without any harm to statutory protected species.	The site is well contained by existing residential development to the east, south and partially to the west. The Transpennine Trail is located to the northern boundary of the site. The context of the site when viewed from the countryside to the north is viewed against the backdrop of existing residential development and the built up area of the Lymm.	Private and controlled by The Strategic Land Group.	Weak Green Belt status. Sustainable, Available, Achievable.

Site Reference: R18/016



Warrington Council's GB Assessment	Proximity to Services	Bus Route	Agricultural Land Grade	Flood Risk	Conservation Ares/Listed Buildings	Ecology	Landscape/Visual Context	Ownership	Overall Assessment
Weak	>400m to Sainsbury's >500m to Neighbourhood Centre	>400m	Grade 2	Flood Zone 1	Western section of site is within 250m buffer area around Lymm Conservation Area	Unknown	The site lies in the middle of two other field parcels, it is not therefore well contained and there would be risk of further encroachment to the countryside should the site come forward on its own. The site is viewed from the north in the context of the existing residential development, however the fields either side render it more open.	There are existing residential properties on the site.	Sustainable, Available, Achievable. It is considered that the 'Weak' Green Belt Assessment should be upgraded to 'Moderate' given the site's position in the middle of field parcels, its development in isolation would appear incongruous with the existing settlement.

Site Reference: R18/094



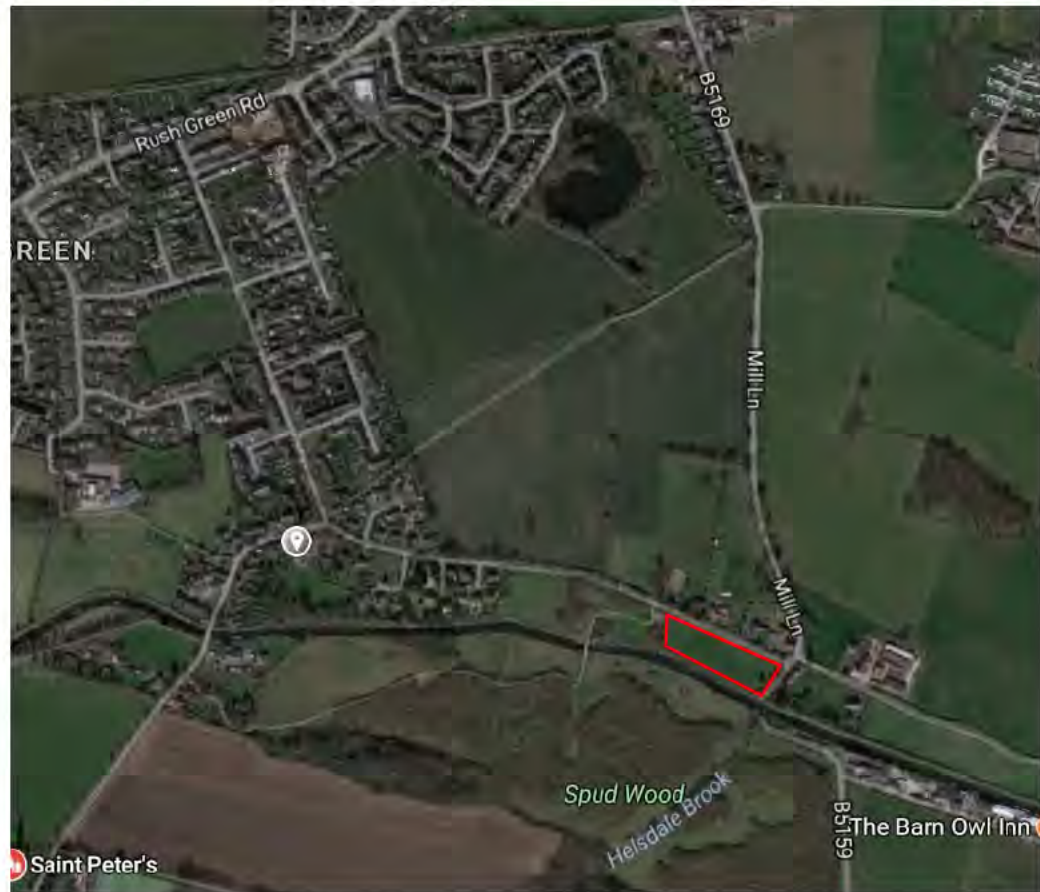
Warrington Council's GB Assessment	Proximity to Services	Bus Route	Agricultural Land Grade	Flood Risk	Conservation Ares/Listed Buildings	Ecology	Landscape/Visual Context	Ownership	Overall Assessment
Weak	1.4km to Sainsbury's 2.2km to Neighbourhood Centre	>100m	Grade 2	Flood Zones 2 and 3	N/A	Unknown	<p>The site is contained by existing roads which form a permanent boundary to the countryside.</p> <p>The site is however, some distance from the main centre of Lymm and when approaching the site from either Mill Lane or Birch Brook Road there is a sense that one is leaving the village and approaching the countryside. There is know sense of place or being part of the village at this north eastern most point of the settlement.</p>		The site is some distance from the main Neighbourhood Centre and the local shops and services therein. Furthermore, the site is located within Flood Zones 2 and 3, it is therefore not suitable for residential development.

Site Reference: R18/107



Warrington Council's GB Assessment	Proximity to Services	Bus Route	Agricultural Land Grade	Flood Risk	Conservation Ares/Listed Buildings	Ecology	Landscape/Visual Context	Ownership	Overall Assessment
Moderate	> 1km Co-Op Food 1.4km to Sainsbury's 2.2km to Neighbourhood Centre	>600m	Grade 2	Flood Zone 1	N/A	There is a large waterbody to the north east of the site which could have potential for wildlife, including Great Crested Newts.	The site lies to the eastern most edge of the settlement, it is open to the countryside to the east and south. The site has views across the open fields towards the village, including views of St Peter's Church.		The site is some distance from the Neighbourhood Centre and local shops and services therein. The site is further from bus stops than other sites herein and has potential ecological constraints. The site also offers views of the village and St Peter's Church which should be retained. There are better located, more sustainable sites that should be supported over and above this site.

Site Reference: R18/011



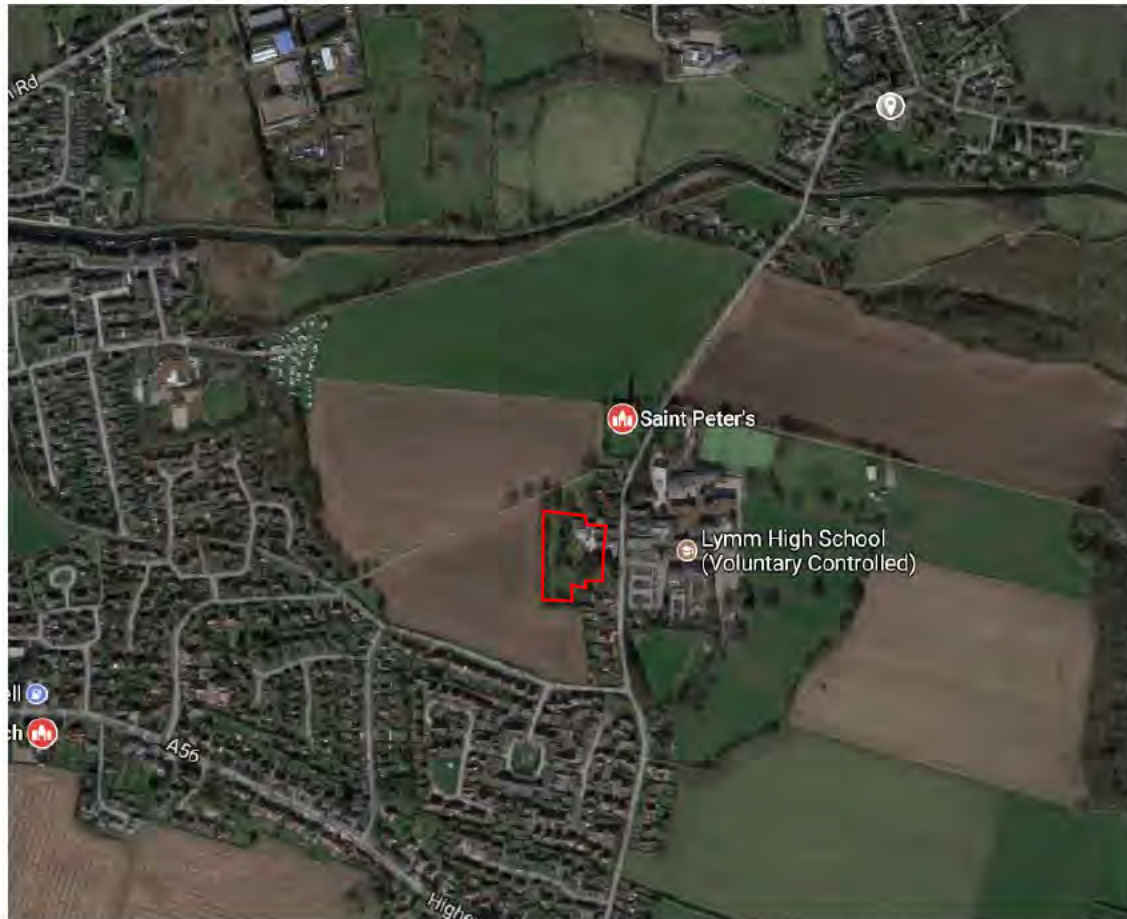
GB Assessment	Proximity to Services	Bus Route	Agricultural Land Grade	Flood Risk	Conservation Ares/Listed Buildings	Ecology	Landscape/Visual Context	Ownership	Overall Assessment
Weak	1.4km Co-op Food 1.7km to Sainsbury's 2.2km to Neighbourhood Centre. No pavement on Stage Lane however to connect it to the village centre (until the junction with The Paddock).	1km	Grade 2	Flood Zone 1	N/A	Unknown	The site is contained by Stage Lane to the north and the canal to the south.		The site is only small and would make limited contribution. Stage Lane is also narrow, meaning a further reduction in developable area once the road has been widened into the site (if that is even a possibility). The site is some distance from local shops and services and there is no pavement in the vicinity of the site for the majority of Stage Lane, in addition to public transport is located some distance away. There are better located sites that offer a more sustainable solution.

Site Reference: R18/071



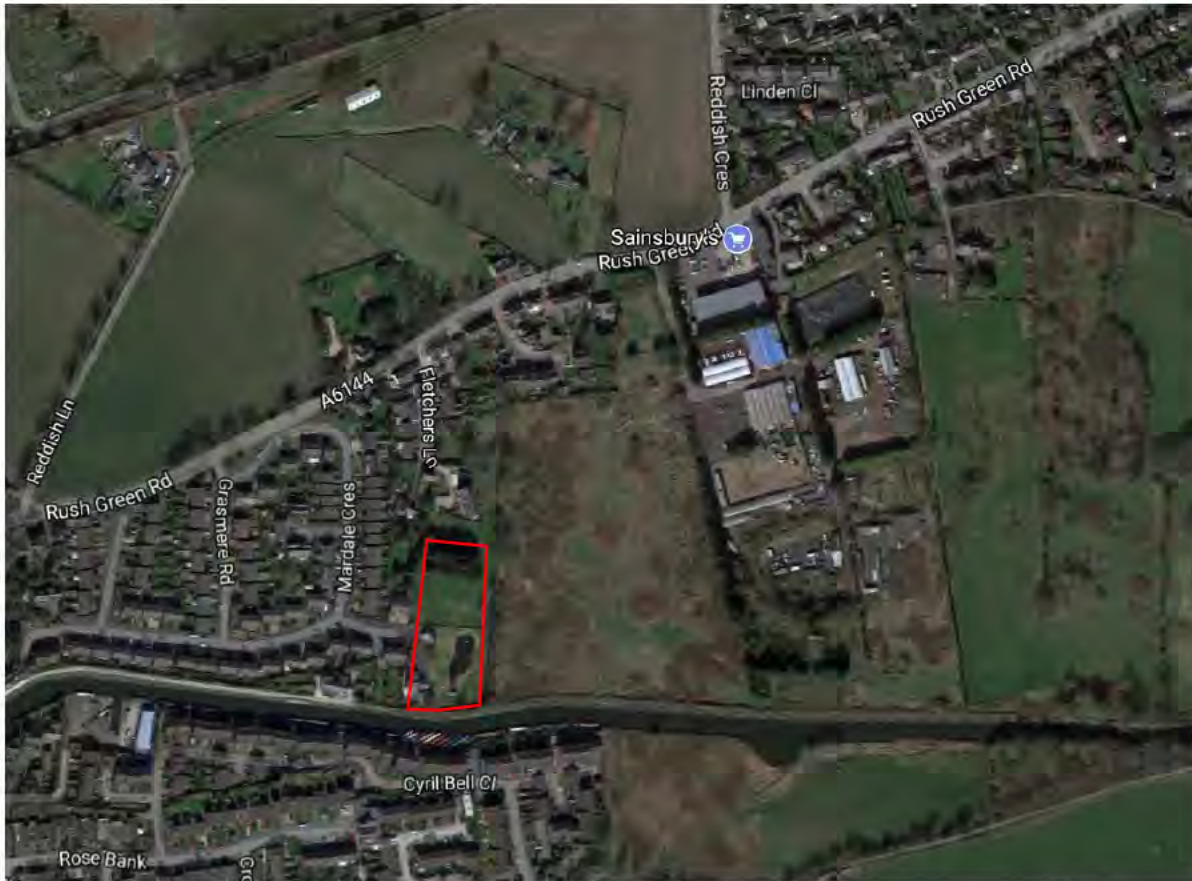
GB Assessment	Proximity to Services	Bus Route	Agricultural Land Grade	Flood Risk	Conservation Ares/Listed Buildings	Ecology	Landscape/Visual Context	Ownership	Overall Assessment
Moderate	1.6km to Co-op 2.2km to Sainsbury's <2.5km to Neighbourhood Centre	1.6km	Grades 2 and 3	Flood Zone 1	N/A	Unknown	The site is not connected to the settlement and is surrounded by open countryside. The site boundaries are not durable and the risk of encroachment into the countryside is high.		The site is some distance from the local shops and services, including public transport. The site is disconnected from the settlement and does not comprise a sustainable location. This site should be assessed as making a strong contribution to the Green Belt given its location and setting.

Site Reference: R18/145



Warrington Council's GB Assessment	Proximity to Services	Bus Route	Agricultural Land Grade	Flood Risk	Conservation Ares/Listed Buildings	Ecology	Landscape/Visual Context	Ownership	Overall Assessment
Weak	1.9km to Sainsbury's 1.6km to Co-op 1.4km to Neighbourhood Centre	600m	N/A	Flood Zone 1	N/A	Unknown	The site is densely populated with trees and is well contained, however the boundaries are not durable. There is an existing care home on site and as such the context of the site is of built development.		The site currently accommodates a care home, it would need to be demonstrated that this is no longer required – it is noted that the population in Lymm is aging, therefore the loss of such a facility may not be considered appropriate. The site is small and constrained by trees (which may be of high value), the amount of developable area within the site is therefore unlikely to make a significant contribution. There are better suited sites elsewhere within Lymm.

Site Reference: R18/018



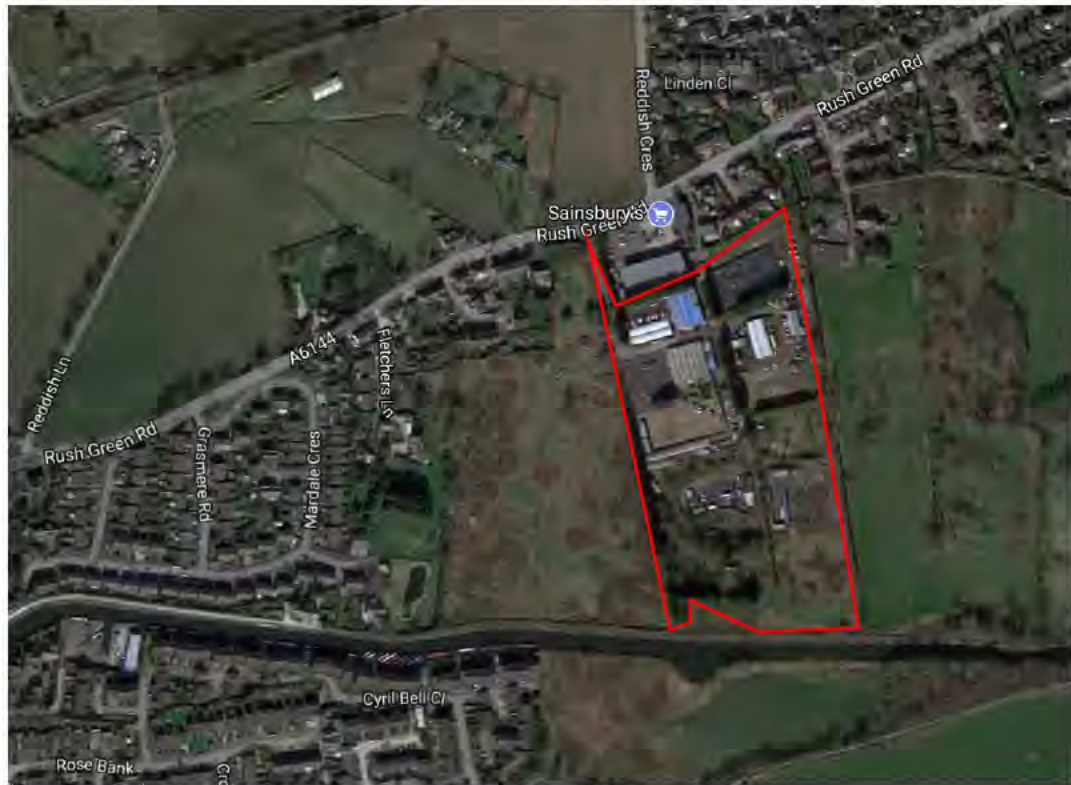
Warrington Council's GB Assessment	Proximity to Services	Bus Route	Agricultural Land Grade	Flood Risk	Conservation Ares/Listed Buildings	Ecology	Landscape/Visual Context	Ownership	Overall Assessment
Weak	1.2km to Sainsbury's 500m to Neighbourhood Centre	>400m	Grade 2	Flood Zone 1	N/A	There is a waterbody present on the site which could be suitable habitat for Great Crested Newts.	The site is well contained and relates to the existing built development. The eastern boundaries are not however durable and development is likely to encroach beyond the site to the east.		It is not clear how this site could be accessed in isolation, the land to the east will be required to be developed as well to provide access. The developable area of the site alone is small and it would not make a significant contribution.

Site Reference: R18/118



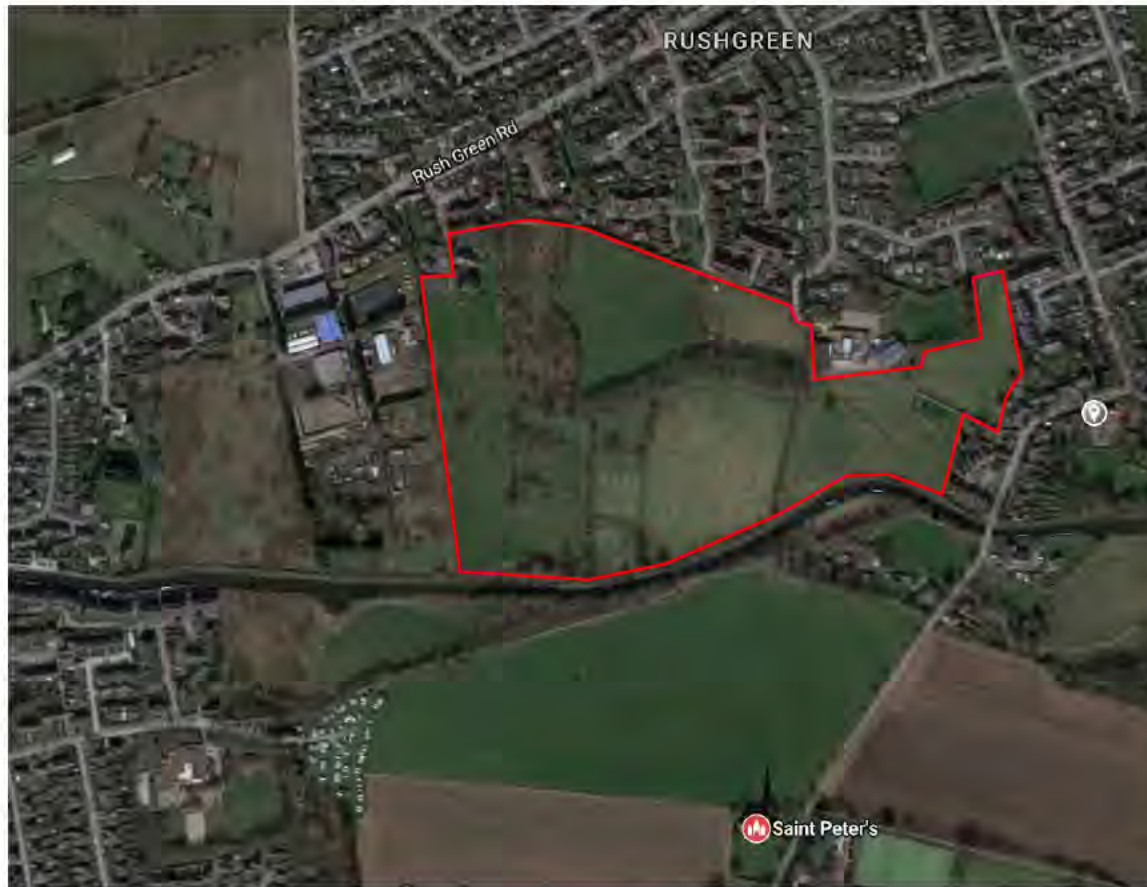
Warrington Council's GB Assessment	Proximity to Services	Bus Route	Agricultural Land Grade	Flood Risk	Conservation Ares/Listed Buildings	Ecology	Landscape/Visual Context	Ownership	Overall Assessment
Weak (albeit the Map says Moderate)	>100m to Sainsbury's >800m to Neighbourhood Centre	>400m	Grade 2	Flood Zone 1	N/A	There are waterbodies on adjacent land which could be suitable habitat for Great Crested Newts. The site also appears to comprise of other habitat that could be suitable for protected species.	The site is well contained by the industrial/commercial premises to the east, residential development to the west, the canal to the south and Rush Green Road to the north.		Sustainable, Available, Achievable. The capacity of this site alone however would make limited contribution to the need for new homes in Lymm.

Site Reference: R18/117



Warrington Council's GB Assessment	Proximity to Services	Bus Route	Agricultural Land Grade	Flood Risk	Conservation Ares/Listed Buildings	Ecology	Landscape/Visual Context	Ownership	Overall Assessment
Weak (albeit the Map says Moderate)	>100m to Sainsbury's 850m to Neighbourhood Centre	>100m	Previously developed land	Flood Zone 1	N/A	There is a waterbody present on the site which could be suitable habitat for Great Crested Newts.	The site comprises predominantly commercial properties. It is well enclosed by existing development save for its eastern boundary which abuts open countryside. Development of this site would likely lead to encroachment into the countryside to the east.	There are a number of commercial units and businesses located at the site, it is presumed that there may be a variety of ownerships/leases therefore across the site which could make it difficult for the site to become available.	This site is sustainable, however it is unclear how it would be accessed given the presence of existing commercial units to the north and within the site itself. Any loss of employment uses on the site would need to be justified given the limited supply locally. Ownership could also affect the deliverability of a scheme on this site and could add time to its delivery.

Site Reference R18/132 aka LY16



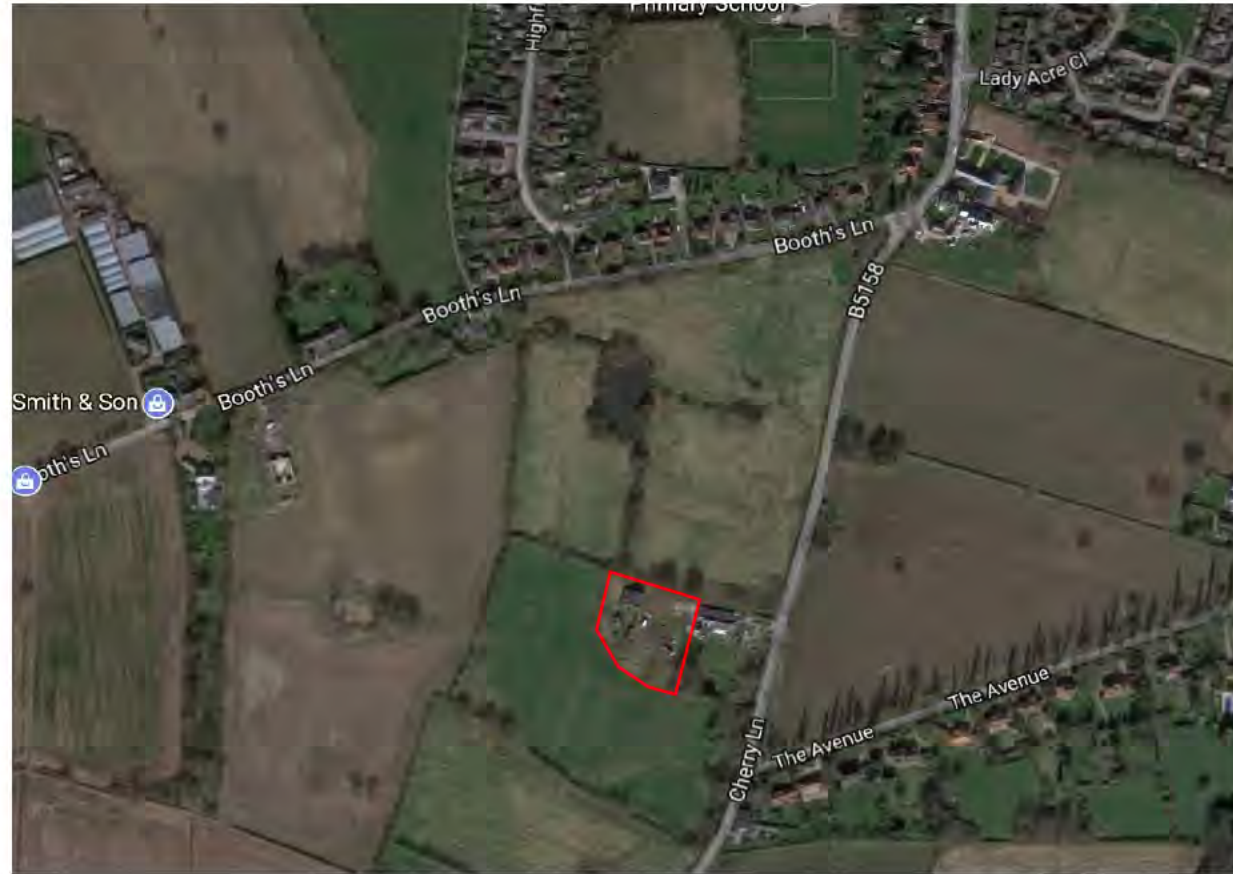
Warrington Council's GB Assessment	Proximity to Services	Bus Route	Agricultural Land Grade	Flood Risk	Conservation Ares/Listed Buildings	Ecology	Landscape/Visual Context	Ownership	Overall Assessment
Moderate	>100m to Sainsbury's 850m to Neighbourhood Centre	200m	Grade 2	Flood Zone 1	N/A	There are waterbodies on adjacent land which could be suitable habitat for Great Crested Newts.	The site is enclosed by durable boundaries including existing residential development to the north and east, the canal to the south and in part to the west by existing commercial development. The development of this site would essentially infill a gap between existing development.		The site is sustainably located, however it is unclear how the site could be accessed as it appears to be landlocked. The site is Grade 2 agricultural land and is therefore of high quality. Development of this site could lead to a scale of development that is uncharacteristic of Lymm and could therefore be detrimental to the character and sense of place.

Site Reference R18/065 aka LY23



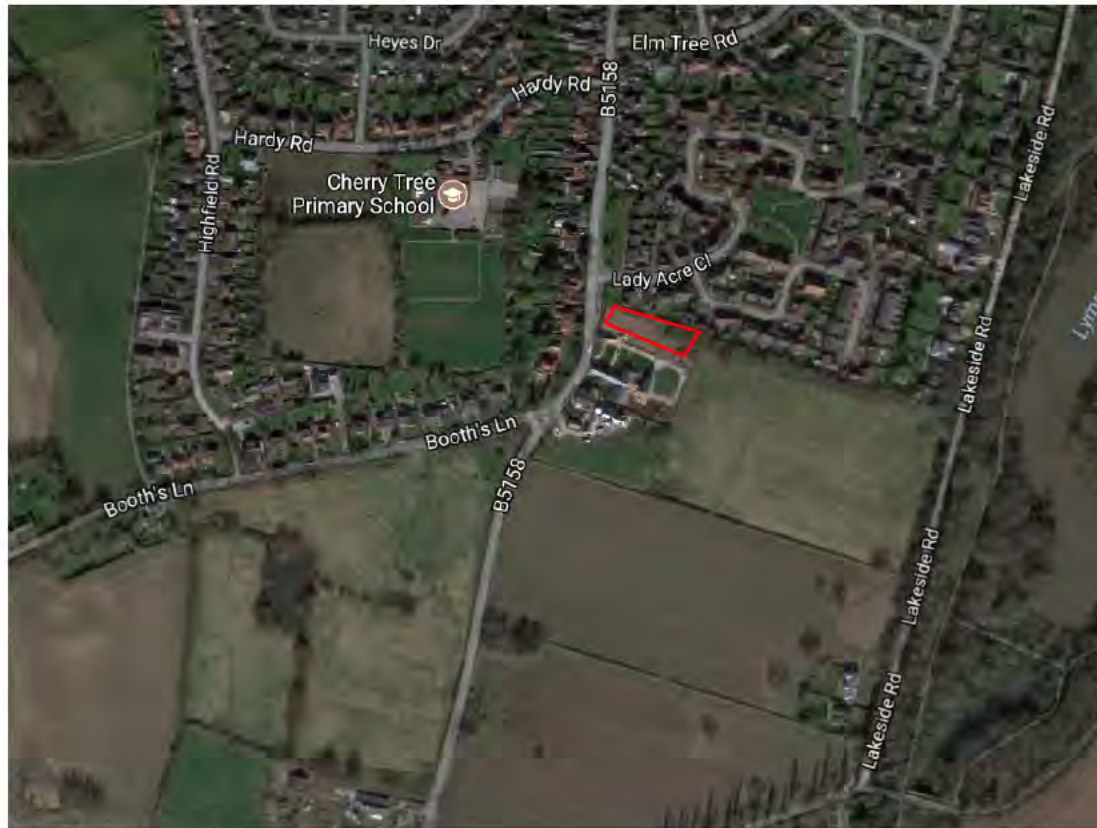
Warrington Council's GB Assessment	Proximity to Services	Bus Route	Agricultural Land Grade	Flood Risk	Conservation Ares/Listed Buildings	Ecology	Landscape/Visual Context	Ownership	Overall Assessment
Moderate	1.6km to Sainsbury's 800m Neighbourhood Centre	>400m	Grade 3	Flood Zone 1	The north western boundary of the site lies adjacent to the Conservation Area. Therefore the site makes a strong contribution to the setting of the Conservation Area.	The site lies adjacent to Lymm Dam and a wooded area, there could be ecological constraints associated with the site.	The site is enclosed by the wooded area and Lymm Dam to the west and north, Crouchley Lane in part to the east and Lymm Rugby/Football Club to the south. However, given the proximity to playing fields the site does have an open feel.		This site should be assessed as making a strong contribution to the Green Belt, the site's assessment by the Council itself states: "thus the parcel supports a beneficial use of the Green Belt in terms of providing access to sport and recreation." No other assessed site in Lymm (deemed moderate or weak) has been identified to have a beneficial Green Belt use, therefore this should be regarded as making a strong contribution.

Site Reference: R18/092



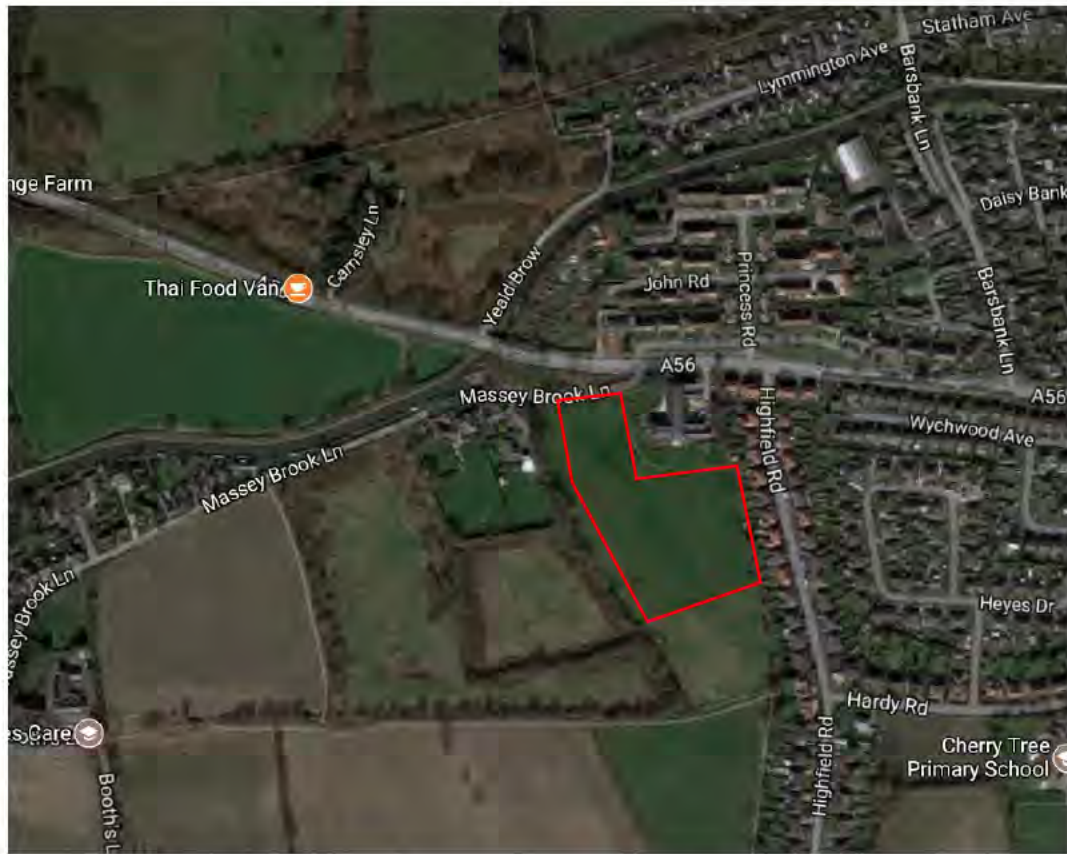
Warrington Council's GB Assessment	Proximity to Services	Bus Route	Agricultural Land Grade	Flood Risk	Conservation Ares/Listed Buildings	Ecology	Landscape/Visual Context	Ownership	Overall Assessment
Weak	1.6km to Neighbourhood Centre <2.5km to Sainsbury's	800m	Grade 3	Flood Zone 1	N/A	Unknown	The site is located to the rear of an existing dwelling. It is surrounded by open countryside, save for the existing dwelling and is entirely open.		This small site is unsuitable for housing being totally disconnected from the settlement and its services. The site is a garden plot essentially and could only accommodate a small number of homes in any event.

Site Reference: R18/079



Warrington Council's GB Assessment	Proximity to Services	Bus Route	Agricultural Land Grade	Flood Risk	Conservation Ares/Listed Buildings	Ecology	Landscape/Visual Context	Ownership	Overall Assessment
Weak	1.1km to Neighbourhood Centre 2km to Sainsbury's	>400m	Grade 3	Flood Zone 1	N/A	Unknown	This is a small site located on the edge of the settlement, it is contained by existing development.	The adjacent barn has recently been converted and it is likely that the developer of that barn also owns this land.	This small site is sustainably located and could deliver a small number of homes with few detrimental impacts.

Site Reference: R18/036 aka LY27



Warrington Council's GB Assessment	Proximity to Services	Bus Route	Agricultural Land Grade	Flood Risk	Conservation Ares/Listed Buildings	Ecology	Landscape/Visual Context	Ownership	Overall Assessment
Moderate	2.25km to Sainsbury's 1.2km to Neighbourhood Centre	>100m	Grade 3	Flood Zone 1	N/A	Unknown	The site is bounded by existing development to the north and east with a single residential property/farm to the west. To the south is open countryside. The site's boundaries are not all durable and could result in encroachment into the countryside.		The site is some distance from the Neighbourhood Centre and there are more sustainable locations. The site is not well contained and its development could lead to pressure on surrounding land to come forward for development.

Site Reference: R18/004 aka LY2, 1528



Warrington Council's GB Assessment	Proximity to Services	Bus Route	Agricultural Land Grade	Flood Risk	Conservation Ares/Listed Buildings	Ecology	Landscape/Visual Context	Ownership	Overall Assessment
Moderate	2.25km to Sainsbury's 1.7km to Neighbourhood Centre	>100m	Grade 3	Part Flood Zone 2 (land north of Warrington Road also FZ2 and some FZ3)	N/A	Unknown	The site is located on the western most edge of the settlement. Its western boundaries are open to the countryside and are not durable and development could put pressure on the release of all the land up to the M6. This would result in the narrowing of the gap between Lymm and Warrington, contrary to Purpose 1 of Green Belt land which is to check unrestricted sprawl.		The site is some distance from the Neighbourhood Centre and shops and services. Furthermore, large parts of the site fall within Flood Zone 2 and land to the north is Flood Zone 3, therefore sequentially the site is not suitable for housing and there are other more sustainable and deliverable sites elsewhere in Lymm.