



REDDISH LANE, LYMM

VISION DOCUMENT, SEPTEMBER 2017







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01 INTRODUCTION



This Vision Document has been prepared by Story Homes North West to set out the vision for a new sustainable extension to Lymm, in Warrington. It sets out the case for releasing land at Reddish Lane ('the Site') from the Green Belt and allocating it for housing, as part of Warrington Borough Council's Local Plan Review. It demonstrates that this can provide a sustainable solution to help Warrington Borough Council meet its future housing growth requirements.

To ensure the appropriate development of the Site, Story Homes has instructed a development team with a proven track record in delivering successful schemes. This includes WYG (Planning, Landscape and Visual Impact) Astle Planning and Design (Design), Croft Transport Solutions (Highways) and Wardell Armstrong (Heritage).

This document has taken account of key technical considerations including accessibility, landscape and visual impact to inform the preparation of a Concept Masterplan that demonstrates the suitability of the Site for residential development.

At the outset, it is highlighted that the site:

- Is in a highly sustainable location in close proximity to the existing services and facilities within the village centre
- Will result in a relatively minimal harm to the key purposes of the Green Belt; and
- Provides an opportunity to create a high quality development which is sympathetic and responsive to the existing settlement character of Lymm

This document is submitted to the Council alongside the representations to the Warrington Local Plan Preferred Option consultation (September 2017) produced by WYG, and builds on the earlier scoping stage consultation and the Heritage Appraisal produced by Wardell Armstrong. Both of these representations should be read in conjunction with this Vision Document.



INTRODUCTION TO STORY HOMES



Story Homes is a privately owned housebuilder, founded by Fred Story in 1987. It has a long and successful reputation of building quality and high specification homes across the North of England and South of Scotland. The family owned business has grown in size and status over the years but remains grounded, built on its original ethos of 'doing the right thing' and creating a brand synonymous with quality.

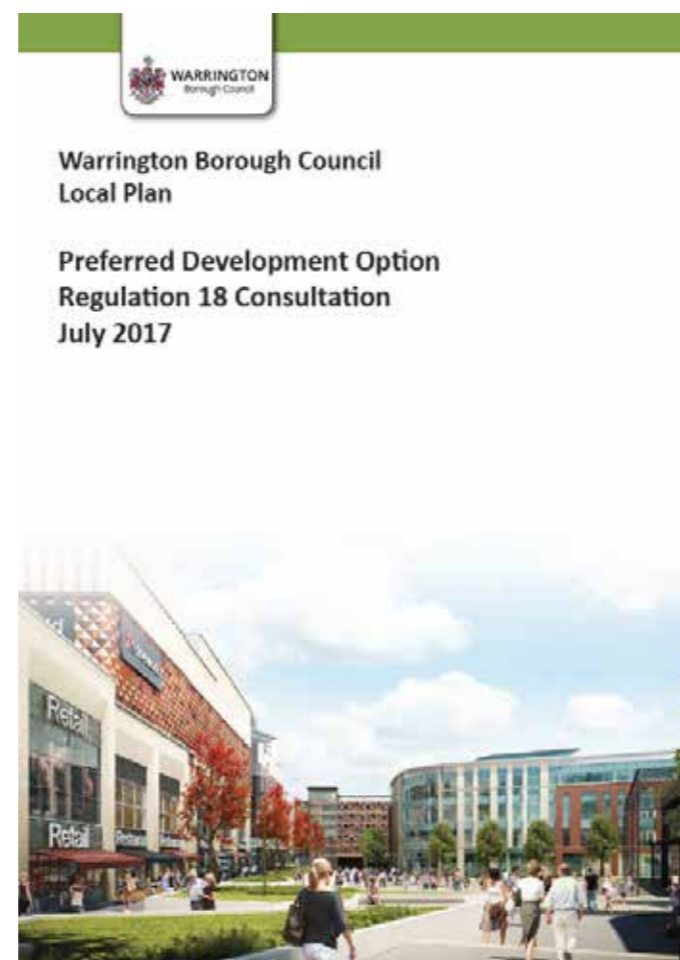
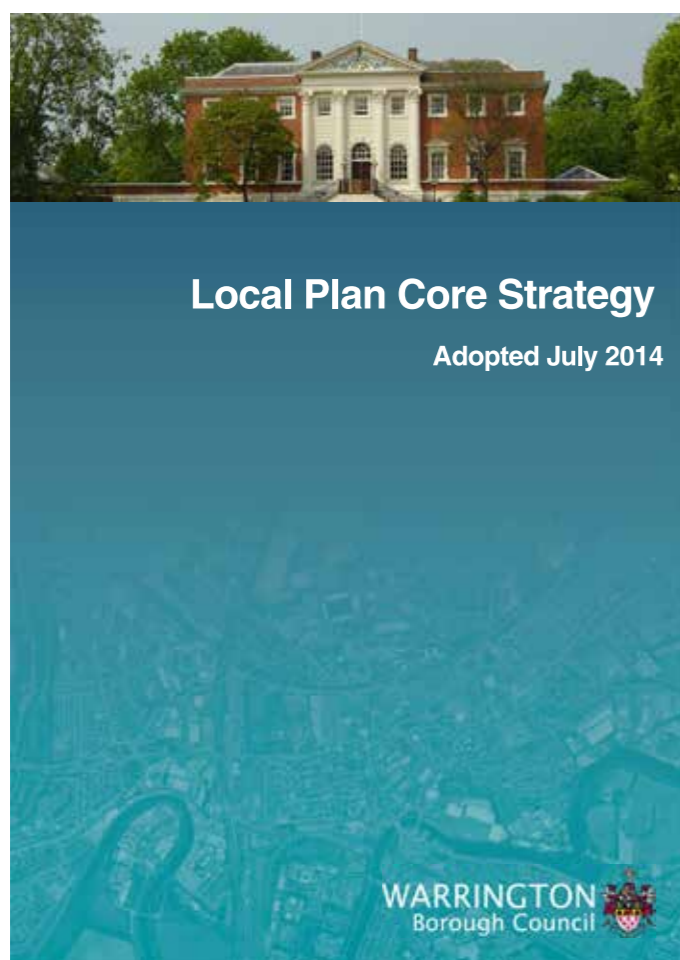
For nearly 30 years Story Homes has been the name most often associated with aspirational homes for sale throughout Cumbria, the North East and Lancashire. A passion for quality and excellence has seen Story Homes become a multi-award winning UK property developer; with modern and attractive homes instantly inspiring buyers. Story Homes have been awarded the top '5 star' rating in the house building industry's annual customer satisfaction survey for the 4th year running since becoming eligible 4 years ago.

Story Homes' success is underpinned by a determination to understand the needs of communities where we build and a goal to deliver design quality and high quality building specifications that enhance locations. Story Homes' presence in the North West is growing significantly and has recently been awarded 3 UK Property awards for Brookwood Park in Kirkham, The Woodlands in Shotley Bridge and Pentland Reach in Biggar.

The Story Difference – comprising a commitment to design quality, place-making and customer experience – will be instrumental in delivering an exemplary new development which Lymm can be proud of.

02 THE PLANNING CONTEXT

THE EMERGING WARRINGTON LOCAL PLAN REVIEW



Given the results of the High Court challenge and the emerging evidence underpinning the Borough's growth needs and economic development ambitions, the Council recognised the need to undertake a review of the Local Plan.

Local Plan Scoping stage consultation was undertaken in November 2016. The Council then published their Preferred Development Option for consultation in July 2017. This sets out the current housing and employment land requirement for the Borough and the preferred option strategy for meeting these needs.

To underpin the Local Plan review, the Council commenced the preparation of the Borough's housing and economic needs to the year 2037. The most up to date study assessing the housing objectively assessed need (OAN) for the Borough identified a need of 955 new homes per year to 2037.

The Council has also assessed the number of additional jobs that will be created through the Council's growth aspirations set out in the 'Warrington Means Business' economic development programme as well as the Local Enterprise Partnership's (LEP) Strategic Economic Plan and future growth ambitions. These growth aspirations will deliver 31,000 new jobs in Warrington up to 2040 which is approximately 30% above the baseline forecasts and there is a need to ensure a balance between the number of homes and jobs.

There is also a need to provide an additional 5% buffer to allow for flexibility (as directed by the National Planning Policy Framework) and to make up for an existing backlog of 847 homes. All of this means that it will now be necessary to increase the minimum supply of homes to around **1,200 per annum**. The Council are also seeking to identify 'safeguarded land' to meet further needs for the ten years beyond the Plan period.

The most recent Strategic Housing Land Availability Assessment (SHLAA), published in January 2016 has identified that Warrington's housing needs cannot be met on brownfield land, existing commitments and on greenfield sites outside of the Green Belt.

If Warrington is to meet its development needs, then based on the Preferred Development Option, sufficient Green Belt land will need to be released to deliver approximately 9,000 new homes and 213 hectares of employment land over the next 20 years [from Preferred Development Option, WBC, July 2017].

Warrington Borough Council adopted its Local Plan Core Strategy in July 2014. This set out a need to build 500 new homes every year up to 2027. This requirement is now out of date.

Following the adoption of the Core Strategy, a High Court Challenge subsequently quashed the specific parts of the Plan relating to:

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

The Council have sought to deliver as much housing as possible within the urban area. They commissioned an Urban Capacity Study which estimated that 15,429 homes could be delivered on existing urban sites, a figure which we feel is unrealistically high and is open to challenge. However, the Council nevertheless maintain that they will need to release sufficient Green Belt land to deliver 8,791 homes (see Table 1).

The Preferred Development Option is Option 2. This is for the majority of Green Belt release to be adjacent to the main urban area in Warrington, with incremental growth in the outlying settlements. This includes a Garden City Suburb of approximately 6,000 new homes to the south-east of Warrington and an urban extension in South-West Warrington of around 2,000 homes.

The outlying settlements have been identified as having an indicative capacity for 1,190 new homes on land to be released from the Green Belt, of which 500 will be located in Lymm (see Table 22).

The Green Belt Assessment has assessed all suitable sites immediately adjacent to the existing built-up area of Lymm and there is only enough land identified as making a 'weak' contribution to the Green Belt to deliver around 45 houses. It will therefore be necessary to release land that makes a 'moderate' contribution to the Green Belt in Lymm. This corresponds with the 'incremental growth' option assessed in WBC's Settlement Profile for Lymm, which concludes that this level of growth is likely to be supported by existing and enhanced infrastructure within Lymm.

This represents very clear "exceptional circumstances" to justify the release of land from the Green Belt. The Site at Reddish Lane in Lymm has the potential to make a substantial contribution to the social and economic success of the Borough.

	955 p.a.	1,113 p.a.	1,332 p.a.
Housing Target 2017 to 2037	19,100	22,260	26,640
Flexibility at 5%	955	1,113	1,332
Backlog (from 2015 against OAN)	847	847	847
Total Requirement	20,902	24,220	28,819
Total Capacity within urban area	15,429	15,429	15,429
Green Belt requirement	5,473	8,791	13,390

Table 1: Housing Land Requirements

Settlement	Indicative Green Belt Capacity
Lymm	500
Culcheth	300
Burtonwood	150
Winwick	90
Croft	60
Glazebury	50
Hollins Green	40
TOTAL	1,190

Table 22: Outlying Settlements - Indicative Green Belt Capacity

Tables extracted from Preferred Development Option, WBC, July 2017

03 THE SITE

LOCATION AND OWNERSHIP



The Site is comprised of approximately 7 hectares of undeveloped farmland. It adjoins the north eastern edge of the settlement of Lymm, approximately 300m north of the village centre. The Site comprises two arable fields, separated by Reddish Lane which is accessed from Rushgreen Road.

The Site is enclosed by:

- The residential areas of Lymm to the west and south
- A6144 Rushgreen Road to the south
- Trans Pennine Trail (the former London and North Western Railway line opened in 1853) to the north
- A further field to the east currently being promoted for residential development

The Site is broadly flat, with various trees and hedgerows characterising the boundaries of the site adding to the degree of self containment within the landscape. The Site is locally very well contained by the former railway line and associated vegetation to the north, and residential development to the east, west and south. A further open field lies beyond the site boundary to the east between the site and housing on Reddish Crescent which in turn runs into Reddish Lane where it crosses the former railway line to access New Farm and Reddish Hall beyond the line to the north.



The Site is in single ownership and Story Homes has an agreement with the landowner. It is therefore under the control of a single housebuilder. There are no ownership or other legal constraints to its development.

The Site is in a highly sustainable location in very close proximity to existing services and facilities, and will result in relatively minimal harm to the Green Belt.

04 GREEN BELT ASSESSMENT

Warrington Borough Council have undertaken two Green Belt Assessments, one in October 2016 and an additional assessment in July 2017, which assessed sites submitted to the Council.

In the October 2016 Assessment, the Reddish Lane site in Lymm was identified as parcels LY8 and LY9, which were considered to have a strong (LY8) and 'moderate' (LY9) contribution respectively.

The July 2017 Assessment references the site as R18/082 (SHLAA reference), which now considers parcels LY8 and LY9 as making a 'strong' contribution. Story Homes have provided a comparative assessment overleaf against this July 2017 Assessment.

A significant amount of work has already been done by GL Hearn in Story's Stage 1 representation regarding our assessment of the Green Belt contribution for this land.

Instead of assessing the value of the parcel land in its current situation the assessment should properly consider the impacts of releasing and developing the parcels. If parcels LY8 and LY9 (R18/082) are developed then the only boundary to the countryside from this part of the settlement edge will be their northern boundaries, which we consider to be strong. The impact of development will therefore be to create a stronger, more defensible settlement edge, which will therefore better safeguard the adjoining countryside from encroachment. We therefore consider the assessment for both these sites should be 'moderate' contribution and not 'strong'.

1994 Local Plan

This view is supported by the Council's position on this land in preparing the 1994 Local Plan, when the Council originally intended not to include this site within the Green Belt, and by the Inspector's Report, in which he stated:

"...If development were eventually to be permitted here it would be well contained by the northern boundary feature and would not represent encroachment into open countryside. The Council's decision not to designate the Reddish Lane land as part of the proposed Green Belt is entirely justified."

[Inspector's Report, 1994 Local Plan]

The impacts of this change will mean that LY8 will have two purposes as making 'no contribution', two 'moderate' contributions and one 'strong' contribution. This should therefore make the overall assessment of LY8 as 'moderate' rather than 'strong'.

Although parcels LY8 and LY9 lie alongside the edge of the Conservation Area, we believe that the development can respond positively to the conservation area through good design and an appropriate site landscape strategy.

Parcel LY9 is already considered as making a 'moderate' contribution and following the re-assessment suggested above would remain as 'moderate'.

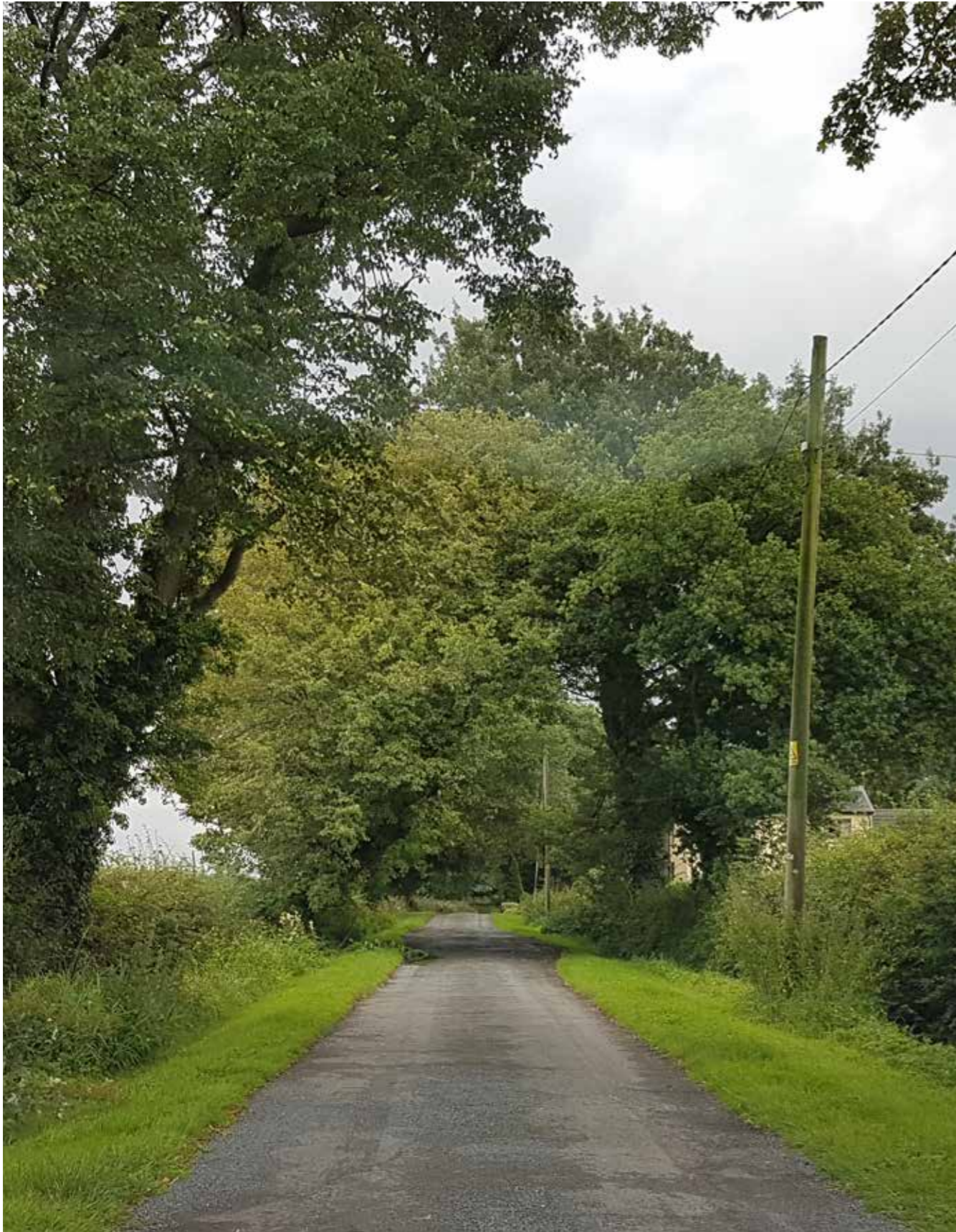
In total, the Green Belt land around Lymm has been separated into 29 parcels. Seven of these have been assessed as making a 'strong' contribution, 19 as being 'moderate' and three as being 'weak'. However, the three 'weak' land parcels represent a small area of land and only a small part of one of these parcels has been promoted within the Call for Sites exercise summarised in the 2015 SHLAA (SHLAA reference R18/036). This amounts to just 45 houses. It can therefore be reasonably concluded that for Lymm to meet its housing needs some of the 'moderate' parcels will need to be released from the Green Belt.



GREEN BELT ASSESSMENT

Lymm, Reddish Lane – Green Belt Contribution Comparison table

Site	Purpose 1: to check the unrestricted sprawl of large built-up areas	Purpose 2: to prevent neighbouring towns merging into one another	Purpose 3: to assist in safeguarding the countryside from encroachment;	Purpose 4: to preserve the setting and special character of historic towns	Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Justification for Assessment	Overall Assessment
R18/082	No contribution: The site is not adjacent to the Warrington urban area and therefore does not contribute to checking the unrestricted sprawl of large built-up areas.	No contribution: The site does not play a role in preventing towns from merging.	Strong contribution: The site is connected to the settlement along its western and southern boundaries. The western boundary consists of hedge lined garden boundaries which may not be durable enough to prevent encroachment into the site. The southern boundary consists of the A6144 Rush Green Road, which is more durable. The site is connected to the countryside along its northern and eastern boundaries. Part of the northern boundary consists of the Transpennine Trail, which is durable, but the majority of the site's northern and eastern boundary consists of non-durable field boundaries which are not durable however the durable Transpennine Trail is within 100m of the boundary and this would contain any encroachment. The existing land use consists of open countryside. There is no built form and low levels of vegetation, mainly consisting of trees along Reddish Lane within the site. The site is well connected to the open countryside to the north. The site supports a strong degree of openness as it contains no built form, low levels of vegetation and supports long line views of the countryside to the north. Overall the site makes a strong contribution to safeguarding the countryside from encroachment due to its openness and non-durable boundaries to the west and east.	Strong contribution: Lymm is a historic town. The site does not cross an important viewpoint of the Parish Church. The majority of the site is located within the 250m buffer area around Lymm Conservation Area. Part of the site's southern boundary lies adjacent to the Conservation Area. Therefore the site makes a strong contribution to preserving the setting and special character of historic towns.	Moderate contribution: The Mid Mersey Housing Market Area has 2.08% brownfield urban capacity for potential development, therefore the site makes a moderate contribution to this purpose.	The site makes a strong contribution to two purposes, a moderate contribution to one and no contribution to two. In line with the methodology, the site has been judged to make a strong overall contribution. While the site does not contribute to checking unrestricted sprawl or preventing towns from merging, it makes a strong contribution to preserving the character of the Lymm Conservation Area and safeguarding the countryside from encroachment due to its location, openness and non-durable boundaries. The site also makes a moderate contribution to assisting in urban regeneration.	Strong contribution
Story Homes' view	Agree - No contribution	Agree - No contribution	Strongly Disagree - Moderate Contribution Story Homes disagree with the Council's Assessment of purpose 3 whereby the proximity of the site's northern boundary to the Trans Pennine Trail has been given only limited weight in the assessment methodology. The Council acknowledge that the Trans Pennine Trail is a durable boundary that would "contain any encroachment" and therefore the contribution of the parcel to purpose 3 should be downgraded. In addition to this, we also disagree that the site supports a "strong degree of openness" as although it is connected to the open countryside to the north, the views from the site and visual openness beyond its northern boundary are restricted by the elevated position of the Trans Pennine Trail with it being a former railway line. Although not in use, the railway line does perform an urbanising feature in the landscape given that the line was engineered to accommodate the former Manchester to Warrington line. Overall we disagree that the site makes a 'strong contribution to safeguarding the countryside from encroachment' as the site sit's within a durable boundary to the north and is a natural infill to the existing residential development to the western and southern boundaries. There are also residential properties to the east of the site thus providing urbanising features on all boundaries of the site.	Disagree – Moderate contribution Story Homes agree that Lymm is a historic town and acknowledge that the site's southern boundary is adjacent to the Lymm Conservation Area. Heritage consultants Wardell Armstrong have undertaken a heritage assessment of the site to assess what impact the proposed development would have on designated and non-designated heritage assets within the vicinity of the site. The assessment concludes, following guidance by Historic England that the evidential, historical and aesthetic values of Lymm conservation area will be unaffected by development within the site. Similarly the setting of the conservation area will be unaffected through the proposed development. Story Homes have previously submitted this evidence to the Council in December 2016.	Agree – Moderate contribution	The site makes a moderate contribution to two purposes of the green belt in addition to three weak contributions. The site represents a logical location for release which will have relatively limited harm to the general extent of the Warrington Green Belt. The surrounding features are easily recognisable and can form new defensible boundaries. Although the site's northern boundary is not regarded as 'durable', it is within very close proximity to the Trans Pennine Trail and therefore when assessed as a wider Green Belt parcel in this location, the Trans Pennine Trail is a significant urbanised boundary that prevents urban sprawl and encroachment into the wider countryside.	Moderate contribution



05 SUSTAINABILITY

Local Facilities

We have undertaken analysis of the location of key community facilities in Lymm and their accessibility from the subject site (see the Facilities Plan).

This analysis shows that most of the key local facilities are located within 10 minutes' walk of the site. This includes two GP surgeries, and a food store within 5 minutes' walk of the site. Other local facilities, including a high school and a choice of primary schools, are available in the village. This makes the site sustainable: there will be not be a reliance on the private car and most journeys can be done on foot.

Reddish Lane has regular bus services, with two stops available within 5 minutes' walk of the Site, at the Site's southern boundary. Service no.5 offers half hourly buses to Altrincham and Warrington.

The Site compares favourably with other sites put forward in the Call for Sites exercise in terms of accessibility to shops and services. It is the closest of the sites to the village centre. Most of the other sites put forward are at the furthest edges of the settlement and located much further away from local facilities.

Education

Several primary schools and a secondary school are all within walking distance of the Site. Oughtrington Primary School is located around 1,100 metres, just over a 14 minute walk, from the Site off Howard Avenue. Access to the school can be achieved directly utilising the existing footways along Rush Green Road and Howard Avenue.

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

The nearest secondary school to the Site is Lymm High School around 2 kilometres from the Site.

The Site is in a highly sustainable location. Many local amenities are situated within a short walk of the Site and would provide day-to-day services and facilities for the new residents.

Medical

The nearest medical facilities are located around 800 metres from the Site at the Brookfield Surgery on Brookfield Road located to the west of the Site. Several dental surgeries are located close to the site, the closest being Jill Cooper Dental Surgery on Rush Green Road around 500 metres east of the Site.

Altrincham and Warrington Hospitals are both within a short bus journey of the Site using either the service number 5 or the 38 both of which pass the site on Rush Green Road.

Retail

There are local retail facilities within the vicinity of the Site. The closest is a food retail unit that is occupied by Sainsbury's. In addition, the centre of the village is located within a 5 minute walk of the site.

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

- Sainsbury's convenience store
- Post Office
- Bakery
- Butchers
- Two pharmacies
- Lloyd's Bank
- Library
- Various restaurant
- Leisure facilities

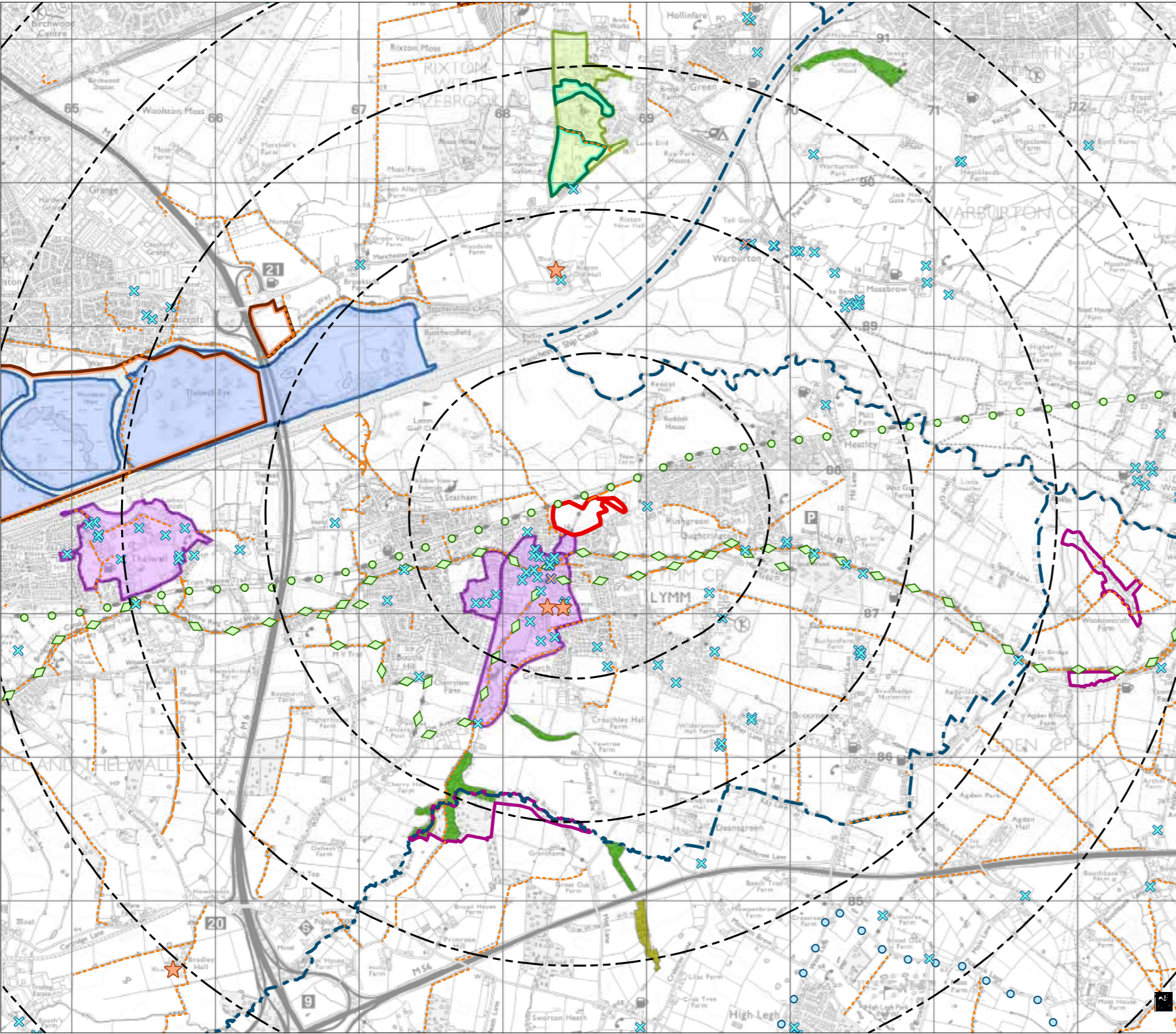


FACILITIES PLAN



- Site boundary
- Lymm Village Centre
- Bus stop
- Bus route
- Food store
- High school
- Primary school
- GP
- Pharmacy
- Dentist
- Pre-school
- Post office
- Library
- Church
- 400m (5 minute walk)
- 800m (10 minute walk)

LOCAL LANDSCAPE



- Preliminary Site Boundary
- 1km buffers from site boundary
- Unitary Authority boundaries
- Landscape Designations :**
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Authorised Landfill Sites
- Public Access :**
- Public Footpaths
- Public Bridleways
- Restricted Byways
- Long Distance Footpaths
- National Cycle Route
- Link to NCR
- Regional Cycle Route
- Heritage Designations :**
- Conservation Areas
- Scheduled Monuments
- Listed Buildings
- Grade I
- Grade II*
- Grade II
- Biodiversity Designations :**
- Special Areas of Conservation
- Sites of Special Scientific Interest
- Local Nature Reserves
- Local Wildlife Sites
- Wildlife Trust Reserve

06 CONSTRAINTS AND OPPORTUNITIES



The Site is not subject to or near to any restrictive environmental designations. There are no constraints which present an obstacle to development.

Instead, the Site has substantial opportunities to create an exemplar residential development. Strong place-making and high quality landscape features can be provided, which will ensure that the Site is an attractive and tranquil residential neighbourhood with a distinct and long-lasting environmental character.

Key and unique opportunities include the ability to:

- Enhance existing landscape features, such as Reddish Lane and the trans pennine trail, to provide a truly landscape led approach which creates an unparalleled recreational and biodiversity area for Lymm
- To create a strong settlement edge to the eastern approach to Lymm along Rushgreen Road and appropriate response to the entrance to the adjacent Conservation Area and the existing distinctive village character
- Integrate with the existing community at Lymm and connect to services and facilities which are in very close proximity
- Retain, adapt and refurbish the existing 'Cheshire' railings along the western portion of the southern boundary
- Retain and enhance existing mature landscaping to Reddish Lane and retain Reddish Lane as an access to the Trans Pennine Trail and existing property
- Create connections to existing Public Rights of Way in the vicinity of the site
- Respond positively to the New Road conservation area with the retention of a green landscaped entrance
- Retain and enhance mature landscaping on the site's boundaries
- Provision of extensive open space throughout the development which could be used by existing and future residents
- Development set back from the edge of the conservation area and arranged and designed to provide a positive setting



Key	
Constraints	
1	Existing mature trees and Landscaping to Reddish Lane
2	New Road Conservation area
3	Main Site Access from Rushgreen Road
4	Existing mature trees and Landscaping to Rushgreen Road and site boundaries
5	Views into the site from Rushgreen Road
6	Green 'corridor' to Rushgreen Road
7	Existing Properties accessed from Reddish Lane
8	Existing Allotments
Opportunities	
09	Secondary Access from Yew Tree Close
10	Create Connections to Existing Bridleway 00198/48, footpath 193/20 and Trans Pennine Trail
11	Trans Pennine Trail
12	Footpath 193/20
13	Bridleway 00198/48
14	Respect views towards New Road Conservation Area
15	Create Green Buffer from future development to Rushgreen
16	Public Combined Sewer
17	Abandoned Public Sewer
18	Public Surface Water
19	Brook

Visual corridor from the conservation area



CONSTRAINTS AND OPPORTUNITIES



EA Flood Map for Lymm

Source: Environment Agency – downloaded 25/09/2017



Ecology and Trees

The Site is not recognised for its biodiversity value. It is not subject to any ecological designations, such as SSSI's, SBI's or Local Nature Reserves, and there are no such designations nearby.

In due course, detailed surveys of the flora and fauna will be undertaken to ensure that there will be no harm to any high value species. There are opportunities to improve biodiversity at the Site through the provision of enhanced habitats, including new green space.

Given that the Site is currently used for agriculture, it contains very few trees. All existing high value trees and hedge-rows will be retained wherever possible alongside significant new tree planting, to enhance the character of the new development. Overall there will be an increase in the number of trees at the Site.

Flooding and Drainage

The entirety of the Site is located within flood zone 1 of the Environment Agency's Indicative Flood Map which means that it is considered to have a low risk of flooding.

Initial investigations have indicated that Site drainage can be achieved via an appropriately designed Sustainable Urban Drainage System (SuDS).

Landscape

The landscape constraints and opportunities at the Site have been assessed by WYG, a multi-disciplinary team of Landscape Architects.

The site falls within the southern portion of National Character Area 60 – Mersey Valley, which consists of a wide, low-lying river valley landscape focusing on the River Mersey, its estuary, associated tributaries and waterways.

Warrington Borough Council produced a Landscape Character assessment in 2007. The Site is identified in this document as lying within Landscape Character Type 5 River Flood Plain and Landscape Character Area 5A River Mersey/Bollin (East). The former railway line embankment however, creates a strong physical and visual barrier between the Site and the wider river flood plain to the north. The Site in terms of current land use, is connected to the farmland to the north (south of the River Bollin floodplain), and generally associated with the large farm complexes to the north such as Reddish Hall to the north west of the Site. The Site itself however, is separate in character to this wider area of farmland. The landscape to the south of the Trans Pennine Trail is part of a more intimate and contained landscape surrounded by built development of various forms including the former railway line and residential development.

The Site is not recognised as having a special landscape quality and is not the subject to any landscape designations. Residential development at the Site could be brought forward in a manner which was sympathetic to its local landscape and townscape context, with any landscape and visual effects minimised and further offset by a strong landscape strategy to ensure that the development was considerate of its setting. The former railway line /Trans Pennine Trail could form a strong new Green Belt boundary to the north of the site and the open countryside beyond the former railway line to the north.

Highways

A detailed appraisal of the highway network and access constraints and opportunities has been undertaken by Croft Transport Solutions.

Vehicular access to the Site can be achieved along the Rush Green Road frontage. The Site has the potential to accommodate around 165 residential dwellings. As such, it is likely that only one formal vehicular access point would be required.

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

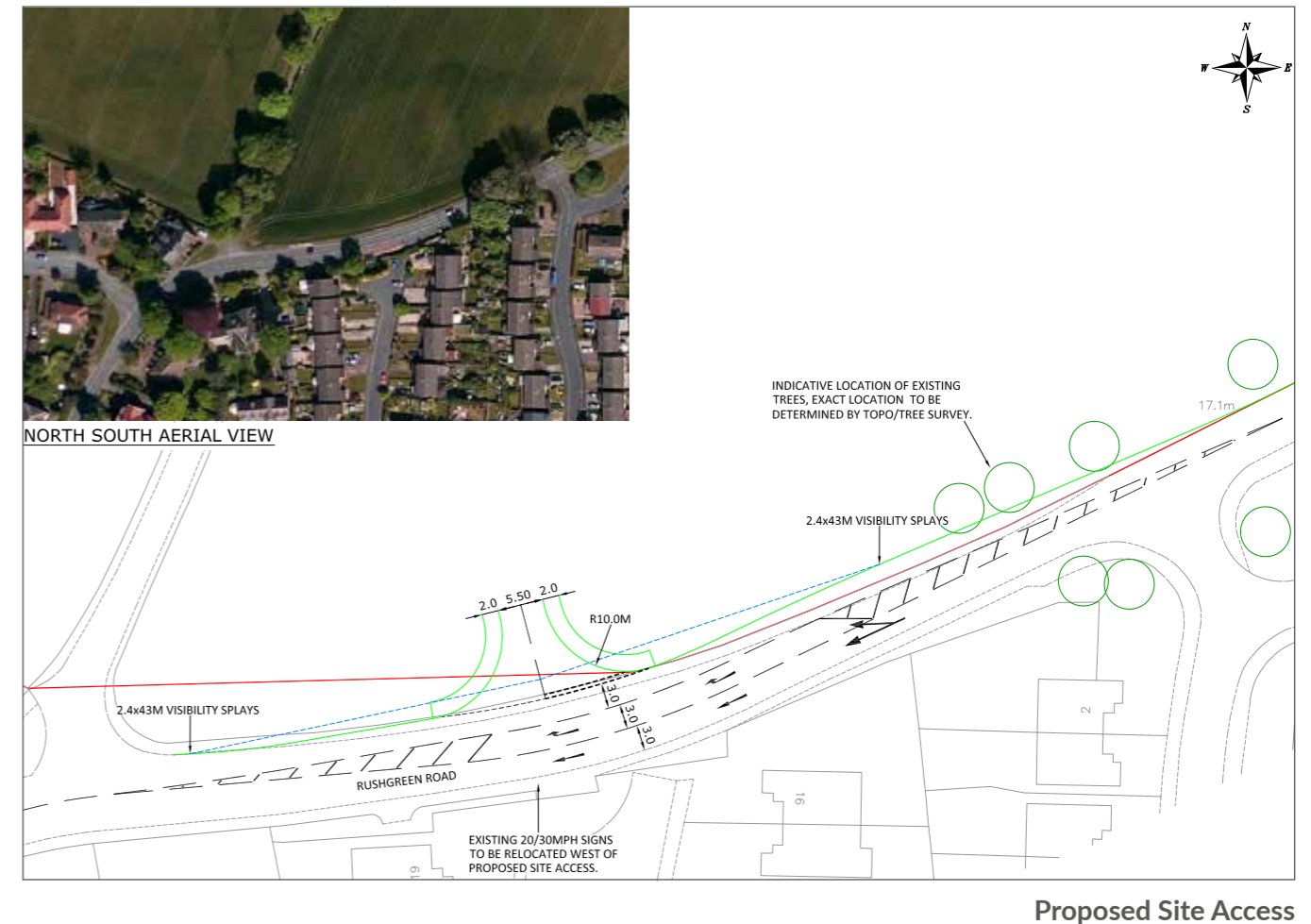
Visibility can be achieved in both directions of at least 2.4 metres by 43 metres which ensures it complies with the guidance in Manual for Streets and Manual for Streets 2. The junction can also incorporate a formal right turning lane for traffic turning into the Site from Rush Green Road. All of this geometry can be accommodated within either the Site boundary or within the current limits of adopted highway.

The proposed junction has been located to ensure the greatest distance away from the existing junction of Reddish Lane and Rush Green Road to avoid the row of trees that are located along the eastern portion of the Rush Green Road frontage.

This junction has been shown on Drawing Number 1549-F01 and demonstrates that the proposed vehicular access can be adequately accommodated.

In terms of off-site impact the proposals are likely to generate in the region of 100 to 120 vehicular trips in the two busiest hours of the day which are likely to be between 0800 and 0900 hours and 1700 to 1800 hours. There are numerous routes for traffic to be dispersed onto the local highway network.

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



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

Heritage

The Site abuts the northern boundary of the New Road Conservation Area. Wardell Armstrong have undertaken an assessment of the Site to assess what impact, if any, the proposed development would have on designated and non-designated heritage assets within the vicinity of the Site. This assessment concludes that the evidential, historical and aesthetic values of Lymm Conservation Area would be unaffected by development.

The masterplan proposes to create a new green landscaped entrance to the site which would provide a significant amount of open space to respond to the setting of the New Road Conservation Area and maintain the open views from the conservation area to the site. The new site entrance has the ability to enhance the experience of the conservation area through new tree and hedgerow planting, green landscaped design and retention of the Cheshire railings.



Key

- ① Development blocks
- ② Development blocks low density
- ③ Public open space
- ④ Indicative tree planting
- ⑤ Movement network
- ⑥ Key focal buildings
- ⑦ Views from the POS
- ⑧ Retained trees and landscaping along Reddish Lane
- ⑨ Bridle path 00198/48
- ⑩ Views into site
- ⑪ Active frontages
- ⑪ Footpath 193/20
- ⑫ Conservation area
- ⑬ Arrival space
- ⑭ Views to key focal buildings
- ⑮ Trans Pennine Trail
- ⑯ Access details as per crofts drawing number 1549-F01
- ⑰ Buffer to Rushgreen Road to incorporate existing mature landscaping
- ⑱ Potential secondary access
- BS Existing bus stops on Rushgreen Road

Areas

Gross Area - 7.23Ha

Public open space - approx 1.70Ha
(Including Reddish Lane & Buffer to Rushgreen Road)

Nett Area Circa - 5.53Ha

Density

5.53Ha x 30 Dwellings per Hectare
= 166 Dwellings



07 THE MASTERPLAN

INTRODUCTION



The site can accommodate up to 165 high quality family homes comprising a range of 2, 3, 4 and 5 bed homes.

The proposed scheme will retain a consistent reference to the character of Lymm and will embody the key principles of sustainability, promoting healthy lifestyles and a high quality of life through the retention and enhancement of public rights of way and access to safe and multi-functional green spaces.

The properties will be generously spaced and softened by a network of green infrastructure where open spaces will function individually, but will together add up to a comprehensive green environment which permeates throughout the development.

The main access to the site will be off Rushgreen Road with the development frontage set back providing a generous arrival green and attractive gateway into the scheme. The public open space in this location will respect and compliment the conservation area to the south and will enhance the retained trees and landscaping along Reddish Lane adding to the visitor experience.



Reddish Lane Lymm

Draft Masterplan

September 2017 | 1:500 @ A0 Drawing No: SH005 SK01 Revision: P2



VISION PRINCIPLES



The Site will provide for a new sustainable community that:

- Will successfully integrate within the area through retention and celebration of existing landscape features including existing trees and important hedgerows which exist both internally and to the perimeter of the Site.
- Will successfully integrate important PROW and existing pedestrian connections through the Site, allowing linkage with surrounding development to the west, south and east.
- Will ensure proposed development is configured at key access points with an outward aspect, helping to celebrate entrance to the development. The southern boundary will be enhanced with a green landscaped Site access which will provide an attractive entrance to the development.
- Development set back from the edge of the conservation area and arranged and designed to provide a positive setting.
- Will provide for a 'landscape dominant' character typified by retention of landscape features such as Reddish Lane. The development has the capacity to provide for extensive green linkages to the eastern boundary through the retention of large informal areas of open space.
- The location of the Site will allow both proposed and existing development to use the extensive areas of open space.
- Could potentially provide formal play provision to the eastern section of the Site.
- Successfully integrate existing watercourses with proposed SUDS areas to provide for areas of new ecological value. SUDS areas to be located on localised low points of the Site to the Northern boundary.
- Successfully include for existing services as part of the development proposals with the opportunity to create green routes through the development.
- Are cognisant of the form and density levels of surrounding development, with the opportunity to provide a contextual yet distinctive design response.

08 BENEFITS AND INFRASTRUCTURE



In order to justify the release of this Site from the Green Belt the Council must in their plan making demonstrate exceptional circumstances but also ensure that this would constitute sustainable development. The NPPF states that “sustainable development is about positive growth – making economic, environmental and social progress for this and future generations.”

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable developments, which should be seen as a golden thread running through both plan-making and decision-taking.”

The development of approximately 165 new homes on this Site in Lymm will deliver significant and lasting economic, social and environment benefits to the local community.

Social Benefits

- Family homes – the Site can address the growing need for new high quality and modern family homes in Lymm. It will deliver a wide range of new homes in terms of type and size, to meet the needs of different families in the community.
- Affordable homes – the new community will include a substantial number of new affordable homes, such

as starter homes and affordable rented houses. This will significantly enhance opportunities for home ownership, helping less affluent families and young first time buyers to get onto the housing ladder.

- Open Space – the development will provide a significant amount of public open space for new and existing residents to enjoy. There will be enhanced connectivity to recreation facilities beyond the Site for the existing housing development to the west, south and east.
- Trans Pennine Trail – enhanced access to the Trans Pennine Trail to the north to provide opportunities for walking and cycling and connections to these established routes will improve health and well being.

Environmental Benefits

- Environmental improvements – the new high quality landscape proposed can provide new and enhanced habitats to increase the biodiversity value of the Site, whilst providing new landscape features and green-spaces for the community to enjoy.
- New drainage infrastructure – the landscape strategy for the Site includes a Sustainable Urban Drainage Scheme (SuDS).
- Recreational resources – the Site will provide new open space and green infrastructure for the local community to enjoy and spend time in.
- Access – as the Site is within a 5 minute walk of the village centre, this will encourage new residents to use pedestrian and cycle routes into the village rather than using the private car. Development to the east, west and south of the village will result in a dependency on the private car given the distance to the services and facilities within the village centre.

Economic benefits

- Economic growth – the Site will bring new working age families to Lymm. This will be crucial to ensure that there is a resident labour force in the area, which can underpin sustainable economic growth without resulting in large increases of in-commuting from elsewhere in the region.
- New jobs – building new homes creates significant numbers of new jobs in construction, in the supply chain and in related services such as shops and leisure centres.
- Increased spending power – new homes will bring new economically active families into Lymm, who will spend their disposable income in local shops and services. This will boost businesses and increase local vitality and continued viability of local services and facilities.
- Increased revenue – the new homes will substantially increase Warrington Borough Council’s revenue base as a result of significant increases in Council Tax income.
- New Homes Bonus – 165 new homes will result in a New Homes Bonus payment of £979,163 to Warrington Borough Council.

BENEFITS AND INFRASTRUCTURE



The Site will provide a range of new and expanded infrastructure to ensure that the new development is sustainable and self-sufficient, has access to day-to-day services and facilities, and is capable of integrating successfully with the existing local community.



This could include investment in:

- New recreational open spaces and play areas for children
- New school places and improved facilities for primary and secondary children
- Expanded health services, including more places in GP surgeries and dental practices
- New landscaping, including tree planting and wetland areas
- New and improved bus services and cycle lanes

Story Homes can confirm that the Site is:

- Available for development. Story Homes has an agreement with the landowner, to bring the Site forward for residential development (subject to its release from the Green Belt). There are no legal or ownership constraints to its delivery;
- Achievable and viable for residential development. It is located in a strong market area which experiences high demand for new homes and there are no overriding constraints which present an obstacle to delivery.

09 CONCLUSION



The emerging Local Plan recognises that Warrington must provide new homes both to meet the needs of its population and to underpin economic growth. Warrington Borough Council acknowledges that this cannot be achieved on brownfield land alone. Green Belt releases are essential.

This Vision Document sets out how the land at Reddish Lane, Lymm can provide a new, high quality residential development. It will provide attractive and well-built family homes as part of a sustainable natural and tranquil environment, integrated with new green and blue infrastructure. It will help Warrington to meet its growing and urgent housing needs.

The Site can be brought forward using a comprehensive masterplanning process, with significant involvement from both Warrington Borough Council and the existing local community.

This vision document provides the evidence to demonstrate that this Site in Lymm represents a logical and sustainable development opportunity where the exceptional circumstances to support its release from the Green Belt are clear. A number of technical assessments have been undertaken which confirm that there are no physical constraints or other potential impacts or environmental conditions which could preclude the development of the Site for housing. The proposed development clearly accords with the three dimensions of sustainable development as set out in the NPPF.

NEXT STEPS

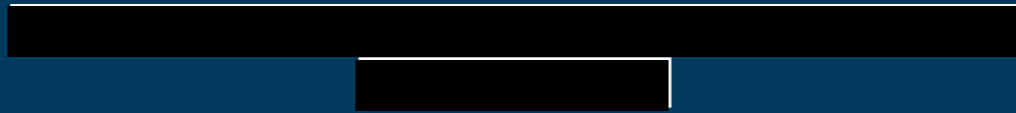
The Site is in the control of a well-known high quality housebuilder (Story Homes), and is considered suitable and deliverable within the first 5 years of the emerging Local Plan period.

Story Homes are committed to progressing the emerging Concept Masterplan towards a high quality residential development that responds to the local housing need, whilst taking into account and reflecting the character of the surrounding settlement, and ensuring the development of the Site would form a new defensible Green Belt boundary to the north of the village.

Story Homes looks forward to working with Warrington Borough Council to progress the proposals for the Site and welcomes any feedback.







www.storyhomes.co.uk