

Proposed Submission Version Local Plan

PART A - About You

1. Please complete the following:

Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique reference number.

Name of person completing the form: Gareth Salthouse

Email address: [REDACTED]

2. What type of respondent are you? Please select one option only.
If you are an agent please select the type of client you are representing.

A Developer / Landowner

3. Please provide your contact details:

	Contact details
Organisation name (if applicable)	Emery Planning
Agent name (if applicable)	Gareth Salthouse
Address 1	[REDACTED]
Address 2	[REDACTED]
Postal Town	[REDACTED]
Postcode	[REDACTED]
Telephone number	[REDACTED]

PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate?

From the drop down list please select one option.

GB1 Warrington's Green Belt

2. What does your comment relate to? Please select one option.

A specific policy sub-number (s)

If a paragraph or policy sub-number then please use the box below to list. (For example - Policy MD2.1 part 3 or paragraph 10.2.13 etc as applicable).

GB 1.1 - 12

Para 5.1.4 - 5.1.25

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

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate	X	

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

Please be as precise as possible.

Please see attached representations

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

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

Please be as precise as possible.

Please see attached representations

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

Yes, I wish to participate at the oral examination

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

We wish to attend the hearings to make oral submission, respond to the Inspector's questions and respond to the Council's case. The issues are complex and there is a need for detailed examination of the evidence.

8. If you wish to upload documents to support your representation form then please select 'choose file' below. You can upload a max number of 2 files (up to 25MB each).

If you are submitting more than one representation form please note: If this file upload supports more than one representation form then please do not attempt to upload the same file on subsequent forms. On additional representation forms please use the comments/file description box to type in the 'name of the file', or 'see previous form'.

If the file upload is a different document for additional representation forms then please continue to upload the file as normal.

- File: D T Joseph rep.pdf - [REDACTED]

You have just completed a Representation Form for GB1 Warrington's Green Belt.

Please select what you would you like to do now?

Complete another Representation Form on a different policy or part of the plan (**Part B**)

PART B - Representation Form 2

1. To which part of the Local Plan does this representation relate?

From the drop down list please select one option.

Plan as a whole

2. What does your comment relate to? Please select one option.

None of the above

If a paragraph or policy sub-number then please use the box below to list. (For example - Policy MD2.1 part 3 or paragraph 10.2.13 etc as applicable).

Policies Map

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

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate	X	

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

Please be as precise as possible.

Please see attached representations

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

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Please be as precise as possible.

Please see attached representations

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

Yes, I wish to participate at the oral examination

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

We wish to attend the hearings to make oral submission, respond to the Inspector's questions and respond to the Council's case. The issues are complex and there is a need for detailed examination of the evidence.

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If the file upload is a different document for additional representation forms then please continue to upload the file as normal.

- File: D T Joseph rep.pdf - [REDACTED]

You have just completed a Representation Form for Plan as a whole.

Please select what you would you like to do now?

Complete the final part of the form, Customer 'About You' questions and submit response **(Part C)**

Draft Local Plan 2021 Consultation
Planning Policy
Warrington Borough Council
East Annexe
Town Hall
Sankey Street
Warrington
WA1 1UH

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15 November 2021

EP ref: 20-528

Gareth Salthouse
[REDACTED]
[REDACTED]

Dear Sir/Madam

Re: Local Plan Representations – [REDACTED]
[REDACTED]

We are instructed by our client, D T Joseph Developments Ltd, to submit representations to the Warrington Updated Proposed Submission Version Local Plan (2021). Our client's site interest is edged red on the location plan at **EP1** of this letter.

Draft Policy GB1 (Green Belt) and the draft policies map

Reference to national planning policy guidance

This draft policy identifies a limited number of 'washed over' Green Belt settlements within the designated Green Belt. The restricted list of settlements includes Broomedge, which is where our client's site is located.

Part (8) of Draft Policy GB1 states that development proposals within the identified 'washed over' settlements will be subject to Green Belt policies set out in national planning policy. This calls into question why it is necessary to identify such settlements in the first instance. It is sufficient to simply say that the new development proposals shall be determined in accordance with national Green Belt planning policy.

Part (8) of Draft Policy GB1 goes on to say that new build development within the limited number of 'washed over' settlements may be appropriate where it can be demonstrated that the proposal constitutes limited infill development. There is further reference to the need for development

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proposals to be of an appropriate scale, design and character although such non-Green Belt related matters are already adequately addressed through other policies of the draft local plan (e.g. Draft Policy QC6 'Quality of Place').

It is unclear how other forms of development, aside from limited infill development, should be assessed through Draft Policy GB1. For instance, it is unclear as to how replacement dwellings, the redevelopment of previously developed land and the delivery of rural exception sites may be assessed within those settlements identified such as Broomedge and beyond those settlements. It is unclear as to how part (8) should be read alongside part (12) of Draft Policy GB1.

Part (10) of Draft Policy GB1 states that planning permission will not be granted for inappropriate development within the Green Belt except in 'very special circumstances'. There is no need for the draft policy to repeat certain extracts of national planning policy guidance in isolation. Again, it is sufficient for the draft policy to simply say that development proposals shall be determined in accordance with national Green Belt planning policy guidance.

Part (12) of Draft Policy GB1 states that 'other forms of development' considered to be an exception to inappropriate development within the Green Belt as per national planning policy guidance will be supported. Again, this draft policy need only to defer to national planning policy guidance in general terms. The reference to 'other forms of development' is of concern as discussed further below as it suggests an additional layer of restrictions to be applied to those 'washed over' settlements identified, and this fundamentally conflicts with national planning policy guidance.

The correct approach to interpreting limited infill development within villages

It has been well established through case law that the key consideration to whether a site forms part of a village for the purposes of interpreting paragraph 149(e) of the Framework is the specific circumstance 'on the ground'¹. The question as to how a site is visually, functionally and physically linked to a village must be fully explored by the decision-maker and planning judgement applied. This may involve having due regard for factors such as the built-up envelope of the village, characteristics of the built form and pedestrian and cycle linkages.

Ultimately, it must be decided whether there is a sense of having left the village in question when arriving at the development site.

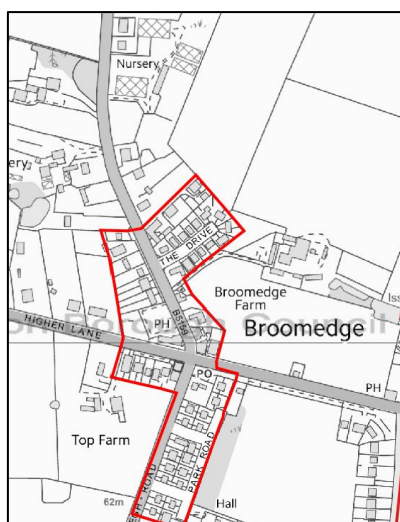
The identification of a limited number of 'washed over' settlements

The Council has identified a restricted number of 'washed over' settlements at part (7) of Draft Policy GB1. There is no justification provided within the evidence base for the draft local plan as to why these particular settlements have been identified and why other villages have been discounted. Notwithstanding our firm view that it is unnecessary to identify such settlements through the local plan, one would expect the Council to have carried out a background paper on all 'washed over' villages across the Borough and applied a justified methodology as to identification of certain ones with a scoring matrix applied. This may have included considerations related to spatial form of settlements and service provision.

Part (9) of Draft Policy GB1 states that boundaries of the Green Belt settlements identified are shown on the Policies Map. Although it is not very clear from the PDF version policies map available online, it appears that the Council seeks to 'roll over' a settlement boundary identified for a previous iteration of the local plan. It is not sufficient to simply roll forward designations from a previous local plan without any consideration as to whether it is sound and meets up-to-date national planning policy guidance.

Again, it is difficult to be certain from the draft policies map but the identified settlement boundaries of Broomedge from the current adopted development plan is as follows:

¹ We have referred to two judgments and enclosed both with this letter: Julian Wood vs. SSCLG and Gravesham Borough Council Judgment (2015) (Appendix **EP1**) and Tate vs. Northumberland CC Judgment (2017) (Appendix **EP2**).



There is no justification provided within the evidence base for the draft local plan why the settlement boundary has been drawn in this way. One would expect the Council to have issued a background paper explaining a methodology as to the way in which settlement boundaries are drawn and what factors are considered. This may have included considerations such as planning permissions granted and physical features and the relationship to the built-up area.

The absence of any justification, methodology or rationale for the identification of a limited number of settlements and the drawing of settlement boundaries is a fundamental flaw in the draft local plan policy.

The consequences of the Council's approach

The Council seeks to arbitrarily restrict national Green Belt planning policy such that paragraph 149(e) only applies to certain locations of the Borough. Again, there is no explanation or justification for the Council's approach from the evidence base available for the draft local plan. The reality is that the settlement boundary has been drawn so tightly around Broomedge that no limited infill development could take place. The pattern of built development within the settlement boundary is such that no infill opportunities exist.

Furthermore, it is unclear how other forms of development would be assessed within Broomedge through Draft Policy GB1 such as rural exception sites that can provide much-needed affordable housing in villages such as Broomedge², the redevelopment of brownfield land³ and replacement dwellings⁴.

Whether it is intention or not, the Council's approach will effectively prevent development coming forward that may otherwise comply with national planning policy guidance. This blanket restriction would serve to deprive those identified settlements from new housing development and would likely to undermine the vitality and viability of such villages (e.g. new households typically support the services available within villages, and support new services, such as public houses, bus services and village shops). The Council's arbitrary blanket approach is contrary to paragraph 67-009 of the National Planning Practice Guidance (PPG), which states the following:

“A wide range of settlements can play a role in delivering sustainable development in rural areas, so blanket policies restricting housing development in some types of settlement will need to be supported by robust evidence of their appropriateness.”

² Paragraph 149(f) of the Framework.

³ Paragraph 149(g) of the Framework.

⁴ Paragraph 149(d) of the Framework.

The Council's approach is also contrary to the provisions of the Framework including paragraphs 78 and 79. The latter states the following:

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services."

There is no justification for arbitrarily restricting development proposals that may otherwise comply with national Green Belt planning policy guidance. Again, we would suggest that Draft Policy GB1 simply says that development proposals will be assessed in accordance with national Green Belt planning policy guidance.

Whether Top Farm forms part of the Broomedge village

Notwithstanding the above, we now consider whether the land at Top Farm should be included within any settlement boundary for Broomedge.

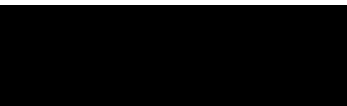
Barnes Walker, landscape architects, have produced a Technical Note at Appendix **EP2** of these representations and this considers whether our client's land should be included in any settlement boundary. They have visited the site and used a range of data sources, including historic mapping and various photographic viewpoints are provided. We summarise the points below:

- Top Farm has clearly been historically associated with the settlement of Broomedge and physically connected since the mid-20th Century.
- The identified settlement boundary identifies the access drive into Top Farm but excludes Top Farm itself, which is unusual given that the driveway only serves Top Farm.
- Top Farm is closely linked to the other built form in the village and is very well connected to amenities by a section of pavement.
- The site is strongly visually connected to the village and various photographic viewpoints and detailed analysis is provided.
- There is a clear and appreciable visual connection between Top farm and the buildings within the identified settlement boundary of Broomedge. Top Farm is experienced as a visual part of the settlement.

The detailed spatial and visual analysis undertaken by Barnes Walker demonstrates that Top Farm reads very much part of the visual envelope of Broomedge, spatially and visually, and is appreciated as falling within the village. Any settlement boundary should therefore include our client's land.

We trust that this letter clarifies our client's concerns in relation to Draft Policy GB1 and the draft policies map. Should you wish to discuss any aspect of our representations further then please do not hesitate to contact us.

Yours sincerely
Emery Planning



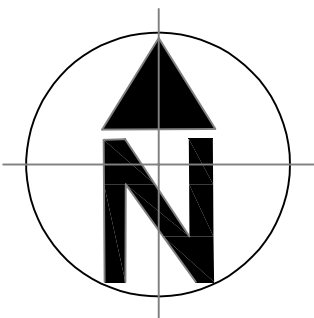
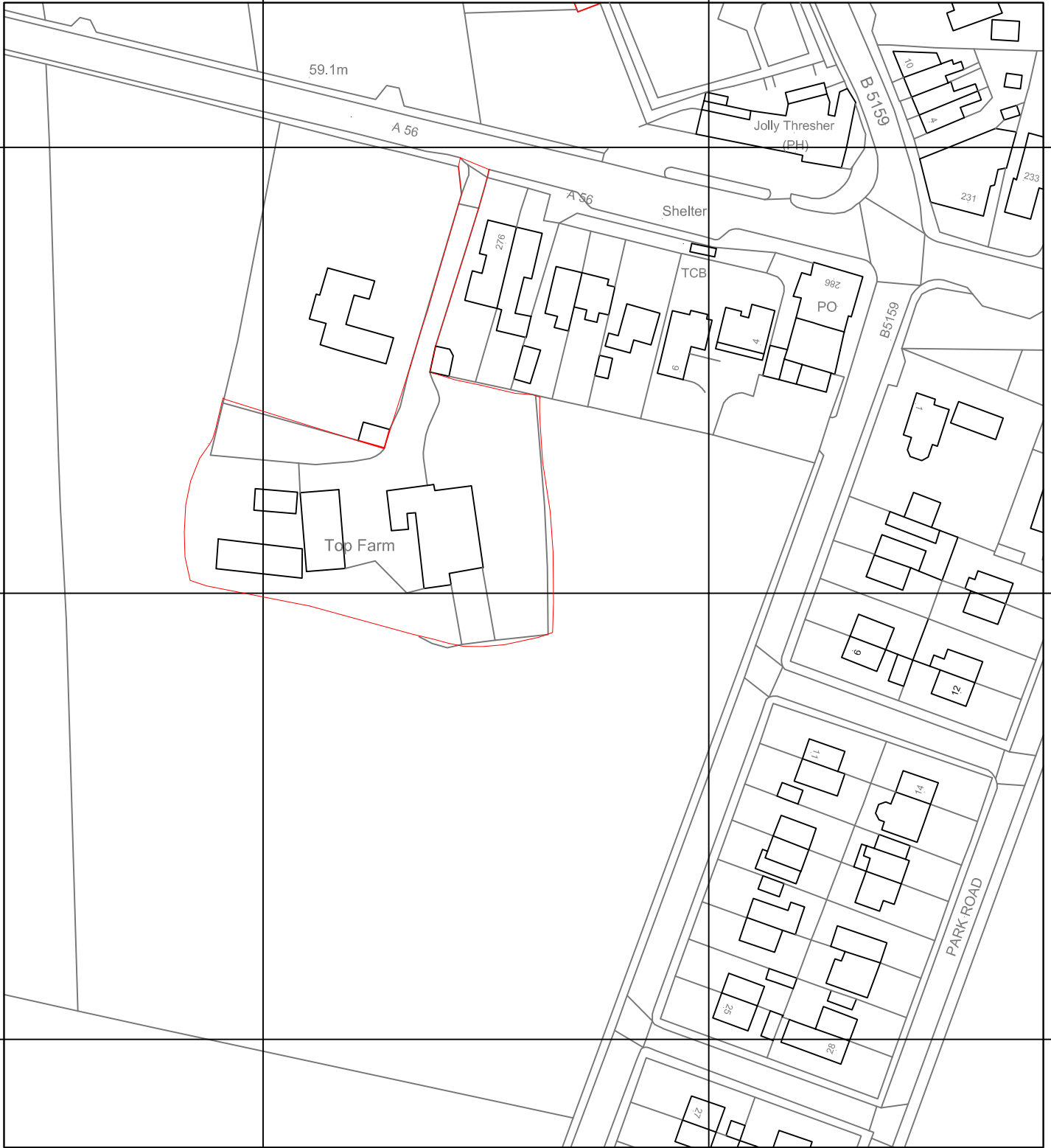
Gareth Salthouse BA (Hons), Mplan, MRTPI
Associate Director

Enc:

EP1 – Location Plan.

EP2 - Barnes Walker Landscape and Visual Assessment Technical Note.

EP1



job
Top Farm, Higher Lane, Lymm

drawing
Location Plan

drawn
KJ

date
Nov 2021

scale
1:1250@ A3

drg no.
20145-L01

rev

**green
square
architecture**

EP2

Why Top Farm should be included within the Settlement boundary of Broomedge

The narrative below has been produced following a desk and site based survey and analysis work to help inform what is considered to be the spatial and visual extent of the settlement of Broomedge. As part of the analysis, historic mapping was considered and a site visit was carried out in early November 2021. Where relevant, the work has been carried out with reference to and using aspects of the guidance found within 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition, published by the Landscape Institute (LI) and the Institute of Environmental Management & Assessment (IEMA) 2013.

For the purposes of this analysis, the study area was considered to be largely formed by the area from which a visual appreciation of the perceived settlement boundary to Broomedge from publicly accessible land. Due to topographical constraints, no view of the application site buildings was possible from public vantage points north of the A56. As such, the study area was largely limited to views from the west, south-west, south and the south-east of the site. The relevant identified visual receptors are as follows:

- Users of the A56 (both west and east of Top Farm)
- Users of the section of B5159, south of the junction with the A56 south to Kay Lane
- Users of public footpath Lymm FP27, west and south-west of the site linking Higher Lane and Kays Lane
- Users of Kays Lane between Lymm FP27 and High Legh Road (B5159)

The application site and surrounding area were visited in mid-November 2021 so at the time, the trees and hedgerows were providing medium to low levels of screening. The weather conditions at the time of undertaking the site survey work were bright and adequately clear.

Photographs of the site, the surrounding landscape and specific viewpoints were taken on the day the survey work was undertaken. Some of the views included wide panoramas and it was therefore considered beneficial to join some of the individual photographs together to produce panoramic views. All photographs were taken using a Canon EOS 500D Digital SLR camera and specific viewpoints were photographed using the equivalent of a 50mm lens.

Factors that Influence the perceived extent of the settlement of Broomedge

The following factors have been identified which inform the perceived extent of the settlement of Broomedge:

Spatial Factors

1. Historic evolution of the settlement and the site's relationship thereto.
2. Is any part of the site within the settlement boundary?
3. Distance of the site from the "heart of the settlement".
4. Distance of the site from local amenities including shops, pubs, bus stops.
5. The practicalities/ease of travelling on foot to those local amenities.
6. The proximity of a site and buildings to other built form that is clearly already defined as being within the settlement of Broomedge and the spatial relationship thereto.

Visual Factors

1. The landscape features and views along the main highway routes help to define the perceived edge of Broomedge including:
 - Boundary treatment along the main routes
 - Where an accessible pavement ends
 - Road sign markings
 - Proximity of site access drives along Higher Lane
 - The visual appreciation of the built form on the site in views containing other built form, which are clearly part of the settlement
2. Wider visual appraisal - Does the site and buildings thereon clearly appear to be part of the visual envelope of the settlement of Broomedge, including from relevant viewpoints along public footpaths and roads beyond the settlement edge.

What the following analysis confirms is that in both spatial and visual terms, there is a strong landscape and visual case to support the argument that Top Farm should be regarded as part of the settlement of Broomedge.

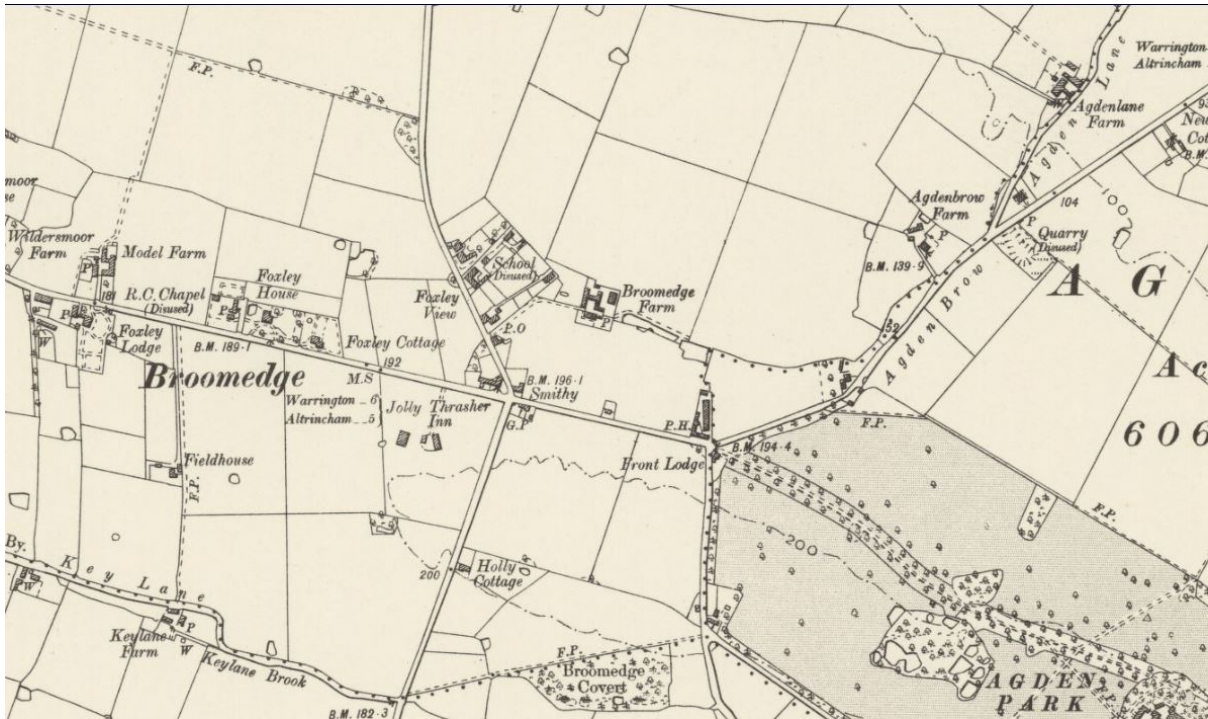
Spatial Analysis of the Application Site

Historic Evolution

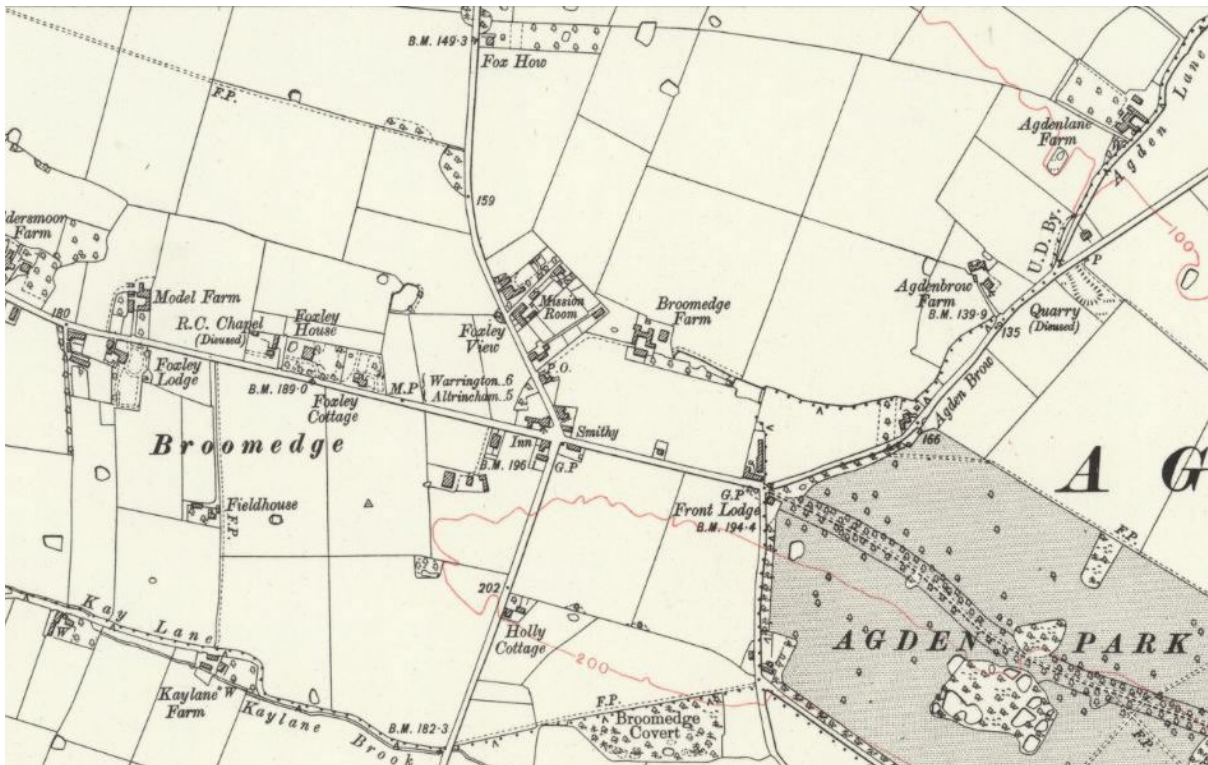
To understand a settlement boundary, it is important to understand its evolution. An appraisal of historic maps confirms as follows:

- Broomedge was identified as a general area of dispersed farmsteads, Inns, a school, manor houses and cottages in the mid-late 19th Century.
 - Of the modern day Broomedge buildings, only the site (Top Farm), the Jolly Threshire Inn, the Smithy (now 231 Higher Lane) and a pair of dwellings containing a GP practice at the junction were present along Higher Lane within Broomedge at the turn of the 20th Century (see 1899 map).
 - Other properties including a school, cottages, and farms were present dispersed along the current day B5159 (Burford Lane) and further afield to all sides of the main Broomedge junction.
- Through the 20th Century (see maps) various infill was introduced:
 - Initially, a pair of semi-detached dwellings (now 276-278 Higher Lane) immediately adjacent to/east of the access drive to Top Farm (see 1910 map) and then,
 - By 1945, other built form was introduced between the site and the main junction along the southern side of Higher Lane, as well as buildings opposite the Top Farm access on the northern side of the A56, and other properties along Burford Lane (B5159) and High Legh Road (B5159), all of which effectively adjoined Top Farm to the main junction via a connected run of built form. A property immediately to the west of the access drive junction was also evident in 1945, closer to Higher Lane than present day number 274 Higher Lane, which is a late C20 replacement dwelling set further back. See 1945 map.

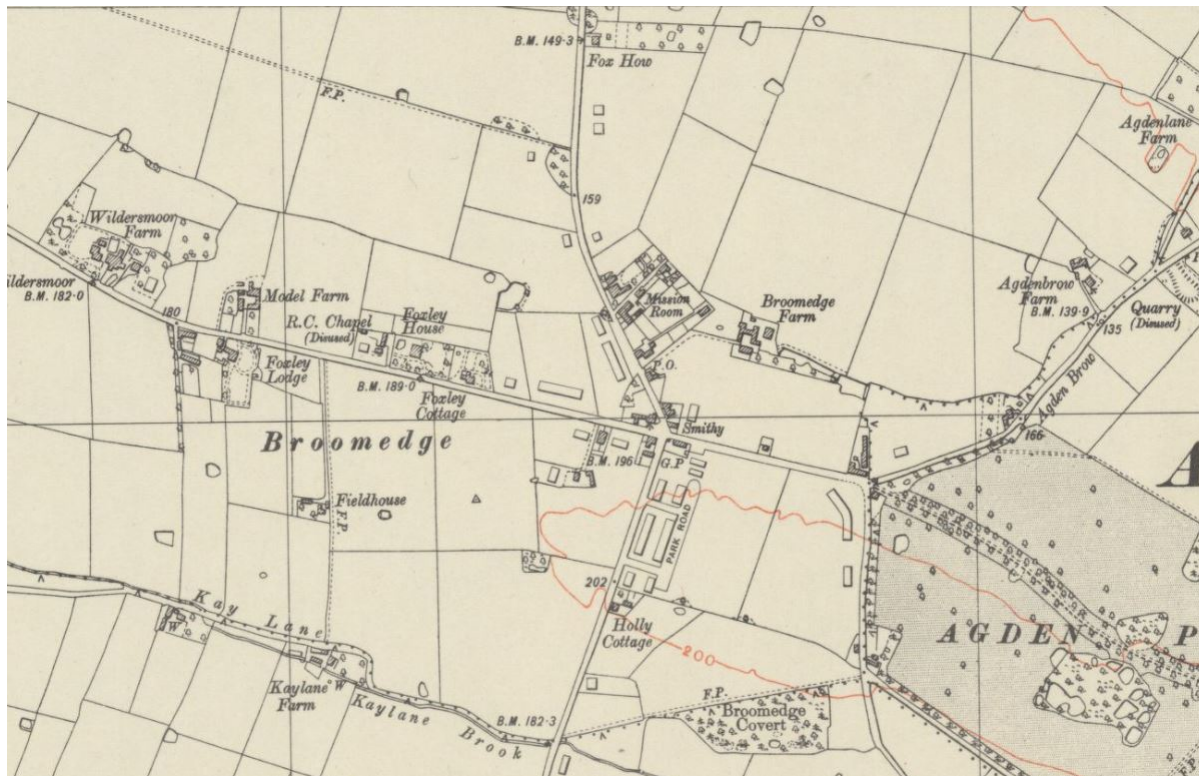
Hence, it is clear that Top Farm has been historically associated with the settlement of Broomedge. Since the mid-20th Century it has been physically connected to the heart of the settlement around the A56 and B5159 junction.



1899 map extract – Top Farm is evident to the south-west of the Jolly Thresher Inn. Built form is dispersed at this time and the general area was identified as Broomedge (as noted by the name appearing further to the west).



1910 map extract – Some infill development appears, including (of note) the semi-detached pair of dwellings to the immediate east of the access drive to Top Farm and the buildings which have become Budgens convenience store at the junction of the A56 and the B5159.



1945 map extract – Additional infill development is identified and buildings appear on both sides of the A56. Notably, a new dwelling appears to the immediate west of the access drive to Top Farm, which has since been knocked down and replaced by a dwelling set further back (number 274 Higher Lane). Top Farm was already now clearly very closely associated with the centre of modern day Broomedge, centred as it is around the junction of the A56 and B5159.

The Access Drive to Top Farm is clearly within the identified Settlement of Broomedge

The identified settlement boundary plan (below – Fig.1) clearly includes the access drive to Top Farm within the settlement boundary, but does not include the Top Farm site itself. This is particularly unusual, given that the private drive only serves Top Farm and as a secondary vehicular entrance to number 274, both of which are identified as outside of the Broomedge settlement boundary.

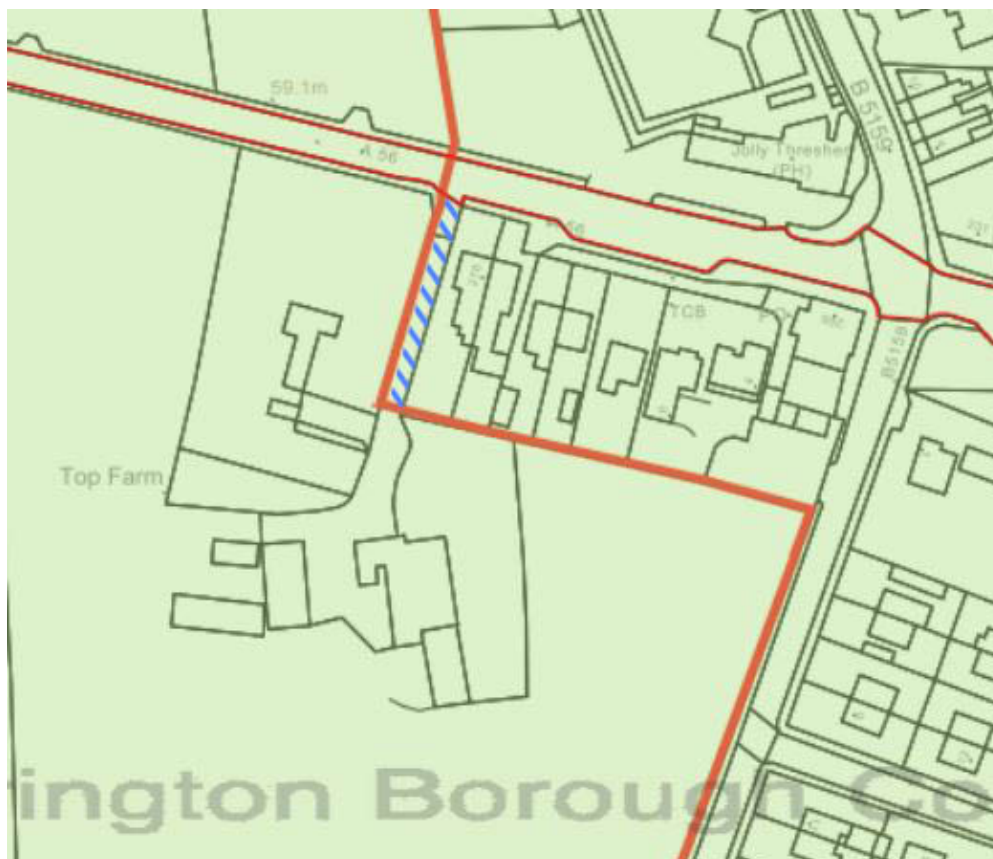


Fig. 1 - The driveway to Top Farm is, unusually included within the settlement boundary to Broomedge, yet the Top Farm buildings and wider site area are not

Top Farm is very close to other built form in the identified settlement area and is well connected with all the amenities by a section of pavement

The section of pavement on the southern side of Higher Lane, which links all the way to the Budgens convenience store at the junction of the A56 and B5159, extends right up to and includes the access drive to Top Farm (see GP2, 3, 5 and 7 later). This provides a direct and safe pedestrian link to the bus stop (heading east on the A56) and the convenience store itself. It is thereafter very convenient to cross at the main lights for the Jolly Thresher public house and the eastbound bus stop situated on the northern side of the A56 a little further east. The plan below (Fig. 2) shows the extent of the section of pavement in the area and identifies the distance from the access drive to Top Farm to the relevant bus stops and local amenities as follows:

- Distance to Bus Stop heading west on the A56 = 50m
- Distance to Budgens Convenience Store & Post Office = 90m
- Distance to The Jolly Threshire (via traffic light crossing) = 100m
- Distance to Bus Stop heading east on the A56 (via traffic light crossing) = 185m
- Distance of Top Farm main residential dwelling/building to the closest dwelling within the identified settlement boundary = 35m

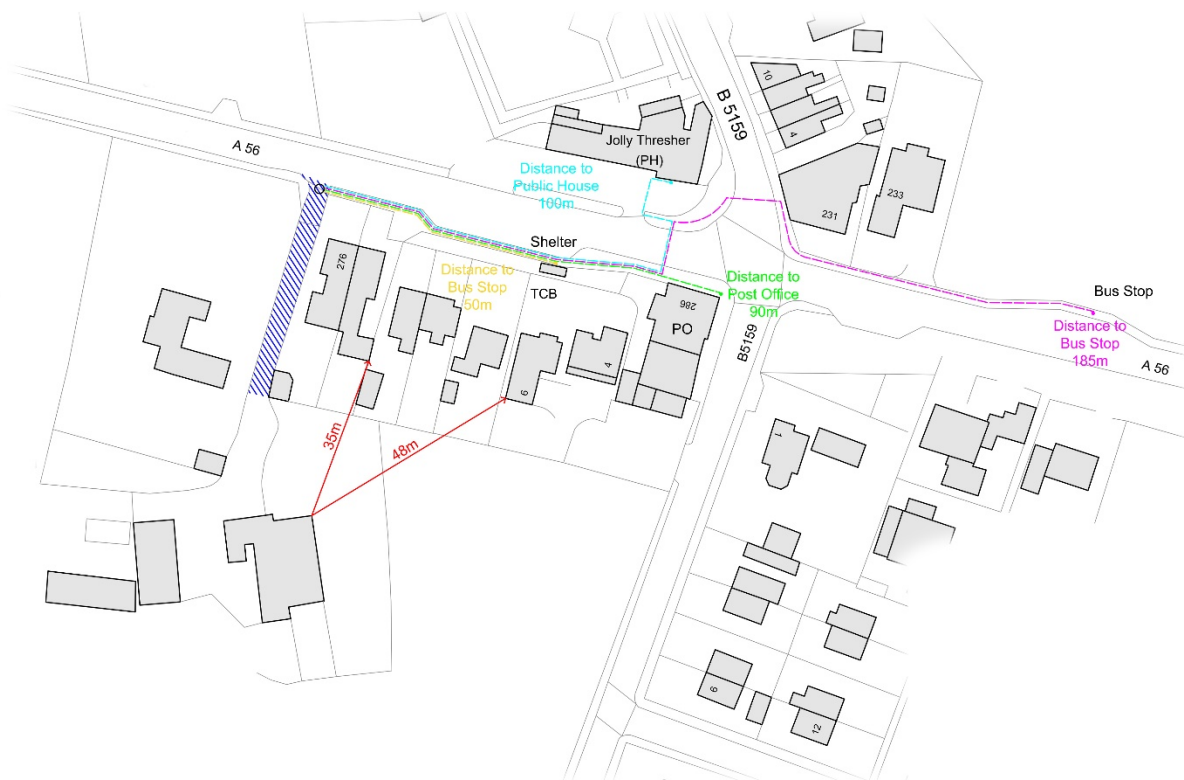


Fig. 2 – This demonstrates the intimate relationship of the built form on the Top Farm site to the local amenities within Broomedge and the adjacent dwellings which are within the identified settlement boundary. The walking distances to the identified amenities are taken from the end of the Top Farm access drive and include all crossings and turns to reach those amenities. The pavement immediately accessible at the end of the Top Farm access drive along with the traffic light crossings at the A56/B5159 junction ensures direct and safe pedestrian access to those identified amenities.

It is abundantly clear that Top Farm is in a sustainable location, is in very close proximity to the amenities of Broomedge and is also proximate to a number of other properties which have been included within the identified settlement boundary. Furthermore, the access drive to Top Farm itself is actually within the settlement boundary of Broomedge and that driveway is owned by Top Farm.

Access to Top Farm is provided by the driveway along with secondary vehicular access to number 274 Higher Lane, both of which are outside of the settlement boundary, which is an unusual set of circumstances.

Visual Analysis of the Application Site relative to the identified settlement boundary

Travelling West along the A56

When travelling west along the A56 towards the ‘heart’ of the settlement of Broomedge, there is a notable appreciation of a break in built form when exiting Agden Brow (beyond the Wheatsheaf pub to the north and 318 Higher Lane to the south). The field between creates the perceived break between the two ‘settlements’.

Number 251 is clearly an outlying cottage outside of the settlement, within the ‘gap’ on the northern side of the road, but number 298 Higher Lane, reads very much as part of the settlement of

Broomedge when travelling from the east, despite actually being outside of the identified settlement boundary. When alongside number 298, one is clearly aware of the junction of the A56 and B5159, the Budgens convenience store and Post Office, the Jolly Thresher pub and the associated traffic lights (indicating a notable intersection), the bus stop on the northern side of the A56, road and other signage, pavements and street furniture and the run of properties identified as being within the settlement boundary which lie immediately adjacent to number 298. Number 298 is less than 60m from the traffic light junction. It is also immediately adjacent to the semi-detached pair of properties at number 294-296 which are within the identified settlement boundary – see VP1 and GP1.



VP1 – This view from the A56, east of Broomedge shows the sense of arrival in the settlement (beyond open fields to both sides of the A56) and indicates that number 298 Higher Lane (A56) is an integrated part of the settlement timber side boundary fence and dwelling at number 274 Higher Lane. Some of the Top Farm buildings are also visible (shown pink) to the right of the image. This is a visual sense. It is proximate to the centre of Broomedge (the junction) and near the east-bound bus stop. It also lies beyond signage announcing the approach to the settlement.



GP1 – Travelling westwards from number 298 Higher Lane. It is very close to the core of Broomedge and all its amenities. Hence, it is also read as part of the settlement.

Passing through Broomedge westwards on the A56, the perception is that one is still within the settlement of Broomedge until passing number 274 Higher Lane (which is to the immediate west of the Top Farm access driveway).

Until one is past number 274, all boundary treatments to the southern side of the road appear as part of a united run with a pavement that runs all the way up to, and linking with, the access drive to Top Farm and the entrance to number 274. The boundary treatments are very much urban/suburban in form, combining walls, fences, gates and gateposts and evergreen and ornamental planting (eg privet and conifer hedges) with more urban characteristics. The close boarded fence behind planting to the front boundary to number 274 further adds to the more urban feeling of enclosure to number 274, despite former hedgerow planting and trees to the front of that

fence. Number 274 is similarly identified as being outside of the settlement boundary within the Council's Proposals Map.



GP2 – The access to Top Farm is immediately adjacent to the lamppost in the distance on the left hand side of the road, a short distance from the bus stop and immediately adjacent to number 276 to 278 Higher Lane which are prominent in the view and are indicated as within the identified settlement boundary.



GP3 – The entrance to number 274 Higher Lane and the close boarded fence along the frontage (part visible here) add to the argument that number 274 is visually a part of the urban settlement of Broomedge

A lamppost is also situated immediately adjacent to the access driveway to Top Farm and casts its light to both the east of the Top Farm access drive and west of it. – see GP5 (photo) below. This clearly acknowledges the connection of the application site and number 274 to the settlement of Broomedge (particularly by lighting the pavement area and driveway accesses).

When looking between number 278 and 280 Higher Lane from Higher Lane, there is a clear, proximate visual connection of Top Farm to those other adjacent dwellings which are all within the settlement boundary. An additional view up the Top Farm access drive further visually connects the semi-detached Victorian dwellings at number 276-278 with Top Farm. – see GP4 and GP5 below.



GP4 - Top Farm is visible centrally in the gap between number 278 and 280 Higher Lane. It appears very close to those properties...hence very well visually connected.



GP5 - View up the site access drive, demonstrating a clear and proximate visual connection between Top Farm and the pair of dwellings at number 276 and 278 Higher Lane. The lamppost is situated immediately adjacent to the access drive to Top Farm, providing light to the area to the front of the drive and to the west (right) of the photo

It is only when beyond number 274 Higher Lane, when travelling west, that there is a perception of leaving part of the settlement, particularly to the south where an open field appears again.

Travelling East towards Broomedge on the A56

Although outside of the identified Broomedge settlement boundary, there is a continuous run of built form in large residential plots on the northern side of the A56 once one has passed the field associated with Ashlea Farm. Number 209 Higher Lane is the first in the run of properties, some of which are hidden by mature tree planting and strong evergreen front boundary hedegrows. Nonetheless, the front boundaries also imply private garden land rather than field or agriculture beyond. - see GP6.



GP6 – There are a number of large detached residential plots to the northern side of Higher Lane on the westerly approach to Broomedge on the A56. The front boundary treatments imply ‘urban’ form lies beyond the pavement which links the access drive to Top Farm (and the driveway entrance to number 274 Higher Lane - in the foreground of the view) runs through to Budgens convenience store providing direct, safe access to all local amenities from Top Farm. The access only glimpses of the built form are possible. The character changes to “settlement” at number 274 Higher Lane.

To the southern side of the A56, one is acutely aware of the open field area between 240 Higher Lane and number 274 Higher Lane – see Viewpoint 2 (VP2). However, when travelling east, number 274 becomes entirely apparent as the start of the run of built form within Broom Edge. Along with the visible close boarded timber fence along the front and western side garden boundary, the size, scale, form and materiality of number 274 implies ‘urban form’. Additionally, the 30mph traffic signs appear some 15m-20m before the garden boundary to number 274, which again indicate that one is entering the settlement of Broomedge. It would therefore seem logical to include number 274 within the settlement boundary of Broomedge. Number 274 immediately precedes the access drive to Top Farm and as such, it would follow that Top Farm is visually perceived as being within the settlement boundary also.

The Top Farm buildings are partly visible in views from Higher Lane when travelling east towards Broomedge. The western boundary to Top Farm is a continuation of the western side boundary to number 274 and there is an appreciation of built form within the Top Farm Site in the view. This again supports the perception that Top Farm is visually connected with number 274, which is visually perceived as part of the settlement of Broomedge when arriving from the west. – see VP3 below



VP2 – Number 209 Higher Lane to the left is the first property experienced when travelling east out of Lymm. The open land to the right of image (south of Higher Lane – A56) creates the effective ‘gap’ site to Broomedge. The first properties experienced to the south side of the A56 are number 274 Higher Lane and Top Farm, both of which signal you are entering the settlement of Broomedge.



VP3 – This view from the A56, west of Broomedge shows the timber side boundary fence and dwelling at number 274 Higher Lane. Some of the Top Farm buildings are also visible (shown pink) to the right of the image. The 30mph signs imply one is entering the settlement and thus it would be logical that both number 274 and Top Farm were considered a visual part of the settlement of Broomedge.

The strength of this visual connection to the village is further accentuated when travelling past the front boundary to number 274 when one becomes aware of the pavement that links both the access to number 274 and the Top Farm access drive directly with the bus stop on the southern side of Higher Lane (45m to the east of the site) and then onto Budgens convenience store and the traffic lights where one can safely cross to the Jolly Thresher Inn and then onto the other bus stop on the northern side of Higher Lane.



GP7 – The pavement which links the access drive to Top Farm (and the driveway entrance to number 274 Higher Lane - in the foreground of the view) runs through to Budgens convenience store providing direct, safe access to all local amenities from Top Farm. The access drive reveals Top Farm in the background and number 274 is to the right of the image. The lamppost illuminates the Top Farm access near the junction and the entrance to number 274 as well as the pavement area to the west.

Wider Perception of Top Farm as Part of the Village

From all publicly accessible locations to the west, south-west, south and south-east of the application site from where a view of the Top Farm buildings can be experienced, Top Farm very much appears visually connected with the adjacent built form and particularly connected with the built form identified as being within the settlement of Broomedge.

The notable views are perceived from the following receptor locations:

- RG1 – Users of public footpath Lymm FP27 (west and south-west of Top Farm)
- RB2 – Users of Kay Lane (south-west and south of the site)
- RG3 – Users of High Legh Road (B5159) south and south-east of Top Farm)
- RG4 – Users of Higher Lane (A56 – from the west and in close proximity to the access drive to Top Farm)

No views of Top Farm from public footpath Lymm FP28 are possible given intervening built form and mature vegetation along the entire stretch.

In all views, the proximity of Top Farm to the adjacent buildings identified as being within the settlement, is appreciated and in the vast majority of views from the west, south-west and south, the settlement dwellings form the immediate backdrop to the views towards Top Farm, with the Top Farm buildings in the foreground of the view. There is a clear and appreciable visual connection between Top Farm and the buildings within the identified settlement of Broomedge. Top Farm is experienced as a visual part of the settlement. This is set out in the following Viewpoint Photographs.

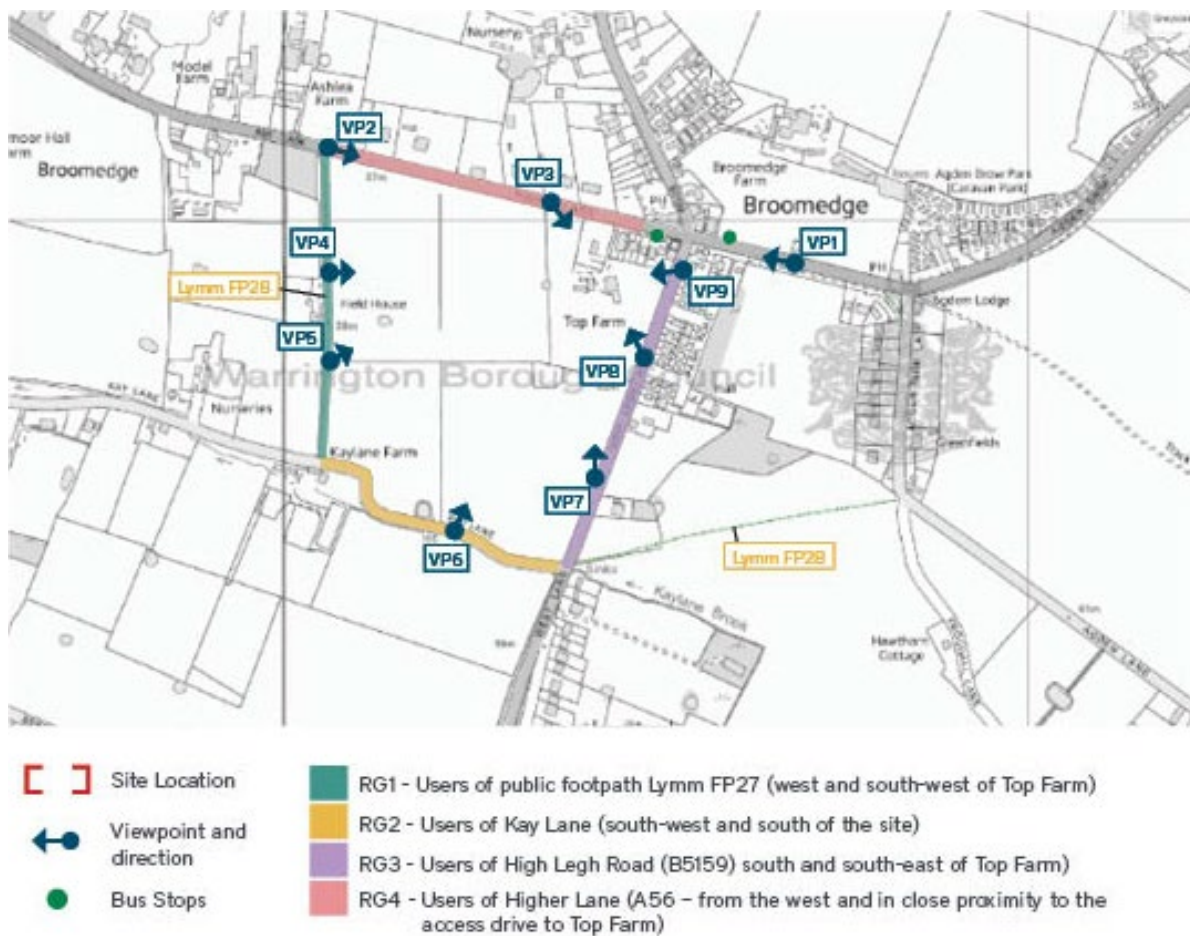


Fig. 3 - Viewpoint and Receptor Group Location Plan



VP4 – This view from Lymm FP27 looking east towards the site, clearly shows that the visible built form on the Top Farm site are well assimilated within those within the identified settlement boundary, Top Farm appears as an integrated part of the settlement.



VP5 – A similar view to VP4, from further south along Lymm FP27. Similarly, Top Farm is visually very well integrated into the visual envelope of the identified Broomedge settlement.



VP6 – A view north-north-east from Kay Lane demonstrating that Top Farm is read within the visual envelope of the settlement of Broomedge from this viewpoint. The roof to number 276-278 Higher Lane appear above and in the backdrop to the view and they are within the identified Broomedge settlement.



VP7 – View north from High Legh Road (B5159). This view also shows how well connected Top Farm is to the buildings within the settlement boundary.



VP8 – A similar view to VP7, but from further north along High Legh Road, much closer to the settlement. Again, this shows how well connected Top Farm (and indeed number 274 Higher Lane) are to the other built form identified as within the settlement boundary.



VP9 – A view looking west-south-west from High Legh Road (B5159) near the main Broomedge junction between the A56 and the B5159. The car parking area is within the identified settlement boundary. The site is proximate to the car parking area to the rear of the Budgens convenience store at the heart of the settlement. This clearly shows how visually connected Top Farm is to the core of Broomedge.

These viewpoint photographs clearly support the notion that Top Farm is visually a part of the settlement of Broomedge when viewed from publicly accessible vantage points within the study area.

Conclusion

The detailed spatial and visual analysis described above, clearly demonstrates that, perceptually and in both a spatial and visual context, Top Farm reads as very much part of the visual envelope and thus the appreciable settlement of Broomeedge.