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'Call for Sites'

Warrington Borough Council Local Plan Review

Call for Sites Registration Form

October 2016

Please note this 'Call for Sites' is for five or more dwellings or economic development on sites of 0.25 ha (or 500sqm of floor space) and above, Gypsy, Traveller and Show People and Minerals and Waste sites.

The identification of sites does not imply that the Council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application.

Potential sites that have been identified will be further tested through the Plan-making process, including through the Spatial Distribution and Site Assessment Process, Sustainability Appraisal/Strategic Environmental Assessment, several stages of public participation and independent examination.

Please also note that all the responses and information received as part of the 'Call for Sites' will be published and made available for public viewing as part of the open and transparent Plan making process.

NOTE: Please read the accompanying guidance note [here](#) before completing this form and complete a **separate** form for each site that you are submitting to the Council.

Please return your completed form and any accompanying supporting material to Planning Policy, Warrington Borough Council no later than 5.00pm on Monday 05th December 2016.

By e-mail: ldf@warrington.gov.uk

By post: Planning Policy, Warrington Borough Council, New Town House, Buttermarket Street, Warrington, WA1 2NH

Should you require further advice and guidance on completing this form, please contact the Planning Policy Team by telephone on 01925 442841 or by e-mail to ldf@warrington.gov.uk

(1) Your Details

Please provide your contact details and those of your agent (if applicable). Where provided, we will use your Agent's details as our primary contact.

	Your details	Your Agent's details
Name		
Position		
Organisation		
Address		
	Town	
	Postcode	
Telephone		
Email address		

(2) Site Details

Please provide the details of the site you are suggesting. If you are suggesting more than one site, please use a **separate** form.

Name of site /other names it's known by		
Address		
	Town	
	Postcode	
Ordnance Survey Grid Reference	Easting :	Northing :
Site area (hectares)		
Net developable area (hectares)		
What is your interest in the site? (please tick one)	Owner	Lessee
	Prospective Purchaser	Neighbour
	Other	Please state:

Please Note: It is essential that you provide a map showing the site's location and detailed boundaries for each submission.

(3a) Proposed future use(s)

Please indicate the preferred use that you would like the site to be considered for. Please also indicate any other uses you would consider acceptable. If you wish the site to be considered for a mix of uses, please tick all uses that apply.

	Residential	Gypsy & Travellers	Employment	Retail	Leisure	Other*	
Preferred future use							
Alternative future use(s)							
Potential Capacity	houses:	Number of Pitches:	SqM	SqM	SqM	SqM	
	or flats:						
Employment Use Class (E.g. B1)							
* If "Other", please indicate which use(s):							
Potential Density							
	Has any design, viability, master planning work or other studies been undertaken for any proposed use?			Yes	No		

(3b) Proposed future use(s) - Minerals and Waste

Details:

(4) Site Ownership

Please record the site ownership details. If there are more than three owners, please record the fourth owner, etc. on a separate sheet. Please indicate the extent of individual landholding(s) on the site map.

If you do not know who owns the site, please state so below.

	Owner 1	Owner 2	Owner 3
Name			
Address			
	Town		
	Postcode		

Or: I do not know who owns the site

Has the owner (or each owner) indicated support for proposed redevelopment?

Please also record these details for the 4th and subsequent owners (where necessary).

Yes			
No			
Don't know			

Are there any Restrictive Covenants & Ransom Strips affecting the site?

--

(5) Market Interest

Please choose the most appropriate category below to indicate what level of market interest there is in the site:

		Any comments
Site is owned by a developer		
Site under option to a developer		
Enquiries received		
Site is being marketed		
None		
Not known		

--

(6) Site Condition

Please record the current use(s) of the site (or for vacant sites, the previous use, if known) and the neighbouring land uses.

Current use(s)		
Neighbouring Uses		
If vacant	Previous use(s)	
	Date last used	

What proportion of the site is made up of buildings, and what proportion is (open) land?

Proportion covered by buildings	%	Proportion not covered by buildings	%
---------------------------------	---	-------------------------------------	---

If there are buildings on the site, please answer the following questions:

How many buildings are there on the site?		buildings
What proportion of the buildings are currently in use?	% in use:	%
	% derelict:	%
	% vacant:	%
Are any existing buildings on the site proposed to be converted?		

For the **parts of the site not covered by buildings**, please answer these questions:

What proportion of the land is currently in active use?		%
What proportion is greenfield (not previously developed)?		% (A)*
What proportion is previously developed and cleared?		% (B)*
What proportion is previously developed but not cleared? (e.g. demolition spoil, etc.)		% (C)*

* A plus B plus C should add to 100%.

Please provide any additional comments on a separate sheet if necessary.

(7) Constraints to Development

Please tell us about any known constraints that will affect development for the proposed use, details of what action is required, how long it will take and what progress has been made.

Please use a separate sheet where necessary to provide details. If using separate sheets, it would be helpful to make reference there to the particular constraint, e.g (7)(e) – *Drainage*.

	Yes, No or Don't know	Nature and severity of constraint *	Action needed, timescales and progress	Confirmed by technical study or by service provider?	
				Yes	No
a) Land contamination					
b) Land stability					
c) Mains water supply					
d) Mains sewerage					
e) Drainage, flood risk					
f) Tree Preservation Orders					
g) Electricity supply					
h) Gas supply					
i) Telecommunications					
j) Highways					
k) Ownership, leases etc.					
l) Ransom strips, covenants					
m) Other (Please provide details)					

(8) Site Availability

Please indicate when the site may be available

Excluding planning policy constraints, when do you believe this site could be available for development?

Immediately

(Note: to be "immediately available", a site must be cleared, unless being considered for conversions.)

If not immediately, please state when it could be available:

If the site is not available immediately, please explain why – e.g. the main constraint(s) or delaying factor(s) and actions necessary to remove these:

(9) Any Other Information

Please tell us anything else of relevance regarding this site if not already covered above that will ensure that it contributes positively to the achievement of sustainable development. Please use a separate sheet/s if necessary.

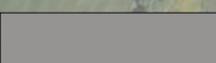
**Planning Policy– Warrington Borough Council,
New Town House, Buttermarket Street, Warrington, WA1 2NH**

ldf@warrington.gov.uk

01925 442841

This form is available in other formats or languages on request.

KEY

- Proposed plot 
- Car parking 
- B8 Unit 
- Soft landscape 
- Roads 
- PROW 
- Attenuation 



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01 December 2016

Land at Junction 20 of
M6/M56 Interchange,
Grappenhall, Cheshire
Preliminary Ecological
Appraisal

Report Number: 10682_R01_PM_LP

Author: Paul Moody Bsc MCIEEM

Checked: John Moorcroft MSc MCIEEM, CEnv



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Plans

Habitat Features Plan
10682_P01_LRD

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 incurred 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 Spawforths. It sets out the findings of a Preliminary Ecological Appraisal (PEA) of a parcel of land at Junction 20 of M6/M56 Interchange, Grappenhall, Cheshire (OS Grid Reference SJ 66027 84669), hereinafter referred to as the 'site' to inform the site's promotion for a distribution centre.
- S.2. The hedgerows, ponds, woodland, ditches and brook which are present within the site are considered to be of ecological importance. These features should be retained by the development proposals wherever possible and compensation should be given, within the green infrastructure of the site, for any losses that do occur.
- S.3. Further surveys will be required for the following species / faunal groups prior to a planning application:
- Badger survey of site and within 30m of its boundary;
 - Bat activity surveys across the site;
 - Detailed roost surveys of mature trees which may have potential for roosting bats trees (where these are affected by development proposals);
 - Breeding bird surveys of the site;
 - Great crested newt surveys of ponds within the site and within 250m of the site; and
 - Otter survey along Bradley Brook, if it is to be affected by the development.
- S.4. Great crested newt is likely to be the biggest constraint on the quantum of development achievable, if they are found to be present within the site. However it is possible that the great crested newt population present within the site could be accommodated within areas of the site to the south, which will remain undeveloped. The exact amount of mitigation required will depend on the population size and the location of the population in relation to the development area.
- S.5. It is considered that this report is adequate to inform the allocation of the site and that the development could proceed in conformity with relevant legislation and policy, assuming mitigation (informed by detailed surveys for protected species where necessary) can be implemented successfully.



Section 1: Introduction, Context and Purpose

Introduction

- 1.1. This report has been prepared by Tyler Grange LLP on behalf of Spawforths. It sets out the findings of a Preliminary Ecological Appraisal (PEA) of a parcel of land at the Junction 20 of M6/M56 Interchange, Grappenhall, Cheshire (OS Grid Reference SJ 66027 84669), hereinafter referred to as the 'site' to inform the site's promotion [for residential development].

Context

- 1.2. Plans are being drawn up to re-develop the site for a distribution centre. A proposed masterplan for the site has been produced, which will form the basis for a planning application in the near future.

Purpose

- 1.3. This report:
- Uses available background data and results of field surveys, to describe and evaluate the ecological features 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 employment use;
 - 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 in the UK and Ireland' (CIEEM, 2016).

¹ Defined as the area over which ecological features may be subject to significant effects as a result of activities associated with a project and associated activities (CIEEM 2016).



Section 2: Methodology

Data Search

- 2.1. The aim of the data search is to collate existing ecological records for the site and adjacent areas. 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.
- 2.2. The data search has been undertaken for a 10km radius around the site for European statutory sites, a 2km radius for national statutory and non-statutory sites and a 1km radius for protected and priority² species records.
- 2.3. The following organisations and individuals have been contacted and, where relevant, the information provided has been incorporated with acknowledgement within this report:
 - Searches for records of protected species and other taxa included in the UK Biodiversity Action Plan (BAP) and Local Cheshire BAP recorded within one kilometre of the Site. Records were obtained from the local biological records centre for Cheshire (rECOrd);
 - Multi-Agency Geographic Information for the Countryside (MAGIC) Interactive Maps, for locations of European and national statutory sites;
 - Section 41 of the Natural Environment and Rural Communities (NERC) Act for priority species and habitats in England, subject to conservation action, to assist with the evaluation of ecological resources and to inform site enhancement strategies;
 - The Local Biodiversity Action Plan (LBAP) known as 'Cheshire region Biodiversity Partnership' (www.cheshire-biodiversity.org.uk), for local priority habitats and species subject to conservation action, to assist with the evaluation of ecological resources and to inform site enhancement strategies; and
 - The Warrington Borough Council website was consulted for details relevant local planning policies and supplementary planning guidance; and
 - As a small section of the site is within High Leigh Parish which is in within Cheshire East Council (CEC), CEC website was also consulted for details relevant local planning policies relevant to the planning application.

Extended Phase I Habitat Survey

- 2.4. An 'extended' Phase I habitat survey was undertaken on 17th November 2016, by Paul Moody and Hayley Care both experienced field ecologists and members of the Chartered Institute of Ecology and Environmental Management (CIEEM). The technique was based upon Phase I survey methodology (JNCC, 2010). This 'extended' Phase I technique provides an inventory of the habitat types present and dominant species.
- 2.5. 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.
- 2.6. The weather conditions for the survey were cold (5°C), with blustery winds and heavy rain for a

² UK priority species and habitats are those subject to conservation action and referred to as Species of Principal Importance (SoPIs) or Habitats of Principal Importance (HoPIs). They are listed at Section 41 [[42 in Wales](#)] of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act states that local planning authorities must have regard for the conservation of both SoPIs and HoPIs.



portion of the survey.

Evaluation

- 2.7. The evaluation of habitats and species is defined in accordance with published guidance (CIEEM, 2016). The level of importance of specific ecological features is assigned using a geographic frame of reference, with international being most important, then national, regional, county, local and lastly, within the site boundary only.
- 2.8. Evaluation is based on various characteristics that can be used to identify ecological 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 feature. 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.
- 2.9. No evaluation of faunal groups has been made as no faunal surveys have been conducted.

Limitations

- 2.10. Owing to the timing of the surveys, some plant species may not have been visible. That said, given the nature of the habitats present, this is not considered likely to affect the conclusions of this report.

Quality Control

- 2.11. All ecologists at Tyler Grange LLP are members of CIEEM and abide by the Institute's Code of Professional Conduct.



Section 3: Ecological Features and Evaluation

Context

- 3.1. The site predominantly consists of a series of arable and pastoral fields. The site is more or less flat with a slight slope to the south.
- 3.2. Hedgerows, woodland, trees, water courses and ponds are all also present within the site.
- 3.3. The site is present within a predominantly rural environment but is bound to the south and east by the M6 and M56 motorways respectively. An industrial estate is also present to the sites north west.

Protected Sites

Statutory Sites

- 3.4. No European statutory sites are present within a 10km radius of the site and no national statutory sites are present within 2km of the site.

Non-Statutory (Local) Sites

Site Name	Designation	Distance and Direction from Site (km - N/S/W/E)	Summary of Reason for Designation
The Bongs and the Gorse	Local Wildlife Site	1.3km NE	Designated for its area of broad-leaved semi-natural woodland.
The Dingle and Ford's Rough	Local Wildlife Site	1.7km NW	Designated for its area of broad-leaved semi-natural woodland.
Grappenhall Heys	Local Wildlife Site	1.7km NNW	Designated for its area of broad-leaved semi-natural woodland.
Stretton Moss	Local Wildlife Site	2km SW	Designated for its moss land which is being colonised by scrub

- 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 importance**.

Habitats and Flora

- 3.6. The site supports the following habitats:
 - Arable Land;
 - Hedgerows and Mature Trees;
 - Ponds;
 - Ruderal;
 - Scrub;
 - Waterbodies and Watercourses and
 - Woodland (semi-natural broad-leaved).



- 3.7. For ease of reference, habitat types have been described alphabetically, below. All the features described are shown on the Habitat Features Plan **10682/P01**.

Arable Land

- 3.8. The northern most fields (fields F1 to F3) are currently used for arable crop production. At the time of survey the fields were drilled with a winter crop thought to be a winter silage crop.



Photograph 1: view of arable fields looking east.

- 3.9. Arable fields are monocultures and are of generally little ecological value and are of **negligible ecological importance**, although they can provide foraging habitat for wintering birds. This is evaluated separately under the protected species heading below.

Grassland (improved pasture)

- 3.10. The majority of the site consists of pastoral fields which consist of improved pasture. A range of common grasses *are present including, perennial rye grass *Lolium perenne*, Yorkshire fog *Holcus lanatus*, red fescue *Festuca rubra*, cock's foot *Dactylis glomerata* and red fescue *Festuca rubra*. Common agricultural weeds were present, particularly around the sites margins, species present common nettle *Urtica dioica*, common cleavers *Gallium aparine*, curly-leaved dock *Rumex crispus*, cow parsley *Anthriscus sylvestris*, stitchwort *Stellaria* sp and creeping thistle *Cirsium arvense*.*
- 3.11. The fields are used both for cattle and sheep grazing. The species composition of the swards are similar in fields grazed by cattle and sheep, however the sward within cattle grazed fields was longer with an increased dominance of perennial rye grass. The sward in sheep grazed fields is shorter with a reduced dominance of perennial rye grass and an increase in species such as red fescue.
- 3.12. The improved pasture is generally species poor and is a common and widespread resource of little intrinsic ecological value. For this reason it is considered to be of **negligible ecological importance** only.



Photograph 2: Improved pasture present within the site.

Hedgerows

- 3.13. The site and field units are predominantly bound by hedges, some with mature and semi-mature trees. The hedgerows are predominantly species poor hawthorn *Crataegus monogyna* hedgerows which are flail cut.
- 3.14. Hedgerows present in the north east of the site, as well as along Bradley Brook are notably more species rich. Ground flora at the time of survey was limited to common agricultural weeds present within the fields margins; however this is expected due to the time of year that the survey was conducted and the ground flora could be notably more diverse during late spring and summer.
- 3.15. The hedgerows provide a network of habitat around the site and to and from the wider area. The majority of hedgerows are considered to be of **local ecological importance**. Hedgerows present in the north east of the site, as well as along Bradley Brook are considerably more species diverse and may be classed as being important if assessed against the Hedgerows Regulations 1997.
- 3.16. Several mature trees are present within the site; these are all associated with hedgerows or the Bradley Brook Corridor. Species present were predominantly pedunculate oak *Quercus robur* but other species including ash *Fraxinus excelsior* and alder *Alnus glutinosa* were also present.

Ponds

- 3.17. A total of 11 ponds are present within the site, these are predominantly field ponds with associated scrub but 2 woodland ponds are also present within the site. Further information about the ponds, including descriptions, is given in Appendix 2.
- 3.18. Ponds present within the site are considered to be of **Local Ecological Importance** as they provide habitat diversity and potentially habitat for amphibians, including great Crested Newt (GCN) *Triturus cristatus*. If during future surveys the ponds are found to contain important species (such as GCN) or important species assemblages, their value may need to be reassessed and increased.

Ruderal

- 3.19. Small unmanaged areas within fields are dominated by ruderal species such as common nettle *Urtica dioica*, greater willow herb *Epilobium hirsutum*, cow parsley *Anthriscus sylvestris*, red campion *Silene dioica* and other species such as male fern *Dryopteris filix-mas* and reed canary grass *Phalaris arundinacea*.
- 3.20. The areas of ruderal are small in area and consist of common and widespread species they are considered to be of **Site Ecological Importance**.

Scrub and Trees

- 3.21. Two tree lines are present within the north west of the site these consisted of semi-mature to mature specimens of pedunculate oak, hawthorn, ash and horse chestnut *Aesculus hippocastanum*.
- 3.22. Several individual mature trees are also present within the site; these are all associated with hedgerows or the Bradley Brook Corridor. Species present were predominantly pedunculate oak but other species including ash and alder were also present.
- 3.23. Some small areas of scrub are present within the site, these are associated with ponds and other unmanaged areas of the site, such as meanders in Bradley Brook. Species present included hawthorn alder and willow *Salix* sp.

Watercourses

- 3.24. Three ditches (D1 – D3 on Plan 10682/P01) are present within the site, these are field drains which were heavily shaded by trees or hedgerows, these channels were approximately 1m wide and 0.8m deep and held little water at the time of survey, with only small puddles being present.
- 3.25. Bradley Brook flows in a west – east direction along the southern boundary of the site, before entering in the south-eastern corner of the site. Bradley Brook is a small stream as it runs adjacent to and through the site.
- 3.26. The neck of Bradley Brook is approximately 1m wide and 0.5 m deep, with a water depth of approximately 10 – 20 cm. The brook was fast flowing at the time of survey and has a silt a pebble substrate. This section of the Brook is heavily shaded either by adjacent hedgerows or by trees.
- 3.27. Bradley Brook, provides habitat connectivity along the south of the site as well as habitat for a range of faunal groups, potentially including: aquatic invertebrates, feeding opportunities for birds (potentially including kingfisher) and may also provide a food resource for bats. As such it is considered to be of **Local Ecological Importance**
- 3.28. The ditches present within the site are heavily shaded and were dry at the time of survey and do not provide the same level of habitat diversity or extent as Bradley Brook They do however contribute (together with their associated features such as hedgerows and trees) towards providing a network of habitats around the site. They are therefore considered to be of **Site Ecological Importance**.





Photo 3: Ditch D3 present to the north west of the site.



Photo 4: Bradley Brook as it flows through the site.

Woodland (semi-natural broad-leaved)

- 3.29. Two areas of semi-natural broad leaved woodland are present within the site, Bradley Gorse and Wright's Covert.
- 3.30. The woodland consisted predominantly of semi-mature specimens included pedunculate oak *Quercus robur*, sycamore *Acer pseudoplatanus*, silver birch *Betula pendula*, willow *Salix* sp, alder *Alnus glutinosa*.
- 3.31. The understory was underdeveloped but species such as holly *Ilex aquifolium*, hawthorn, and dog rose were present. Large areas of the understory of Bradley Gorse are dominated by *Rhododendron ponticum*. This species is listed as an invasive species within schedule 9 of the Wildlife and Countryside Act 1981 (as amended) and it is illegal to cause its spread in the wild.
- 3.32. Ground flora was limited at the time of survey and predominantly consisted of cleavers *Gallium aparine*, common nettle, bramble *Rubus fruticosus* and red companion.

- 3.33. The woodland is an important ecological resource which cannot be replaced in the short term; it provides structural diversity and habitat for a range of species including birds, invertebrates and mammals including badger.
- 3.34. Taking into account the above, the woodland on site are considered collectively to be of **Local Ecological Importance**.



Photo 5: Bradley Gorse showing Rhododendron colonisation

Habitats on Adjacent Land

- Habitats on adjacent land were not accessible for the phase 1 survey, however based on what can be viewed from aerial photography and what could be seen from public rights of way a brief description is provided below:
- The site is bound to the north B5356 (considered to be of negligible ecological importance) beyond which lies further arable fields.
- To the east the site is bound by the M6 To the south of the site are areas of arable fields (considered to be of negligible ecological importance) and hedgerows;
- The west of the site is bound by an industrial estate; and
- There are 9 ponds on adjacent land which lie within 250m of the site.

Fauna

- 3.35. For ease of reference, descriptions of the fauna have been described alphabetically, below.

Amphibians

- 3.36. No amphibian records were provided by rECOrd from within 1km of the site.
- 3.37. A total of 11 ponds are present within the site and a further 9 ponds are present within 250m of the site.
- 3.38. Habitat Suitability Indices in relation to Great Crested Newt (GCN) were calculated for ponds within the site and is presented in Appendix 2. The ponds within the site range from 'poor' to 'excellent' for their suitability to support GCN.
- 3.39. Most of the site provides suboptimal terrestrial habitat for GCN and other amphibians, as it consists of pastoral and arable fields. However the presence of ponds both within and around the site means that

there is the potential for GCN and other amphibians to be present within the site. Particularly within the hedgerows, tree lines, areas of scrub and woodland.

Badgers

- 3.40. 32 badger records were provided by rECOrd from within 1km of the site.
- 3.41. Potential foraging and sett building habitat is present within the site; particularly within areas of woodland and within hedgerows.
- 3.42. Evidence of badger was found within the site in the form of one badger latrine), which was present towards the south of the site (see Target Note 1 on Habitat Features Plan **10682/P01**).

Bats

- 3.43. No bat records were provided by rECOrd from within 2km of the site.
- 3.44. Common and widespread species of bats, such as pipistrelle and myotis species are likely to use the field margins, hedgerows, Bradley Brook and woodland for commuting and foraging.
- 3.45. No buildings are present within the site which could provide roosting opportunities for bats; however several mature trees are present within the site which could, potentially, have features that could be used by roosting bats.

Birds

- 3.46. Notable bird records received from rECOrd are presented in Table 3.2 below.

Species Common Name	Species Scientific Name	Number of records from last 20 years and date of most recent record	Conservation Status (SoPI, BoCC (Red or Amber) LBAP, Nationally rare/scarce)
Gadwall	<i>Anas strepera</i>	1	LBAP, WCA1, BoCC Amber, WCA9
Short-eared Owl	<i>Asio flammeus</i>	1	BoCC Amber
Snipe	<i>Gallinago</i>	2	BoCC Amber
Kestrel	<i>Falco tinnunculus</i>	5	BoCC Amber
Mallard	<i>Anas platyrhynchos</i>	1	BoCC Amber
Swallow	<i>Hirundo rustica</i>	2	BoCC Amber
Swift	<i>Apus apus</i>	1	BoCC Amber



Species Common Name	Species Scientific Name	Number of records from last 20 years and date of most recent record	Conservation Status (SoPI, BoCC (Red or Amber) LBAP, Nationally rare/scarce)
Common Gull	<i>Larus canus</i>	1	BoCC Amber
Black-headed Gull	<i>Chroicocephalus ridibundus</i>	1	BoCC Amber
Mistle Thrush	<i>Turdus viscivorus</i>	1	BoCC Amber
Willow Warbler	<i>Phylloscopus trochilus</i>	2	BoCC Amber
Pochard	<i>Aythya ferina</i>	2	BoCC Amber
Tufted Duck	<i>Aythya fuligula</i>	1	BoCC Amber
Shoveler	<i>Anas clypeata</i>	1	BoCC Amber
Pink-footed Goose	<i>Anser brachyrhynchus</i>	1	BoCC Amber
Reed Bunting	<i>Emberiza schoeniclus</i>	1	BoCC Amber
Song Thrush	<i>Turdus philomelos</i>	1	LBAP, BoCC Amber, S41, UKBAP
Starling	<i>Sturnus vulgaris</i>	1	LBAP, BoCC Red
Skylark	<i>Alauda arvensis</i>	4	LBAP, BoCC Red, S41
Grey Partridge	<i>Perdix</i>	1	LBAP, BoCC Red, S41
Yellowhammer	<i>Emberiza citrinella</i>	1	LBAP, BoCC Red, S41, UKBAP
House Sparrow	<i>Passer domesticus</i>	1	LBAP, BoCC Red, S41, UKBAP
Lapwing	<i>Vanellus</i>	3	LBAP, BoCC Red, S41, UKBAP
Barn Owl	<i>Tyto alba</i>	1	LBAP, BoCC Red, S41, UKBAP



Species Common Name	Species Scientific Name	Number of records from last 20 years and date of most recent record	Conservation Status (SoPI, BoCC (Red or Amber) LBAP, Nationally rare/scarce)
Scaup	<i>Aythya marila</i>	2	LBAP, BoCC Red, S41, UKBAP
<p>Abbreviations: SoPI – Species of principal importance BoCC – RSPB/BTO Birds of Conservation Concern (red, amber)</p> <p>LBAP – Local Biodiversity Action Plan</p> <p>WCA 1 – Wildlife and Countryside Act (1981) Schedule 1: Species protected against disturbance at or near an ‘active’ nest.</p> <p>WCA 9 - Wildlife and Countryside Act (1981) Schedule 9: animals and plants for which release into the wild is prohibited.</p> <p>S41 - Section 41 (S41) of the 2006 Natural Environment and Rural Communities (NERC) Act.</p>			

- 3.47. The hedgerows, mature trees and woodland within the site, are likely to provide nesting habitat for a range of passerine and other woodland bird species. The grassland may provide habitat for ground nesting species such as lapwings, and foraging barn owl, although its species poor short grazed nature means that it is sub-optimal.
- 3.48. Skylark, starlings, redwing *Turdus iliacus* (All BoCC Red listed species and in the case of starling and skylark NERC priority species) were observed during the survey.
- 3.49. Based on the habitats present, the site potentially provides nesting and / or foraging habitat for several species for which records were provided including; swallow, swift, kestrel, snipe, barn owl, mallard, yellowhammer, house sparrow, song thrush, starling, skylark and mistle thrush). as well as over wintering habitat for species such as pink-footed goose and lapwing. Ponds may also support small numbers of wildfowl.

Invertebrates

- 3.50. One record of Emperor Dragonfly *Anax imperator* was received from rECOrd from within the search area. This species could potential breed within water bodies within the site.
- 3.51. The majority of habitats present within the site are considered likely to support an assemblage of common and widespread invertebrate species, with no areas of species rich grassland, deadwood or standing water being present within the majority of the site.



- 3.52. The species rich hedgerows and woodland are likely to provide the greatest species diversity for invertebrates.
- 3.53. The ditches ponds, and Bradley Brook also provide habitat for a range of aquatic invertebrate species.

Reptiles

- 3.54. No reptile records were provided by rECOrd from within the search area.
- 3.55. The areas of grassland and hedgerow habitat within the site could provide some suitable habitat for common reptile species such as slow-worm *Anguis fragilis*, common lizard *Zootoca vivipara* and grass snake *Natrix natrix*, particularly around areas of woodland edge. However, these areas are generally considered to be suboptimal due to a lack of high quality habitat, for example areas of heath, scrub and tussocky grassland. It is therefore unlikely that reptiles occur within the site.

Water Vole

- 3.56. No water vole *Arvicola amphibius* records were provided by rECOrd.
- 3.57. Bradley Brook is considered to provide suboptimal due to heavy shading, which has led to a lack of suitable vegetation used for both foraging and cover by the species.
- 3.58. It is considered that given the very small areas of potential habitat available and the lack of water depth within the brook, it is unlikely that water vole would be present within the site.

Other Species

- 3.59. Although no records of otter were provided by rECOrd, Bradley Brook could potentially be used by otter for commuting purposes. As a small stream it is unlikely to provide a significant food resource, but this would not necessarily rule out the possibility of a holt or other resting place being present.
- 3.60. Two records of brown hare *Lepus europaeus* were provided by rECOrd from within the search area.
- 3.61. Suitable habitat for brown hare is present within the grassland and arable fields within the site, particularly close to the areas of woodland edge.
- 3.62. Although no records of hedgehog *Erinaceus europaeus* were provided by rECOrd the hedgerows, scrub, woodland areas and fields are would potentially be used by hedgehog for nesting, foraging and hibernation.



Section 4: Considerations in Respect of Future Development

Proposed Development

- 4.1. Proposals for the site include its redevelopment as a distribution hub. No finalised master plan has been produced at this point, but an indicative master plan has been produced which is presented in Appendix 3. The indicative masterplan includes 6 warehouse units with associated carparks and access roads.
- 4.2. 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**.
- 4.3. The development will lead to the loss of the majority of internal hedgerows within the site as well as approximately 80 Ha of improved pasture and arable fields.

Protected Sites

- 4.4. Owing to the distances between the site, a lack of any direct habitat connections, and a lack of public accessibility to the closet LWSs, it not thought that the development would have any direct major impact to any statutory or non-statutory protected sites. The non-residential nature of the development also means that the development would not lead to an increase in recreation pressure to sites local to the site. It is therefore thought that the development would be in accordance with Warrington's Local Plan Core Strategy Policy QE 5 and Cheshire Easts Cheshire East Emerging Local Plan Policy SE 3.

Habitats and Flora

- 4.5. The hedgerows, trees, ponds, brook and woodland within the site are considered to be an ecological resource of local importance. These habitats are likely to provide habitat for amphibians, small mammals, birds and potentially foraging habitat for bats.
- 4.6. Therefore, these habitats should be retained as far as reasonably practical within any future development, ideally as part of a green infrastructure which should form continuous corridors for wildlife movement. These areas should additionally include areas of other habitat such as ditches which are currently present within the site, together with newly created ones, which should seek to augment habitats retained within the development.
- 4.7. The provision of compensatory habitats within the site would ensure the development remains in accordance with the NPPF as well as Warrington's policy QE 5 and Cheshire East's policy SE 3.
- 4.8. Ponds within the site as well as any new ponds could be included and be multi-functional, delivering biodiversity, amenity, aesthetic and drainage benefits. It is understood that some losses of these habitats are unavoidable, suitable mitigation or compensation should be incorporated into the design, this could be done in the undeveloped area towards the south of the site, as well as between buildings within the site to create habitat linkages to areas of land outside of the site.



- 4.9. Although the Bradley Brook is a small watercourse with little aquatic vegetation as it crosses the site, it is still considered to be a resource of local value for wildlife and provides a corridor linking to the habitats on adjacent land. It could provide suitable habitat for otter, birds (potentially including kingfisher) and foraging bats. It is recommended that the brook and its surrounding corridor habitat are protected and retained within any future development. A minimum 8m - but preferably 15m buffer should be created along the brook corridor to preserve riparian habitat and maintain habitat connectivity along the brook. Depending on the proximity of construction works to the brook and the short sections of ditch present within the site, measures may be required to prevent pollution or contamination of these watercourses (and surrounding lands) from both waterborne and airborne sources. These will need to take place in accordance with pollution prevention best practice.

Fauna

Badgers

- 4.10. One badger latrine was recorded to towards the south of the site during the Phase 1 survey. Although no other evidence of badger (such as setts) was recorded during the survey, a more detailed badger survey would be required to ascertain exactly how badgers are using the site. It is thought that if badger setts are present within the site, they are likely to be within the blocks of woodland which are already to be retained. Nevertheless, if setts are present within 30m of areas affected by development if mitigation for badgers might be necessary in respect of future development.

Bats

- 4.11. Several of the mature trees within the site have features (e.g. cracks, holes and crevices) that have the potential to support bat roosts. The hedges, tree lines, woodland edge and brook running across the site are likely to provide suitable foraging and commuting habitat for bats.
- 4.12. Given the number of potential roosts and the presence of features likely to be used for foraging and commuting by bats, a bat activity within and adjacent to the site is recommended. Where development affects mature trees or (lies within close proximity) surveys to ascertain the presence of bat roosts would also be required.
- 4.13. If bat roosts are present and would be affected then mitigation would be required and could include providing replacement roosting opportunities for bats in the form of bat boxes. This may require a European Protected Species (EPS) licence to be obtained prior operations that may affect bat roosts
- 4.14. Recommendations for the retention and protection of key features such as trees, habitat along the brook and hedge boundaries, would help to ensure that foraging and commuting habitats for bats are maintained. Where possible, linkages between existing features could also be enhanced through additional tree planting. The creation of other habitat features such as ponds, ditches or swales within the landscape design of the development layout would also help to provide additional foraging habitat for bats.

Birds

- 4.15. The woodland, hedgerows and trees within the site will provide suitable nesting and feeding habitat for a number of bird species, including several UK Priority species recorded within the site such as skylark and starling. In addition, the grassland could provide suitable habitat for ground nesting species such as lapwing and skylark (both are SoPI and Cheshire LBAP species),



although it is suboptimal for this due to its grazed nature. Bradley Brook could also provide habitat for bird species potentially including kingfisher, although no sand banks suitable for kingfisher burrows were recorded during the survey. Given the suitability of habitats for these species a breeding bird survey is recommended in order to ascertain whether the site is important for these bird species, prior to submitting a planning application.

- 4.16. It is thought that adequate mitigation for breeding birds could be incorporated within the green infrastructure of the site.
- 4.17. Based on the records of bird species such as pink footed goose and lapwing, which were received from rECOrd, and habitats present within the site, consultation with the Cheshire West and Chester (CWAC) Council ecologist is recommended regarding the need for wintering bird surveys to inform a planning application. (CWAC are delegated by Warrington Council to assess ecological aspects of planning applications).

Great Crested Newt (GCN)

- 4.18. It will be necessary to complete a full GCN presence/absence survey prior to any future planning application to ascertain if GCN are present within the site. If GCN are found during these surveys, a full mitigation plan may be required and a European Protected Species (EPS) licence may also be needed.
- 4.19. No access was available to assess ponds outside of the site at the time of survey. These ponds present within 250m of the site will need to be assessed using the Habitat Suitability Index and included within the full GCN presence/absence survey, should they be considered suitable for the species.
- 4.20. Prior to completing a GCN survey it is not possible to predict the level of mitigation required. However, given the quality of the ponds and the majority of the surrounding habitat (arable and improved pasture) it is not thought at this time that a large population is likely within the site, and it is probable that mitigation could be accommodated with the undeveloped area towards the south of the site.

Other Species

- 4.21. Otter could potentially use the Bradley Brook as it passes though the site and further survey for otter may be required if the brook is to be affected by proposed developments.
- 4.22. Brown hare could also potentially use the site and areas of open grassland should be provided within the mitigation area to accommodate this species.
- 4.23. Hedgerows and scrub within the site are also likely to provide habitat for other mammals such hedgehog (a UK Priority species), together, with a range of commoner small mammals and terrestrial invertebrate species. Retaining the range of habitat types currently present within future development plans, together with ecological enhancement measures (such as tree and hedgerow planting) would ensure that habitats are maintained for these species, thereby ensuring conformity with National and Local planning policies relating to the conservation of biodiversity.

Ecological Design Principles and Enhancement Opportunities



- 4.24. 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 (BAP). Delivery of such biodiversity gain would be in accordance with National Planning Policy and the Cheshire East Local Planning Policies described in Appendix 1. Such opportunities include:
- Creation of green infrastructure within the development design, 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 ponds (of benefit to amphibians, birds and invertebrates), hedgerows with rough grassland margins and trees; and
 - Use of native flora species where possible in the landscape designs to provide new opportunities for fauna.
- 4.25. In addition a management plan for the site could be produced detailing the habitat protection, creation and enhancement plans and, if required, the provision for the monitoring of any protected species on the site.

Further Work to inform a Future Planning Application

- 4.26. In order to provide sufficient information to inform a planning application it is recommended that the following detailed surveys for protected species are undertaken:
- Badger survey of site and within 30m of its boundary;
 - Bat activity surveys across the site;
 - Detailed roost surveys of mature trees which will be affected by the development and which may have potential for roosting bats;
 - Breeding bird surveys of the site;
 - Consultation on the need for wintering bird surveys;
 - Great crested newt surveys of ponds within the site and within 250m of the site; and
 - Otter survey along Bradley Brook if it is to be affected by the development.
- 4.27. It is advised that the scope of any future surveys is agreed with the Cheshire West and Chester's Council Ecologist (who are delegated by Warrington Council to assess ecological aspects of planning applications) prior to submission of a planning application. The ecology survey planner in **Appendix 2** shows the optimal time for these surveys to occur.



Section 5: Conclusions

- 5.1. For the reasons stated in Section 4 development proposals are not likely to result in any adverse impacts to statutory and non-statutory nature conservation designations.
- 5.2. The Phase 1 survey and results of the desk study have found that the woodland, ponds, trees, scrub and brook habitats within the site are of local ecological importance. Therefore the retention of these key habitat features have been recommended where ever possible. Where losses do occur, they should be mitigated or compensated for within the green infrastructure within the site. Ecological design principles which can be used to inform initial masterplan designs have also been provided. These designs can be refined as necessary once further survey data is available.
- 5.3. It is possible that the site could support a range of amphibians (including GCN), breeding birds, badger, bats and hedgehog, brown hare, together with commoner small mammals and a range of invertebrate species.
- 5.4. Further surveys for species / faunal groups has been recommended to inform any future planning application and depending on the findings of these, it may be necessary to devise suitable mitigation and enhancement strategies, to enable the site to be developed in conformity with relevant legislation and planning policy.
- 5.5. Taking into account what is present, or could be present, mitigation requirements (in particular in relation to GCN) may have the potential to reduce the quantity of development the site can support. However, this would not to an extent that would preclude the overall principle of development of the site.



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

Local planning website, available at:

http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/congleton_local_plan.aspx

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

Natural England Sites of Special Scientific Interest (SSSI) website available at:

<http://www.sssi.naturalengland.org.uk/Special/sssi/index.cfm>

Natural England (2016). Natural England's Impact Risk Zones for Sites of Special Scientific Interest (For use by Local Planning Authorities to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites and determine when to consult Natural England) User Guidance. Natural England, Available online at:

http://www.magic.gov.uk/Metadata_for_magic/SSSI%20IRZ%20User%20Guidance%20v2.4%20MAGIC%2011Jan2016.pdf

UK Biodiversity Action Plan Website: <http://jncc.defra.gov.uk/page-5155>



Appendix 1: Legislation and Planning Policy



Land off Junction 20 of M6/M56 Interchange, Grappenhall, Cheshire
Preliminary Ecological Appraisal

10682_R01_01 December 2016_PM_LP

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 Wildlife and Countryside Act 1981 (as amended)
- The Conservation of Habitats and Species Regulations 2010
- 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.

Planning Policy

National Planning Policy Framework

A1.6. 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).



A1.7. 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).

A1.8. 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.

A1.9. 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)

A1.10. 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 - Green Infrastructure

A1.11. 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;

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: 19th June 2012.



- 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.

Policy QE 5 - Biodiversity and Geodiversity

- A1.12. 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.
- A1.13. 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
- A1.14. The specific sites covered by the above designations at the time of publication are detailed in Appendix 3.
- A1.15. 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.
- A1.16. 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.
- A1.17. 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.
- A1.18. 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.

A1.19. 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.

A1.20. 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

A1.21. Relevant supplementary planning document considerations are set out below:

Environmental Protection SPD (May 2013)

A1.22. This SPD supports Policy QE6 Environment and Amenity Protection and details the councils 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."

A1.23. 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)

A1.24. 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)

A1.25. 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)

A1.26. 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."

Cheshire East Emerging Local Plan (Local Plan Strategy - Submission Version) March 2014)

A1.27. The following policies of the emerging local plan are also considered to be of relevance:

- Policy SE 3 Biodiversity and Geodiversity - Areas of high biodiversity and geodiversity value will be protected and enhanced. Enhancement measures will include increasing the total area of valuable habitat in the Borough, and linking up existing areas of high value habitat to create 'ecological stepping stone sites', 'wildlife corridors' and 'Nature Improvements Areas'. Ecological networks and connectivity are vitally important in sustaining sites and addressing the impacts of climate. Development proposals which are likely to have a significant adverse impact on nationally designated nature conservation designations will not be permitted and there will be a presumption against development affecting local sites including: local nature reserves, Sites of Biological Importance (SBIs) priority habitats and species included in the UK and Cheshire Biodiversity Action Plan (BAP), areas of ancient and semi-natural woodland and Nature Improvement Areas. In addition all development (including conversions and that on brownfield and greenfield sites) must aim to positively contribute to the conservation and enhancement of biodiversity;
- Policy SE 5 Trees, Hedgerows and Woodland - Development proposals which are likely to result in the loss of, or threat to, the continued health and life expectancy of trees, hedgerows or woodlands (including veteran trees or ancient semi-natural woodland), that provide a significant contribution to the amenity, biodiversity, landscape character or historic character of the surrounding area, will not normally be permitted, except in exceptional circumstances; and
- Policy SE 6 Green Infrastructure - Cheshire East Council aims to deliver a good quality, and accessible network of green spaces for people to enjoy. Where appropriate planning controls can be applied to ensure that the value of existing green infrastructure assets is not compromised and developer contributions will be secured wherever appropriate in order to improve the quality, use and multi-functionality. In addition, opportunities to include new green open spaces within development plans will also be encouraged.



Biodiversity Action Plans

- A1.27. 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.
- A1.28. 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

- A1.29. Habitats detailed within the LBAP which occur on site:

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

- A1.30. 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

Reptiles

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

Mammals

- Brown hare, *Lepus europaeus*
- Harvest mouse, *Micromys minutus*
- Common Pipistrelle *Pipistrellus pipistrellus*
- Whiskered *Myotis mystacinus*
- 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, *Satyrium w-album*

Plants

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



Appendix 2: Great Crested Newt Habitat Suitability Indices



Appendix 2: Great Crested Newt Habitat Suitability Indices

Pond 1		
Indices		
Grid Reference	SJ 65165 84547	
Description	Two depressions connected by a shallow ditch heavily shaded by trees and scrub, No macrophytes evident at the time of survey.	
Distance to Site	On site	
Photograph		
SI₁ - Location	Zone A, optimal	1
SI₂ - Pond area	450m ²	0.9
SI₃ - Pond drying	Sometimes	0.5
SI₄ - Water quality	Moderate	0.67
SI₅ - Shade	85%	0.5
SI₆ - Fowl	Minor	0.67
SI₇ - Fish	Absent	1
SI₈ - Ponds	33	1
SI₉ - Terrestrial habitat	Moderate	0.67
SI₁₀ - Macrophytes	0	0.3
HSI Scores	Average	0.68

Pond 2		
Indices		
Grid Reference	SJ 65467 84635	
Description	Field pond present along hedge lone. Partially shaded and with large amounts of leaf litter.	
Distance to Site	On site	
Photograph		
SI₁ - Location	Zone A, optimal	1
SI₂ - Pond area	100m ²	0.2
SI₃ - Pond drying	Sometimes	0.5
SI₄ - Water quality	Moderate	0.67
SI₅ - Shade	25%	1
SI₆ - Fowl	Absent	1
SI₇ - Fish	Absent	1
SI₈ - Ponds	33	1
SI₉ - Terrestrial habitat	Moderate	0.67
SI₁₀ - Macrophytes	30%	0.6
HSI Scores	Good	0.7

Pond 3		
Indices		
Grid Reference	SJ 65598 84664	
Description		
Distance to Site	Field pond at field margin. Partially shaded.	
Photograph		
SI₁ - Location	Zone A, optimal	1
SI₂ - Pond area	450 m ²	0.9
SI₃ - Pond drying	Rarely	1
SI₄ - Water quality	Moderate	0.67
SI₅ - Shade	25%	1
SI₆ - Fowl	Absent	1
SI₇ - Fish	Absent	1
SI₈ - Ponds	30	1
SI₉ - Terrestrial habitat	Moderate	0.67
SI₁₀ - Macrophytes	25%	0.55
HSI Scores	Excellent	0.86

Pond 4		
Indices		
Grid Reference	SJ 65681 84693	
Description		
Distance to Site	Duck pond partially shaded by scrub at the field boundary.	
Photograph		
SI₁ - Location	Zone A, optimal	1
SI₂ - Pond area	350 m ²	0.7
SI₃ - Pond drying	Never	0.9
SI₄ - Water quality	Moderate	0.67
SI₅ - Shade	70%	0.8
SI₆ - Fowl	Minor	0.67
SI₇ - Fish	Minor	0.33
SI₈ - Ponds	30	1
SI₉ - Terrestrial habitat	Moderate	0.67
SI₁₀ - Macrophytes	10%	0.4
HSI Scores	Average	0.68

Pond 5

Pond 6



Indices		
Grid Reference	SJ 65822 84847	
Description	Partially shaded field pond at fields boundary. Some soft rush and bulrush present around the ponds margins.	
Distance to Site	On site	
Photograph		
SI₁ - Location	Zone A, optimal	1
SI₂ - Pond area	150 m ²	0.3
SI₃ - Pond drying	Sometimes	0.5
SI₄ - Water quality	Moderate	0.67
SI₅ - Shade	40%	1
SI₆ - Fowl	Minor	0.67
SI₇ - Fish	Absent	1
SI₈ - Ponds	30	1
SI₉ - Terrestrial habitat	Moderate	0.67
SI₁₀ - Macrophytes	50%	0.8
HSI Scores	Good	0.72

Indices		
	SJ 65397 84446	
	Field pond in centre of field, partially shaded but mostly open. No macrophytes evident at the time of survey.	
		
SI₁ - Location	Zone A, optimal	1
SI₂ - Pond area	1,700 m ²	0.85
SI₃ - Pond drying	Sometimes	0.5
SI₄ - Water quality	Moderate	0.67
SI₅ - Shade	20%	1
SI₆ - Fowl	Absent	1
SI₇ - Fish	Absent	1
SI₈ - Ponds	30	1
SI₉ - Terrestrial habitat	Moderate	0.67
SI₁₀ - Macrophytes	10%	0.4
HSI Scores	Good	0.77

Pond 7

Pond 8



Indices		
Grid Reference	SJ 66191 84372	
Description	Small depression in field, only a small amount of water present and will dry in summer months.	
Distance to Site	On site	
Photograph		
SI₁ - Location	Zone A, optimal	1
SI₂ - Pond area	20 m ²	0.05
SI₃ - Pond drying	Annually	0.1
SI₄ - Water quality	Moderate	0.67
SI₅ - Shade	0%	1
SI₆ - Fowl	Absent	1
SI₇ - Fish	Absent	1
SI₈ - Ponds	30	1
SI₉ - Terrestrial habitat	Moderate	0.67
SI₁₀ - Macrophytes	0%	0.3
HSI Scores	Poor	0.48

Indices		
Grid Reference	SJ 66179 84329	
Description	Woodland pond which is heavily shaded. Lots of leaf litter and no macrophytes were evident at the time of survey.	
Distance to Site		
Photograph		
SI₁ - Location	Zone A, optimal	1
SI₂ - Pond area	400 m ²	0.8
SI₃ - Pond drying	Rarely	1
SI₄ - Water quality	Moderate	0.67
SI₅ - Shade	90%	0.4
SI₆ - Fowl	Absent	1
SI₇ - Fish	Absent	1
SI₈ - Ponds	30	1
SI₉ - Terrestrial habitat	Good	0.67
SI₁₀ - Macrophytes	0%	0.3
HSI Scores	Good	0.73

Pond 9		
Indices		
Grid Reference	SJ 66067 84234	
Description	Woodland pond at edge of wood, which is heavily shaded. Lots of leaf litter and no macrophytes were evident at the time of survey.	
Distance to Site		
Photograph		
SI₁- Location	Zone A, optimal	1
SI₂- Pond area	380 m ²	0.8
SI₃ - Pond drying	Rarely	1
SI₄ - Water quality	Moderate	0.67
SI₅ - Shade	90%	0.4
SI₆ - Fowl	Absent	1
SI₇ - Fish	Absent	1
SI₈ - Ponds	30	1
SI₉ - Terrestrial habitat	Good	0.67
SI₁₀ - Macrophytes	0%	0.3
HSI Scores	Good	0.73

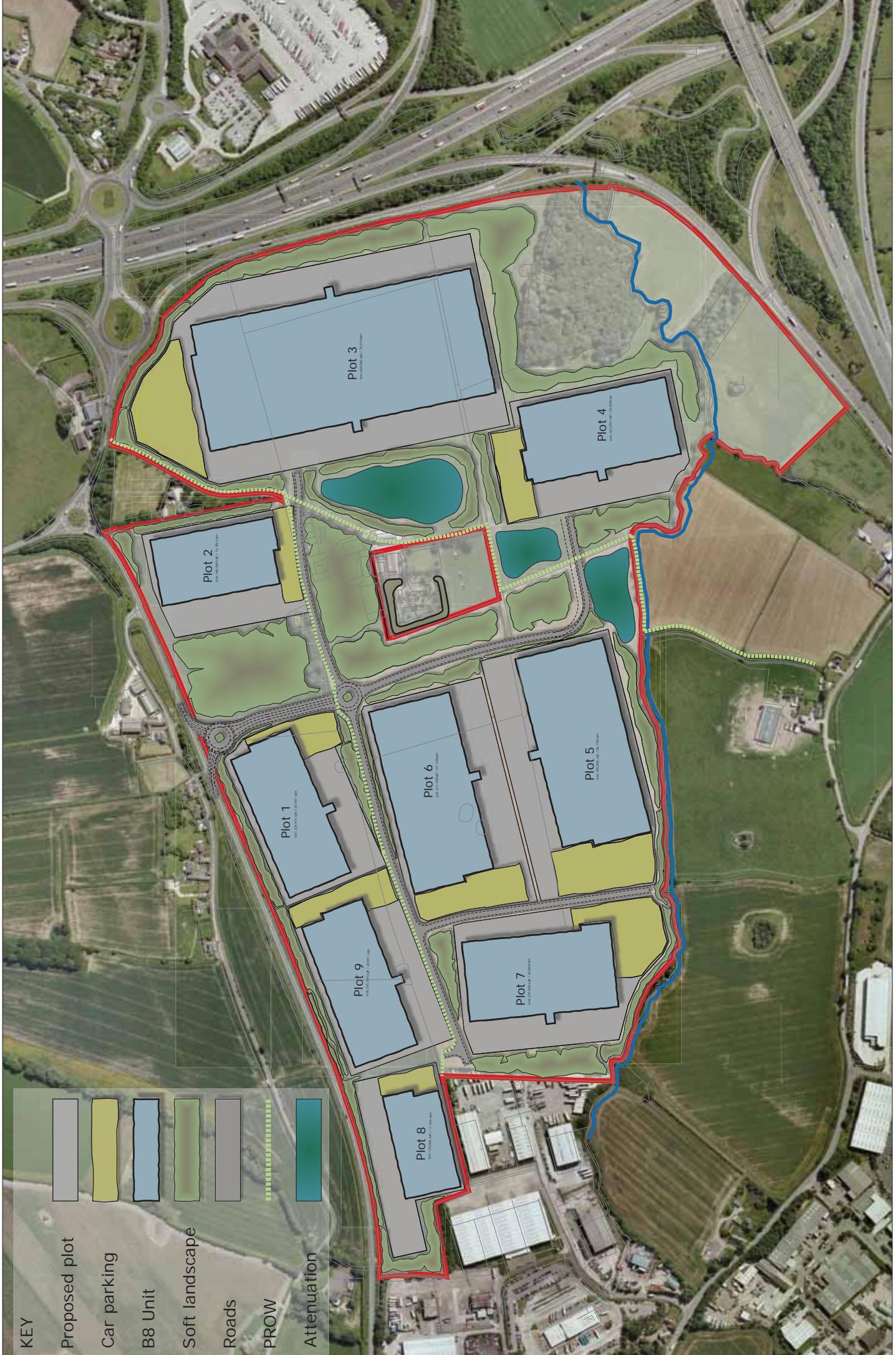
Pond 10		
Indices		
Grid Reference	SJ 66013 84055	
Description	Shallow field pond. Open and unshaded. Some areas of flag iris and soft rush present at time of survey.	
Distance to Site		
Photograph		
SI₁- Location	Zone A, optimal	1
SI₂- Pond area	250 m ²	0.5
SI₃ - Pond drying	Annually	0.1
SI₄ - Water quality	Moderate	0.67
SI₅ - Shade	0%	1
SI₆ - Fowl	Absent	1
SI₇ - Fish	Absent	1
SI₈ - Ponds	30	1
SI₉ - Terrestrial habitat	Moderate	0.67
SI₁₀ - Macrophytes	30%	0.6
HSI Scores	Average	0.65

Pond 11		
Indices		
Grid Reference	SJ 65960 83946	
Description	Shallow depression in field Only a small puddle was present at the time of survey and it will dry out in summer months.	
Distance to Site	On site	
Photograph	No Photo Available	
SI ₁ - Location	Zone A, optimal	1
SI ₂ - Pond area	20 m ²	0.05
SI ₃ - Pond drying	Annually	0.1
SI ₄ - Water quality	Moderate	0.67
SI ₅ - Shade	0%	1
SI ₆ - Fowl	Absent	1
SI ₇ - Fish	Absent	1
SI ₈ - Ponds	30	1
SI ₉ – Terrestrial habitat	Moderate	0.67
SI ₁₀ - Macrophytes	0%	0.3
HSI Scores	Poor	0.48



Appendix 3: Indicative Masterplan





KEY

- Proposed plot
- Car parking
- B8 Unit
- Soft landscape
- Roads
- PROW
- Attenuation



Appendix 4: 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

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.

Ecology Survey Planner

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

■ Surveys optimal

■ Surveys sub-optimal

■ Surveys cannot be undertaken / results unreliable

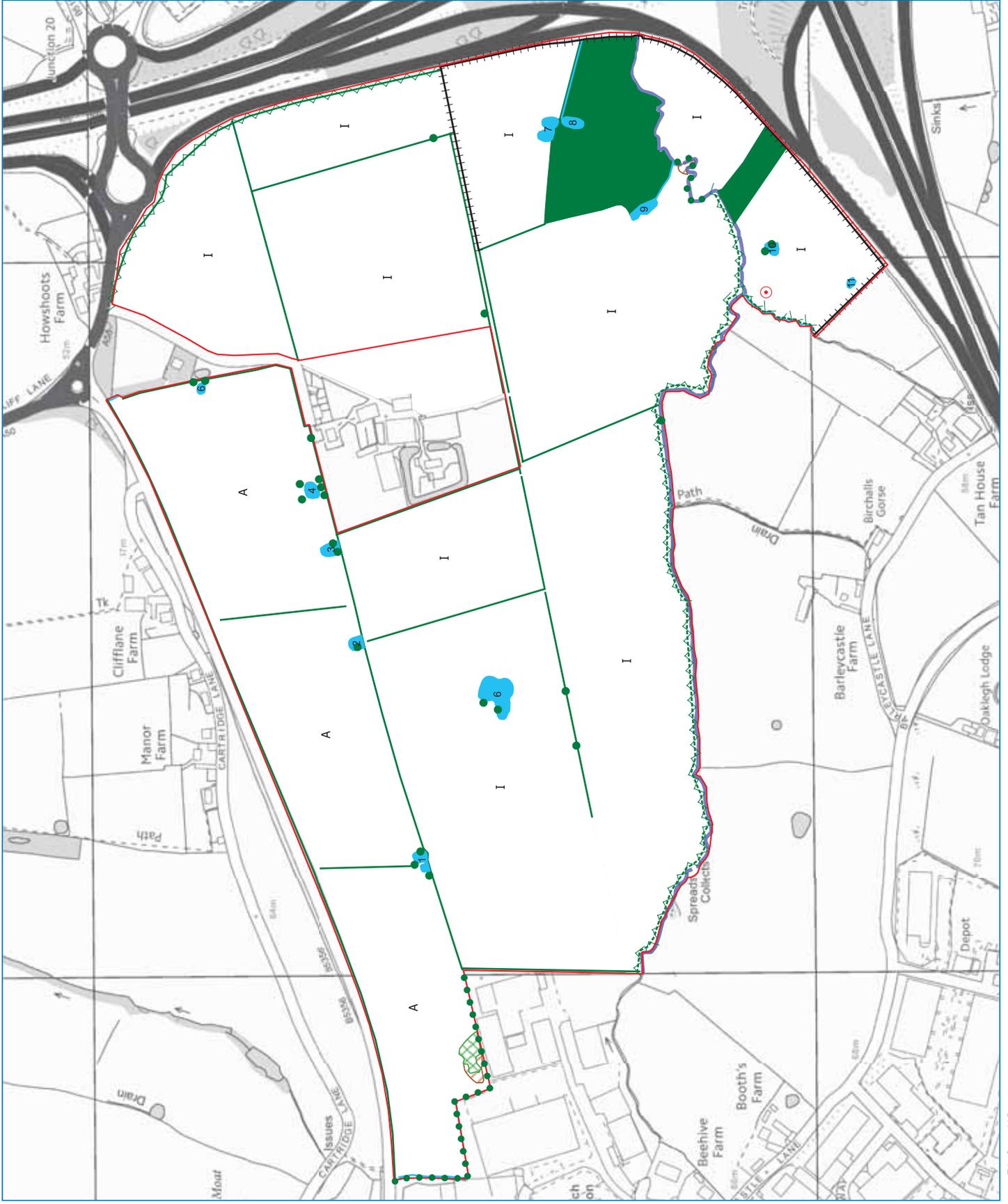
Plans

Habitat Features Plan
10682_R01_LRD

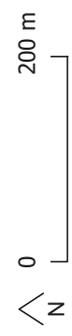


Land off Junction 20 of M6/M56 Interchange, Grappenhall, Cheshire
Preliminary Ecological Appraisal

10682_R01_01 December 2016_PM_LP



- Redline boundary
- A Arable
- Ditch
- Fence
- Hedgerow species rich (intact)
- Hedgerow species rich defunct
- Hedgerow species poor intact
- I Improved grassland
- Flowing water
- Ponds
- Scattered tree
- Tall ruderal
- TN1
- Tree line
- Scrub dense
- Semi-natural broad-leaved woodland



Project: Land at Junction 20 off M6/M56 Interchange, Grappenhall, Cheshire
 Drawing Title: Habitat Features
 Scale: As Shown (Approximate)
 Drawing No.: 10682/P01
 Date: November 2016
 Checked: PMHC



LAND AT BRADLEY HALL - HERITAGE STATEMENT

Introduction

- 1.01 This short statement has been prepared in order to provide an assessment of potential impacts upon the historic environment arising from the proposed development of land at Bradley Hall, Appleton, Warrington (SJ 657010 845230). The proposed development will be the subject of a future planning application for an employment led scheme.
- 1.02 This Statement provides an assessment which has been produced with due regard to paragraph 128 of the National Planning Policy Framework (hereafter the Framework). This requires a level of detail proportionate to the asset's importance and no more than is sufficient to understand the potential impact on its significance.

Assessment Methodology

- 2.01 The proposed development will not impact directly, through physical inter-action upon fabric, upon the significance of the designated asset comprising the Bradley Hall Moated Site. It will however impact upon the significance within setting of this asset.
- 2.02 In respect of development within the setting of heritage assets, the Framework indicates that local planning authorities should look for opportunities for new development to enhance or better reveal their significance. Where proposals preserve those elements of the setting which make a positive contribution they should be treated favourably (paragraph 137).
- 2.03 As regards the consideration of the setting of a heritage asset this is defined in the Framework as:
- "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral"*¹
- 2.17 Historic England recently issued updated and consolidated guidance in respect of the setting of heritage assets (Historic Environment Good Practice Advice in Planning, Note 3, The Setting of Heritage Assets, 2015). It indicates, at paragraph 9, that:

¹ Framework, Annex 2, Glossary.

“Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset “

2.18 The advice note sets out a staged approach to proportionate decision-taking and recommends a broad approach to assessment, undertaken as a series of steps that may be applied to complex and more straightforward cases (paragraph 12):

1. Identify which heritage assets and their setting are affected;
2. Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset;
3. Assess the effects of the proposed development, whether beneficial or harmful on that significance;
4. Explore the way to maximise enhancement and avoid or minimise harm; and
5. Make and document the decision and monitor outcomes.

2.04 Consideration of the potential impact of the development is set out below having regard to this 5-step approach.

Assessment of Potential Development Impact

Step 1: Identify which heritage assets and their setting are affected

3.01 This Statement considers potential impacts upon the setting of the Bradley Hall Moated Site which lies within the eastern part of the proposed development. The moated site is a monument scheduled under the Ancient Monuments and Archaeological Area Act 1979, its full description being **Bradley Hall moated Site** (list entry number 1011924). The site was scheduled in 1991 and comprises the buried and earthwork remains of a medieval moated site for a medieval manor house. The moated island is approximately 70m by 55m and is grass covered in the areas not occupied by buildings. Excluded from the scheduling are the farmhouse, access drive, fences, hedged field boundaries and a telegraph pole.

3.04 This monument is in good condition and is reported to survive well and is described as good example of a moated medieval manor house. The moat remains water filled and within the island are two occupation phases which survive beneath the present house and gardens. The moat surrounding the island is c. 10m wide and 2.5m deep.

Part of the moat has been disturbed through the creation of an ornamental pond on its east side. Access is currently gained from a causeway also on the east side which replaced an earlier drawbridge.

3.05 The original hall within the moat was erected in the early 14th century. Documentary sources refer to it around this time with its first depiction on a map dating to 1735 which shows the hall to the northeast of its current position and the moat extending beyond its present location. The hall shown on the aforementioned map replaced that erected in the 14th century. Between the early 18th and the early 19th century the hall was considerably altered as was the location and extent of the moat. Analysis of later maps show the addition of a number of outbuildings to the hall as well as a number of agricultural buildings immediately to the northwest of the moat.

3.06 In November 2009 National Museums Liverpool Field Archaeology Unit undertook a watching brief at Bradley Hall on behalf of Brewster Associates. This was undertaken during works to replace an early 20th century extension to the farmhouse. The watching brief revealed a poorly constructed cobbled surface which was deemed to be associated with the construction of the present house. Underlying the cobbles was a layer of clay which was interpreted as the arising from the excavation of the moat. During the watching brief a number of finds were encountered including the base of a 14th -15th century jar and later 17th to 18th century pottery sherds.

Step 2: Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset

3.06 The historic setting of the moated manor site was clearly intended to be isolated from the historic built core of Appleton although it would have had a greater prominence in the landscape than is now the case. Surrounding field patterns suggest that the land around the manor site was farmed during the medieval period and medieval ridge and furrow has been recorded, based on aerial photography within the vicinity of the proposed development site.

3.07 Such moated sites historically served as aristocratic and seigneurial domestic residences or religious buildings and thus their connection with the landscape within which they sit is an important consideration in determining the level of harm to the monument. Currently the monument sits within an agrarian landscape which contributes to its historical setting, although it is recognised that this landscape is largely

a post-medieval/ modern agricultural landscape which to some degree disconnects with the surviving medieval elements of the moat. The landscape setting of the monument has been substantively altered by the M6 and associated infrastructure to the east and industrial development to the west which visually disconnects the moat from the visual landscape. The landscape to the north and south is more open and facilitates longer distance views to and from the moat, although modern roads and buildings have to some degree compromised this. This openness to setting holds significance in evidencing the historic agricultural landscape of the moated site.

- 3.08 The application site forms part of the historic agricultural and landscape setting of the moated site with the moat to some degree screened by mature trees which have been planted on its edges. The eastern and southern sides are more open, whereas the eastern and northeastern elements have been compromised by later agricultural structures which limits the significance of these views.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful on that significance

- 3.09 The proposed development will remove elements of openness within the setting of the moated site which retain evidential and historic value. Without mitigation to moderate impact the western and eastern sections of the moat will be compromised. On this basis a degree of harm can be identified. Significant elements of setting will however be retained, including important aspects to the south and north. The immediate openness of setting will be preserved, with the immediate land surrounding the monument limited to development of low lying discreet features including landscaping and attenuation features.
- 3.10 The openness and views across the landscape to the north and south will be retained allowing the sense of historic openness to remain discernible. In addition to this the farm buildings surrounding the moat will be removed which will improve the immediate visual setting of the moat and views to the north. Roads will be positioned to the north and south of the moat as these are required to access parts of the site. However, these will be designed to as far as possible limit their visual intrusion.
- 3.11 Overall it is considered that, whilst a degree of harm is identified, this is less than substantial in terms of consideration against the provisions of the Framework. Notwithstanding this some consideration of mitigation to further moderate potential

impact will be provided which is considered below.

Step 4: Explore the way to maximise enhancement and avoid or minimise harm

3.12 Given the location of the moat within the site, extensive discussions have taken place with the client Design Team to as far as possible preserve key aspect of the moats setting to ensure it maintain some of its historical integrity and legibility with the wider landscape. Subsequently a green corridor to as far as possible preserve the immediate setting of the moat and longer aspect view to the north and south has been incorporated into the master plan.

3.13 To further enhance the monument and to improve its northern aspect, the modern built form including agricultural buildings will be demolished. This will open up the immediate landscape to the north and northeast. Similarly much of the development proposals have been placed in those parts of the landscape whose setting has been compromised by road infrastructure or industrial development.

3.13 These mitigation measures are shown on the 'Indicative Masterplan' (see Appendix 1).

Step 5: Make and document the decision and monitor outcomes

3.14 Where harm to the significance of a designated heritage asset is identified paragraph 134 of the Framework becomes engaged. This states that:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

3.15 National Planning Practice Guidance has the following to say regarding public benefits:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7)."

3.16 The scheme is important to the securing the employment needs of the borough. Such

benefits of the scheme are material to the consideration of the paragraph 134 balance test. The determination of the balance test is a matter for the local planning authority having due regard to the weight to be attached to any identified harm to a designated heritage asset in accordance with the statutory duty and the provisions of paragraph 132 of the Framework. This should have due regard to the minimal extent and nature of harm identified within this Statement.

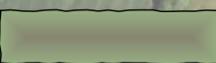
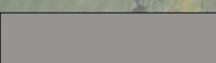
- 3.17 With this scheme there will be harm to the monument which based on current information is currently less than substantial. Historic England will recognise that there will be a level of impact with such a scheme but this should be weighed against the public benefits of the proposal, including securing its optimum economic use.

References

Adams, M 2009, An Archaeological Watching Brief at Bradley Hall Moat, Appleton, Warrington

Appendix 1

KEY

- Proposed plot 
- Car parking 
- B8 Unit 
- Soft landscape 
- Roads 
- PROW 
- Attenuation 



**Development Plan Representation – Warrington Borough
Council Local Plan Review**

Local Plan Review Scope & Contents Document

Submitted by Langtree acting on behalf of JLPPT
Holdco 7 Ltd

5 December 2016



I. Introduction

Spawforths have been instructed by **Langtree Property Partners, First Industrial and PGIM**, who act on behalf of **JLPPT Holdco 7 Ltd, a subsidiary of John Lewis Partnership Pension Trust (JLPPT)**, to submit representations to the proposed Local Plan Review Scope & Contents Document (October 2016) and its supporting evidence base, which has been published for consultation from Monday 24 October 2016 through to 5 December 2016.

Langtree has significant land interests in Warrington and is seeking to promote land east of Appleton Thorn adjacent to Junction 20 of M6/M56 Interchange, Warrington, which occupies a strategic location, ideally suited to logistics type development due to its proximity to the motorway network, its scale and topography.

Langtree welcomes the opportunity to engage in the Local Plan Review and looks forward to being an active participant in further stages as the plan process evolves.

We welcome the need to review the current Local Plan Core Strategy given the results of the High Court Challenge and the emerging evidence recently prepared, which clearly sets out the Borough's growth ambitions and housing and employment needs to reflect this aspiration. This evidence base will need to underpin the emerging Local Plan Review.

We support these growth ambitions and overall intentions, underpinned by the housing and employment evidence base, aligned with job growth, which recognises the need to identify more housing and employment land in the Borough. However, we do have concerns with the methodology and approach taken in the Green Belt Assessment undertaken by Consultants Arup on behalf of the Council. This might result in a growth strategy which limits the ability to locate housing and employment in the right locations for growth and result in a strategy which is not capable of delivering sufficient levels of housing and employment development to meet the objectively assessed employment and housing needs and growth ambitions of the Borough.

In our view, it is imperative that the evidence base used to inform the Local Plan Review applies the right methodology and approach in order to ensure the right levels of growth to ensure the Local Plan Review meets the four tests of soundness, set out in paragraph 182 of the Framework.

We trust that you will confirm that these representations are duly made and will give due consideration to these comments.

Please do not hesitate to contact us to discuss any issues raised in this Representation further.

2. National Planning Policy Context and Tests of Soundness

The Government's core objectives as established through the National Planning Policy Framework (the Framework) are sustainable development and growth. Paragraph 14 of the Framework stresses the need for Local Plans to meet the objectively assessed needs of an area. The core planning principles are set out at paragraph 17. These include that planning should make every effort to proactively drive and support sustainable economic development to deliver the homes and businesses that the country needs. Plans should take account of market signals and allocate sufficient land to accommodate development within their area. The key focus throughout the Framework is to build a strong, competitive economy and to deliver a wide choice of high quality homes.

In relation to Local Plan formulation, paragraph 150 of the Framework states that Local Plans are the key to delivering sustainable development which reflects the vision and aspirations of local community. The Framework indicates that Local Plans must be consistent with the Framework and should set out the opportunities for development and provide clear policies on what will and will not be permitted and where.

In relation to the examination of Local Plans, paragraph 182 of the Framework sets out the tests of soundness and establishes that:

The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is “sound” – namely that it is:

Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

This document therefore considers the content of the Local Plan Review Scope & Contents Document and supporting evidence base on behalf of Langtree in light of this planning policy context. This representation comments on the questions detailed within the Consultation Document with reference to the provisions of the Framework and where necessary, amendments are suggested to ensure that Local Plan Review is made sound.

3. Response to Questions

We have set out Langtree's response to the questions proposed in the consultation document as follows:

Question 1: Do you have any comments to make about the Council's evidence base?

The range of evidence used to inform this Scoping stage of the Local Plan Review is appropriate. Elements of this evidence base will require updating as the Local Plan evolves and prior to the Preferred Options being published for consultation. Detailed comments have been provided in response to the publication of the Council's evidence base in reply to the questions set out in Council's Consultation Document. See responses below.

Question 2: Do you consider the assessment of Housing Needs to be appropriate?

The 2016 SHMA concludes that the objectively assessed housing needs across the Mid-Mersey Housing Market Area to be 1,756 dwellings per annum (dpa). The identified disaggregated need for Warrington is 839dpa. The recent 2016 SHMA Addendum by GL Hearn identifies a higher requirement of 984dpa due to increased job prospects based upon the Local Enterprise Partnership's (LEP) devolution proposal which aims to create 31,000 additional jobs in the Warrington Borough from 2015 to 2040.

We conditionally support the findings and conclusions of the Council's assessment of housing needs, underpinned by the OAN set out in the Mid Mersey SHMA 2026 and its Addendum prepared in October 2016. The SHMA identifies the objectively assessed housing need (the OAN), and the Local Plan now reflects an objective analysis of the evidence and translates this need into land provision targets. Conditional support is provided, given any future stages of the Local Plan will need to be updated to reflect up-to-date 2014 based sub-national population and household projections now released following publication of the SHMA.

The 2014 based sub-national population and household projections recognise that over the period 2014 to 2037 there is a slight reduction in housing need over the plan period. These household projections, should now be used to provide the 'starting point' for establishing the OAN in any further Local Plan work. The PPG states that the household projections

may require adjustment to reflect factors affecting local demography and household formation rates which are not captured in past trends. Considering the demographics of Warrington and previous household formation rates, particularly amongst younger age cohorts, an adjustment to household formation rates is also appropriate and should be considered in subsequent stages of the Local Plan Review process.

Question 3: Do you consider the assessment of Employment Land Needs to be appropriate?

We conditionally support the findings and conclusions of the Council's Economic Development Needs Study (EDNA) (October 2016) undertaken on behalf of the Council by Mickledore & BE Group, which is the most up-to-date evidence on employment needs in the Borough.

A further review of economic forecasts and housing numbers has been undertaken by Mickledore. We have reviewed this in further detail as part of 'Question 4' of this representation.

The EDNA Study states there is a headline supply of 231.87 ha of available employment land, made up of 30 sites. This comprises a local supply of 82.24 ha in 23 sites (35.5 percent of the floorspace total), and a strategic supply of 149.63 ha in seven sites at Omega (64.5 percent). Of this supply, 127.34 ha comprises land now developed, held to meet the needs of individual companies only and land proposed for non B-Class uses. Excluding these gives a realistic land supply of 104.53 ha in 14 sites. Of this, 34.85 ha in 11 sites is the local supply. These representations have not sought to scrutinize in detail the suitability of all these sites referred to in this supply.

To assess need two recognised methods of forecasting have been used in the Study creating four distinct models of OAN.

The report has had regard to the requirements of the NPPF and the PPGs which seeks to encourage and deliver growth through the planning system. The Study recommends that the Council should adopt the strategic/local land take-up scenario. This suggests that the Borough has a further land need, additional to the current realistic supply, of 276.37 ha, to 2037.

We agree with the Study's assessment of existing employment land in the Borough, which confirms there is a number of existing sites which do not appear to be viable and deliverable for B1/B2/B8 uses. Therefore these sites should not be considered part of Warrington's realistic land supply.

We support the recognition given to Barleycastle Trading Estate/Stretton Green Distribution Park, Appleton Thorn and the need to protect this site as an existing employment site in the Local Plan Review. The Study recognizes the positive locational benefits of this site and the surrounding area for B8 users and that future B8 land allocations should look to build on these established locations in and around this M56/M6 corridor for logistics use. This Study confirms there is market interest and support for new strategic site(s) along the M56 Corridor. Whilst this would require Green Belt release there are significant locational advantages to providing greater employment opportunities in the south of the Borough, in this location given the links to the Manchester-North Wales Corridor.

A key task for the Local Plan Review is now to identify further locations for B1/B2/B8 provision to meet these locational requirements for B8 users.

Question 4: Do you consider the alignment of Housing Needs and Job's Growth to be appropriate?

We support the Plans intention to align job growth and housing needs. This approach is considered consistent with the NPPF (paragraph 158) and PPG (ID 2a-018).

We agree that the OAN figure should be used as a starting point to identify housing need and should be aligned with additional job growth created through the Council's growth aspirations, which is a measure of future demand set out in the Warrington Means Business economic development programme and the LEP's Strategic Economic Plan which is expected to deliver 31,000 new jobs up to 2040. The level of housing need identified in the SHMA therefore needs to reflect the additional jobs created to ensure a balance between homes and jobs.

This approach recognizes that demographic projections are trend-based and they will need to be adjusted to take account of factors that are not captured by those trends, including market signals and future job growth.

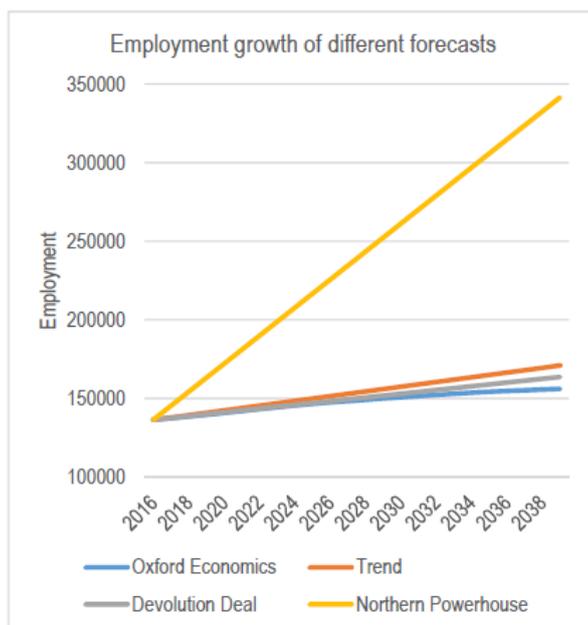
This approach is also consistent with the NPPF at paragraph 70, which says that planning should integrate the location of housing, economic activity and community facilities and services. The PPG discusses the relationship between housing need and employment at paragraph 01835. It advises that plan-makers should make an assessment of future job growth and notes that, if future labour supply is less than this projected job growth, this could

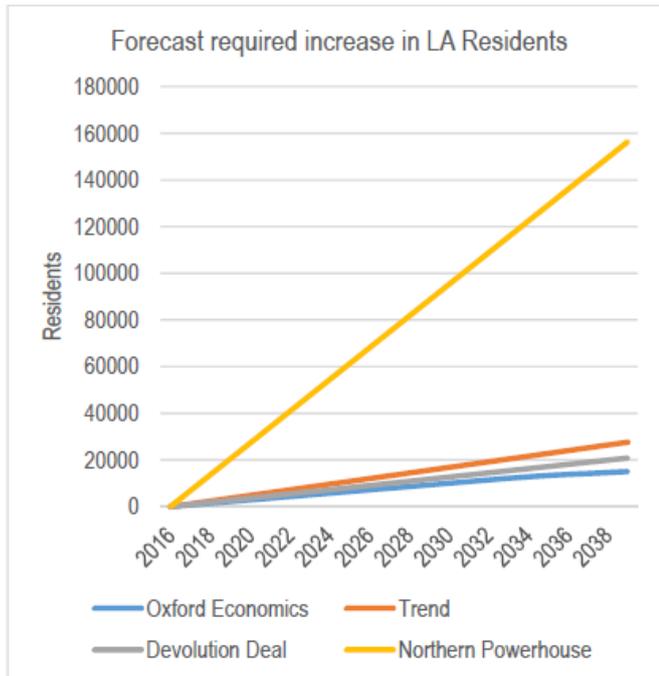
'result in unsustainable commuting... or reduce the resilience of local businesses'. In such circumstances, plan-makers will need to consider how the location of new housing and infrastructure development could help address these problems.'

Demographic projections should be tested against expected future jobs, to see if housing supply in line with the projections would be enough to support those future jobs.

Warrington BC and their consultants Mickledore have looked at four economic forecast scenarios, including forecasts prepared by Oxford Economics, previous employment trends based on absolute employment increases, the Devolution Bid employment forecasts and what could be achieved under Northern Powerhouse growth projections.

The graphs below demonstrate the differences in employment growth based on each scenario and how these translate into additional residents required.





The previous employment trends scenario highlights the Oxford Economics predicted uplift in employment is below the long-term employment trends in the Borough, although this trend based scenario does result in a high growth figure, which may not continue at the same rate of growth. The graphs demonstrates the scale of ambition within the Northern Powerhouse scenario, however it is more likely that the majority of growth associated with this scenario is more likely beyond 2037, once significant infrastructure has been undertaken to achieve the output predictions of the Northern Powerhouse, therefore we consider that this scenario is less reliable.

The Devolution Bid employment policy trend scenario includes forecasts from the LEP's Strategic Economic Plan, based on aspirations for growth in the area and is more reliable than the Oxford Economics and Northern Powerhouse scenario's. If the Council is to match its aspiration and ambition to progress from a New Town to a 'New City', we consider a scenario with a high level of job growth should be considered. For these high levels of growth to continue the Council will need to identify further strategic employment

sites. Whilst the devolution bid scenario is a reliable forecast to using as a starting point, it is important to note that the additional level of job creation (31,000) is actually less than that achieved over the period 1992 to 2014. Any forecasting of job numbers must also be careful not to be too ambitious, based on aspiration rather than economic forecasting. The Council will need to satisfy themselves that there is a realistic prospect that the growth aimed for is achievable.

In summary, we consider that this level of evidence base is consistent with the requirements of the Framework, paragraphs 17, 158 - 161 and provides the most up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area, taking full account of the relevant market and economic signals, required to inform the allocation of sufficient land to accommodate development within the area.

The emerging Local Plan Review must now identify development requirements for NPPG compliant housing and employment areas. This will need to include the scale of need within these areas and focus on meeting all development needs in order to create places and to deliver regeneration.

Question 5: Do you consider the assessment of Land Supply to be appropriate?

We conditionally support the Council's detailed assessment of land supply set out in their SHLAA (2016) and Urban Capacity Statement, EDNA (2016) and Open Space Audit (2016). This confirms there is additional capacity to accommodate approximately 15,000 new homes in the existing urban area and on green field sites outside of the Green Belt. This will be subject to change, prior to preparation of the Council's preferred Local Plan development option, which will need to take account of additional sites submitted as part of the Council's recent 'call for sites' process.

The methodology for establishing this urban capacity figure is a product of the updated SHLAA figure; the Warrington & Co. Master Planning work, which has identified the potential for approximately 3,500 homes in addition to those identified in the SHLAA, plus a windfall allowance for the 15 year SHLAA period (i.e. years 1-5, 6-10 and 11-15). The SHLAA and Urban Capacity Statement and EDNA undertaken at the same time establishes realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing and economic development over the plan period.

This assessment of housing and business needs is broadly consistent with the requirements of paragraph 159, 160 and 161 of the Framework.

In parallel with the urban capacity work, the Council's EDNA identifies a realistic deliverable supply of employment land, within existing and planned employment areas and the Open Space Audit identifies a deficiency of open space across the Borough, meaning there is no surplus areas of open space in the urban area which lend themselves to redevelopment for residential purposes.

We support the conclusions of this assessment of land supply in the Borough which concludes that the Council is unable to accommodate all of its development needs within the existing urban area and on greenfield sites outside the Green Belt.

Based on this assessment of urban capacity, if Warrington is to meet its development needs, sufficient Green Belt land will need to be released to deliver approximately 5,000 homes and 261 ha of employment land identified in the EDNA over the next plan period of 20 years.

Question 6: Do you consider that Green Belt land will need to be released to deliver the identified growth?

Following the High Court ruling, the Council now needs to undertake a fundamental review of the Local Plan and assess whether Green Belt boundaries should be altered to meet identified housing and employment need.

The 'Barker Review of Land Use Planning, Final Report and Recommendations' (2006) concluded that whilst the stated 'key principles of Green Belt policy remain valid', Local Planning Authorities should continue to review green belt boundaries to ensure that they remain appropriate given sustainable development needs, including regeneration.

Similarly, in a Written Ministerial Statement on Green Belt (6 September 2012) it is re-affirmed that Councils can review local Green belt designations to promote growth. The statement sets out that the Government encourages Councils to use the flexibilities set out in the National Planning Policy Framework to tailor the extent of Green Belt land in their areas to reflect local circumstances. Where Green Belt is considered in reviewing or drawing up Local Plans, the Government will support councils to move quickly through the process by prioritising their Local Plan examinations.

This Green Belt Review and recommendations contained within the Green Belt Assessment is crucial to deliver the necessary growth throughout the Warrington Borough and release sufficient land to achieve its ambitions to become a 'New City'.

The Green Belt Assessment needs to use an appropriate methodology to ensure that the evidence is robust and a full and objective assessment can be made.

The assessment of the Green Belt must balance the differing perspectives of the role of the Green Belt. PAS guidance states the issue relating to Green Belt is:

“...maintenance of the purposes of Green Belt set against the under provision of housing across many parts of the country, where the capacity to accommodate sustainable development in urban areas is often insufficient to meet the housing requirement.”

This approach recognizes that many sustainable locations for development may now be in Green Belts.

The Council has appointed Arup to undertake a Green Belt Assessment to carry out an assessment of the Borough's Green Belt to understand how it performs against the role and function of Green Belt as set out in National Policy. This assessment will be used by the Council to enable them to consider whether there are 'exceptional circumstances' (under paragraph 83, NPPF) to justify altering Green Belt boundaries through the Local Plan Process to enable existing Green Belt land to contribute to meeting Warrington's housing and employment needs.

Whilst this does not consider whether 'exceptional circumstances' exist or make any recommendations relating to the alteration or review of Green Belt boundaries, it provides an initial assessment of the Green Belt and makes recommendations as to further more detailed site specific assessment work which needs to be undertaken as part of the Local Plan Review process on specific land parcels within the Borough which the Report suggests make a weak contribution to the five purposes of the Green Belt.

We support the principle of Green Belt release advocated in the Council's emerging Local Plan Review, given there is clear housing and employment needs based evidence which confirms Warrington cannot meet its development needs within the existing urban area, without sufficient Green Belt land being released. However, we have concerns with the methodology and approach adopted by Arup in their Assessment and the subsequent

conclusions this draws, which we do not consider is consistent with the Framework. This Green Belt Assessment in its current form is therefore unsound.

It is important to note that the NPPF and NPPG do not provide any specific guidance as such on how Green Belt Assessments should be conducted and the methodology to be applied.

We broadly support Arup's Stage I Methodology, which seeks to divide the entire Green Belt into large parcels of land, defined as General Areas. These General Areas (GA) are subdivided into logical parcels of land and each parcel is assessed against the five purposes of the Green Belt set out in paragraph 80 of the Framework. The results of this Stage I Assessment confirms the level of contribution the GA makes to the five purposes, scoring it as, weak, moderate or strong.

We agree with the principle and approach used to define parcel GA 10, containing Langtree land interests at Bradley Hall Farm, Cliff Road. Whilst this uses clear boundaries that are recognizable and permanent and results in a sensible division of the Green Belt in this part of the Borough. We do however consider that there is also a case to co-join General Areas 9 and 10 utilising the M6 and M56 as the eastern and southern edges of a newly defined General Area

We broadly support Arup's conclusions relating to their Stage I Assessment of General Area 10, which concludes this parcel as a whole makes a weak contribution to the Green Belt purposes and the overall recommendations of the Assessment which proposes the need for further assessments of parcels in GA 10 in the context of the sites submitted through the call for sites process.

The Stage I Assessment confirms that this parcel makes a weak contribution to purpose 1, recognizing there could be potential for rounding off the settlement pattern if this GA was released from the Green Belt. Langtree would support this approach, given this promotes the original principles of the New Town Agenda and historic context of the Green Belt which focused on outward expansion to the south and south east of Warrington. This parcel is within a wide gap between the Warrington urban area and Lymm which is already separated by the M6; therefore it does not make any significant contribution to preventing towns from merging (purpose 2). The GA makes a weak contribution to purpose 3, which recognizes that the M56 and M6 provide more durable boundaries which would prevent

encroachment beyond the GA if this land was to be released from the Green Belt. The GA makes a weak contribution to purpose 4, given there is a large separation between the Warrington Parish Church and the GA and it provides a moderate contribution to purpose 5 with a small percentage of brownfield land which assists in urban regeneration.

We have however significant concerns with Arup's Stage 2 approach and methodology and how they have defined smaller Green Belt parcels around settlements inset from the Green Belt and only where General Areas made a lesser contribution to the Green Belt (no or weak) was a General Area divided into smaller Green Belt parcels and assessed. Smaller parcels were only drawn around the inner extent of the Green Belt, one parcel width from the settlement boundary outwards.

Only those smaller parcels of land were then assessed as part of Stage 2 to consider whether a broader width of parcels (beyond the initial parcel width outwards from the settlement boundary) needed to be defined and subsequently assessed as part of Stage 2A.

We disagree with this approach. All GA parcels should be broken down and explored as part of the Stage 2 methodology and not just those that were lower performing against the Green Belt purposes. It is premature to dismiss any parcel at this stage in the process, prior to a full assessment of employment and housing need evidence base, a full and detailed site selection process and the call for sites stage, which should all inform the plan process. We consider that those General Areas which have been broken down into smaller parcels as part of Stage 2 have been broken down too small. Parcels should be broken down into larger parcels at this early stage in the process (especially when they are being considered for strategic logistics uses which are by definition large sites and areas) and look beyond one parcel width from the urban area. There is nothing in the national guidance or PAS guidance which recommends that parcels should be subdivided in this way. There are many other physical and durable features which could be used to define manageable parcels that extend beyond just one parcel width from the urban area.

The Arup Green Belt Stage 2 Assessment is undertaken for parcels with arbitrary boundaries that are currently unrelated to development options and do not consider opportunities for mitigating the loss of openness. Therefore the conclusions of the Stage 2 Assessment are of limited value.

Whilst the Recommendations section (paragraph 6.2) of the Arup Assessment recommends that only a further assessment of parcels in GA10 will be undertaken following the Council's call for sites exercise, this appears to conflict with commentary provided in paragraph 148 of the Assessment. Paragraph 148 does not appear to dismiss a second width of parcels being assessed around ALL parcels that formed part of the Stage 2 Assessment as work on the Local Plan and call for sites progresses and not just those within GA10.

We seek clarification from the Council on this point, and welcome the opportunity for the Council to look at further widths of parcels across ALL GA's as the Local Plan progresses.

Subsequent stages of the Green Belt Assessment must now undertake a rigorous assessment of all land parcels to meet the Council's employment and housing need and that the historic Green Belt designation and existing boundaries should not be a constraint to identifying the most sustainable option, consistent with paragraph 84 of the Framework.

Langtree considers that assessment criteria used as part of any further stages of the Green Belt Assessment should be focused on using the most appropriate sustainable and deliverable sites to achieve the objectives of housing and economic growth.

A thorough and robust Green Belt Assessment should balance the Green Belt functions of an area with the need for development in relatively 'sustainable' locations. Previous Green Belt studies have shown, that areas of Green Belt that are the most sustainable locations for development are also those that can often rank highest in terms of their Green Belt functions. A robust Green Belt review and Assessment must therefore balance maintaining the openness of Green Belt areas with the need for sustainable development.

Considerations set out in the Framework paragraphs 83 – 85 and the need to promote sustainable development are as important as the five purposes of the Green Belt set out in the Framework.

We consider that Langtree land interests at Bradley Hall Farm, within GA10 is an example of a sustainable site located next to the M56 / M6 road corridor. Any further Stage 2A Green Belt Assessment undertaken by the Council should include a proper assessment of the strategic options for development to accommodate future large scale logistics development requirements around the M56/M6 corridor and recognize that some employment land use proposals, including logistic parks (typically B8 uses) have certain

locational requirements that take advantage of edge of urban area locations, in close proximity to major road networks. This approach is also consistent with paragraph 35 of the Framework which recommends that Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to accommodate the efficient delivery of goods and supplies.

Although the five purposes set out in the Framework have been used to assess areas of Green Belt for the purposes of the Arup Green Belt Assessment, there is no indication in the policy that they are intended or suited to be used in this way. At present the Green Belt Assessment performs an exercise which shows that existing areas of Green Belt perform Green Belt functions, with some areas performing better than others. Further stages of the Green Belt Assessment should be undertaken in parallel with other evidence base to provide a basis to make clear judgments about the planning balance that needs to be struck between development at sustainable locations within the Green Belt and the resulting reductions in some areas of open land.

It is not appropriate to release a site from the Green Belt solely for the reasons it performs fewer Green Belt functions than other areas, or because it performs certain Green Belt functions less well than other areas. However, it should be appropriate to balance functions of the Green Belt with the need to allocate land for development if it were a suitable and sustainable location for development.

The Green Belt Assessment and Review of the Green Belt in Warrington should place more emphasis on meeting identified development requirements and sustainable patterns of development, in accordance with the policies of the NPPF; balancing these requirements against the existing roles of the Green Belt; considering ways in which development can mitigate the loss of open areas and enhance the remaining parts of the Green Belt through landscaping; and forming new Green Belt boundaries that have a realistic prospect of enduring beyond the next plan review.

The next stages of the Local Plan should look at preferred options that show strategic development opportunities with any related areas of Green Belt that will need to change. A Green Belt Assessment should be combined with a sustainability appraisal of strategic development options, so that the criteria for review of the Green Belt are considered in conjunction with wider planning criteria.

Notwithstanding our concerns and objections to Arup's Stage 2 approach and methodology contained in the Green Belt Assessment, we have undertaken our own critique and assessment of the parcels of land within GA10 relevant to Langtree land interests based on our own professional judgment and interpretation of the Arup methodology and approach.

The specific parcels, assessed as part of the Council's Stage 2 process, relevant to Langtree land interests are as follows:

- AT 7
- AT8
- AT9
- AT10

These parcels form part of the wider General Area 10 and are deemed by Arup to be one parcel width from the settlement of Appleton Thorn.

The Arup Assessment of parcels AT7, AT8 and AT9 were assessed as making a strong contribution to the five purposes of the Green Belt. AT10 would create a natural infill plot and rounding off of the Barley Castle Trading Estate, surrounded on all sites by durable and permanent boundaries, therefore this parcel currently performs a weak contribution to the purposes of the Green Belt. We agree with Arup's Assessment of this land parcel.

We disagree with the Arup assessment of parcels AT7, AT8 and AT9 against the five purposes of the Green Belt. As we have already stated, we have significant concerns with Arup's Stage 2 methodology, which seeks to subdivide the General Area parcels into smaller parcels, only giving consideration to land which is defined as one parcel width from the urban area or nearest settlement from the Green Belt. This ignores the wider site opportunities and the ability to look at the whole of the land north of the M56 and west of the M6 as a comprehensive development opportunity. It does not therefore look at the most logical long term Green Belt boundaries (M56 and M6) but rather looks at fields in isolation.

This adopts a piecemeal approach and fails to balance the Green Belt functions of an area with the need for development in relatively 'sustainable' locations and the need to look at strategic development options to meet the Council's employment and housing needs.

Langtree Alternative Assessment

Rather than assess the functions of each of these individual parcels identified in the Arup Assessment we have taken a comprehensive approach and considered the contribution made by all the land that lies east of Barley Castle Lane up to the M6, defined by Cliff Lane to the North and the M56 to the south and which also comprises parcels AT7, AT8 and AT9. We consider this makes a more logical land parcel to assess in Green Belt terms to meet the opportunity for a strategic logistics site.



Purpose 1

Whilst this parcel is not immediately adjacent to the Warrington urban area as defined in the Arup Green Belt Assessment, it is located adjacent to the urbanised area created by the existing Industrial Trading Estate. This land parcel is enclosed by durable boundaries to the north with Cliff Road, to the east by the M6 and to the south by the M56. The land parcel is highly contained by the permanent boundaries created by existing roads and motorways and will fill a large gap, rounding off the built up area of the existing Trading Estate. The release of this land from the Green Belt and creation of new Green Belt boundaries formed by the hard edges of the motorway would make a stronger contribution than existing boundaries to checking unrestricted sprawl, consistent with paragraph 80 of the Framework.

Purpose 2

This land parcel forms a less essential gap between the Warrington urban area and Lymm, which is a settlement to the north east of this parcel, separated by the M6 motorway. The release of this site from the Green Belt would not result in the towns merging and would not narrow the gap between these settlements which lie to the north. In terms of openness, we consider that there are no long distance views across the site as it is visually contained by the large scale road infrastructure and the Industrial Estate; therefore any new development would not impact on the perception of openness from the settlement. Long line views across this land parcel are already compromised east to west by the M6 and motorway services beyond and the existing Industrial Trading Estate and to the south by the M56. Overall this parcel currently makes a weak contribution to preventing towns from merging.

Purpose 3

We have shown that this land parcel has a limited effect on the openness of the Green Belt. Whilst there will be encroachment of development onto countryside, this has already been assessed in the General Area as weak. As referred to in the assessment of the parcel against purpose 1, this land is enclosed by durable boundaries to the north with Cliff Road, to the east by the M6 and to the south by the M56. The land parcel is highly contained by the permanent boundaries created by existing roads and motorways. The release of this land from the Green Belt and creation of new Green Belt boundaries formed by the hard edges of the motorway would make a stronger contribution than existing boundaries to safeguard the countryside from encroachment consistent with paragraph 80 of the Framework.

Purpose 4

This parcel is not adjacent to the historic town of Warrington and does not cross an important view point of the Warrington Parish Church and hence has no effect upon the setting and special character of historic towns. There is a designated heritage asset located within this land parcel. Bradley Hall moated site is a Scheduled Monument that sits within this parcel and is served from Cliff Road. Parts of this parcel will have a role in preserving the setting and special character of this heritage asset but it does not need to be retained as Green Belt to achieve this. We have given consideration to important views into the part of the site occupied by the Scheduled Monument and taken advice from BWB Cultural

Heritage Consultants, given the landscape within which it sits is an important consideration in determining the level of harm to the monument. BVB have confirmed that the landscape setting of the monument has been compromised by the M6 and associated infrastructure to the east and industrial development to the west. Whilst the M56 is located to the south, the landscape to the north and south is more open and facilitates longer distance views from the site and to it.

The openness of the monuments setting can still be achieved if this land is removed from the Green Belt, with a suitable green corridor to the north and south of the moat through the land parcel to maintain key viewpoints and the openness of the moat setting. Maintaining the monuments connection with the wider landscape to keep a sense of openness, will enable one's ability to interpret the monument in the landscape and reduce any impact on its integrity. Overall this parcel makes a limited contribution to purpose 4 of the Green Belt.

Purpose 5

The Arup Assessment highlights that there is no single correct method in assessing purpose 5 and some other Local Authority Assessments choose to screen this purpose 5 from their Assessments. Arup have taken the decision to include this in their Assessment, taking a pragmatic approach, given this provides a high level view of the role of the Green Belt in encouraging the recycling of derelict and other urban land. The Arup Assessment takes a uniform approach to the assessment of this purpose and confirms all parcels assessed make a moderate contribution to this purpose, based on the brownfield urban capacity across the whole Borough as defined in their SHMA. Whilst Arup have chosen to include this purpose within their Assessment, a pragmatic approach should be taken when assessing the overall results of the assessment and making informed decisions about the release of appropriate land from the Green Belt.

Overall Contribution

In summary, we consider that this larger parcel which comprises land east of Barley Castle Lane up to the M6, defined by Cliff Lane to the North and the M56 to the south performs a weak contribution to Green Belt purposes. We consider that the boundaries to this large land parcel as we have assessed them create more permanent and recognizable boundaries, consistent with paragraph 85 of the Framework.

Conclusions

In summary, we object to the initial findings and conclusions of the Stage 2 Green Belt Assessment undertaken by Arup, on behalf of the Council.

Subsequent stages of the Green Belt Assessment must undertake a rigorous assessment of all land parcels to meet the Council's employment and housing need and that the historic Green Belt designation and existing boundaries should not be a constraint to identifying the most sustainable option, consistent with paragraph 84 of the Framework.

The Assessment should give further consideration to paragraphs 83 – 85 of the Framework and the need to promote sustainable development, which are as important as the five purposes of the Green Belt set out in the Framework. A further Stage 2A Assessment should re-assess all land parcels.

Question 7: Do you consider the three identified Strategic matters being the appropriate initial focus of the Local Plan review?

The three strategic matters are considered appropriate, assuming this includes aligning the housing requirement with the economic aspirations.

Question 8: Do you agree that further land will need to be removed from the Green Belt and Safeguarded for future development needs beyond the Plan period?

We agree that further land will need to be removed from the Green Belt and Safeguarded for future development needs beyond the Plan period as highlighted in our response to Question 6.

Paragraph 85 of the Framework identifies that where necessary Local Plans should provide safeguarded land to meet longer term development needs stretching "...well beyond the plan period..." and that local authorities should satisfy themselves that Green Belt boundaries "...will not need to be altered at the end of the development plan period...". Paragraph 157 of the Framework also advocates a 15 year time horizon for Local Plans. It would therefore appear appropriate to ensure that the Green Belt boundaries are capable of enduring until at least 15 years beyond the end of the plan period.

This will provide a robust long-term Green Belt boundary but will also provide certainty for residents and the development industry in terms of likely growth locations beyond the end of the plan period. It is recommended that the Council carefully consider the amount of land required to ensure that Green Belt boundaries will not be required to be further amended upon the review of this Local Plan.

Question 9: Do you consider it appropriate to include Minerals and Waste and Gypsy and Traveller needs in the scope of the proposed Local Plan review?

We have no comments in respect of Question 9.

Question 10: Do you consider the Sustainability Appraisal Scoping Report to be appropriate?

We consider the Sustainability Appraisal Scoping Report to be appropriate and agree with the four stage process it advocates.

Question 11: Do you consider the Spatial Distribution and Site Assessment Process at Appendix 2 to be appropriate?

We consider the Spatial Distribution and Site Assessment Process at Appendix 2 to be an appropriate process.

Question 12: Do you agree with the assessment of Local Plan Policies at Appendix 1?

We agree with the assessment of relevant Local Plan policies at Appendix 1.

Question 13: Do you consider the proposed 20 year Local Plan period to be appropriate?

We consider this plan period to appropriate and should ensure a 15 year time horizon, post adoption, in conformity with paragraph 157 of the Framework.

Question 14: Having read this document, is there anything else you feel we should include within the ‘Preferred Option’ consultation draft, which you will be able to comment on at the next stage of consultation?

We have no further comments in respect of Question 14 beyond those expressed in response to earlier questions.

Warrington Borough Council Local Plan Review

Call for Sites

Submitted by Langtree acting on behalf of JLPPT

Holdco 7 Ltd

2 December 2016



Revision Record

Revision Reference	Date of Revision	Nature of Revision	Author	Checked By
P0-TP-SPA-RP-4055 -0001-B	2 December 2016		GW	

Report Author	Gavin Winter
Report Date	2 December 2016
Project No.	4055
Document Ref.	P0-TP-SPA-RP-4055 -0001-B
Revision	B

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I. Introduction

Spawforths have been instructed by **Langtree Property Partners, First Industrial and PGIM**, who act on behalf of **JLPPT Holdco 7 Ltd, a subsidiary of John Lewis Partnership Pension Trust (JLPPT)**, to submit site specific representations to the Warrington Local Plan Review `Call for Sites` in respect of their land interests at Bradley Hall Farm, Cliff Road, Grappenhall, Warrington.

Therefore, this representation has been prepared and submitted to set out the opportunity this strategic site embodies. These representations should be read in conjunction with the completed site proforma included within Appendix I.

Langtree welcomes the opportunity to contribute to the Warrington Local Plan Review and is keen to further the role of their Strategic Employment Site at Bradley Hall Farm, Cliff Road, Grappenhall, Warrington.

The initial section sets out the site description with the matters of the site's suitability, availability and achievability being addressed in subsequent sections.

2. Development Opportunity and Proposals Overview

2.1. Development Opportunity

This 92 ha (227 acres) strategic site is located to the North West of the M6 & M56 interchange with direct access to Junction 9 of the M56 and Junctions 20 & 20a of the M6 Motorway.

The site is identified by the redline on the aerial below:



The site is strategically located midway between Liverpool and Manchester and within 10 miles of Manchester Airport on the M56 motorway. Therefore this site presents an excellent opportunity to become a major Northwest logistics location, given the sites with the potential to deliver up to 3 million sq. ft. of high quality logistics floor space and become a major employment site for the Borough of Warrington, replacing the successful Omega site to the north of the Borough.

The site lies within the Green Belt, however Warrington's housing target was quashed in the High Court in February 2015 and hence they are committed to establishing a new evidence base of housing and employment needs and pursuing a new Local Plan.

The site has been identified by Langtree as a site that could be released from the Green Belt as part of the Council's Local Plan Review.

The Council has recently commissioned Urban Capacity work and a Green Belt Review Assessment and they have concluded that there is a need to release up to 261 hectares of land from the Green Belt to ensure that the Borough has sufficient land for employment development purposes over the next 20 years. A significant proportion of this requirement is likely to be generated by the logistics industry, particularly as the Omega site in north Warrington is nearing saturation.

In this context the Council is seeking to focus these development needs into areas of the Green Belt which are identified within their Green Belt Review Assessment as the least damaging to the Green Belt purposes and which can also facilitate a form of development that completes the New City concept and hence which both completes the development form but which captures land value enhancement to facilitate the delivery of new infrastructure. We consider the south east Quadrant of Warrington which includes this strategic site will provide a logical expansion of Warrington to meet the Council's growth needs and aspirations and should therefore be the focus the majority of the Green Belt release in the Borough.

2.2. Development Proposals and Concept

The Langtree Vision and Concept for the site seeks to secure and deliver:-

- Creation of an industrial and distribution / logistics park for commercial use to meet the economy and sectors growing need for high quality distribution space to the south of the Warrington Borough;
- The expectation is that the new site has the potential to provide up to 2,971,773 sq.ft of employment floors space spread over nine units, providing new strategic employment land opportunities to meet a full range of work based requirements;

- Well located, efficient and suitable space in this sector is in short supply. This site has all these attributes and lies within one of the UK's most efficient locations for this sector, in close proximity to the M56/M6 Interchange;
- The Logistics Park will be set within a green landscape with an established woodland to the south east of the site and public rights of way and cycle routes will be maintained with opportunities for high levels of biodiversity gain;
- The Bradley Hall Moat, a Scheduled Ancient Monument and heritage asset occupies a central location within the site. The proposed scheme provides a response to the sites heritage, landscape and topography, with buildings integrated into the landscape.

This Vision will be delivered in phases to reflect the site constraints and opportunity and also to dovetail with the delivery of infrastructure enhancements.

3. Availability

A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems.

Messrs [Sinker & Cross], the Landowners, own the site edged red on the plan included at Section 2.

JLPPT Holdco 7 Ltd, a subsidiary of John Lewis Partnership Pension Trust (JLPPT), has entered into a promotion agreement and contract to purchase the land, conditional on securing satisfactory planning consent. JLPPT has appointed Langtree, PGIM and First Industrial under the terms of a Development Management Agreement to promote the site, with the support of the existing Landowners, in the emerging Warrington Local Plan Review.

The strategic site comprises agricultural land at and adjoining Bradley Hall Farm, Grappenhall, Warrington, Cheshire, consisting of 92 Hectares (227 acres) of land. The land is currently accessed via Cliff Lane. It is proposed that Bradley Hall Farm, some 2.8 hectares (7 acres) will be included in the Development Management Agreement to promote the site but the farm property will be leased back to the current owner under a Farm Tenancy of up to 18 months. This represents a significant opportunity to bring forward employment development to meet needs within the Borough.

On this basis, there are no ownership constraints to the delivery of this land, therefore the site is available for development.

4. Suitability

The Council has recently commissioned Urban Capacity work and a Green Belt Review Assessment to inform the review of their Local Plan. This concludes that there is a need to release up to 261 hectares of land from the Green Belt to ensure that the Borough has sufficient land for employment development purposes over the next 20 years. A significant proportion of this requirement is likely to be generated by the logistics industry, particularly as the Omega site in north Warrington is nearing saturation.

The site presents an excellent opportunity to become a major Northwest logistics location, in close proximity to the motorway network. There are positive locational benefits of this location for logistics (B8) users, therefore the Council should look to build on established locations (including the established Barleycastle Trading Estate/Stretton Green Distribution Park, Appleton Thorn) in and around the M56/M6 corridor for logistics as they seek to release land from the Green Belt to meet their identified employment need.

Whilst this would require Green Belt release the Council's own Economic Development Needs Study (EDNA) (October 2016) undertaken on by Mickledore & BE Group recognises the significant locational advantages to providing greater employment opportunities in the south of the Borough, in this location given the links to the Manchester-North Wales Corridor. A key task for the Local Plan Review is now to identify this location as a strategic site for B1/B2/B8 provision to meet these locational requirements for B8 users.

This approach is also consistent with paragraph 35 of the Framework which recommends that Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to accommodate the efficient delivery of goods and supplies.

Langtree is looking forward to delivering an ambitious employment proposal at this strategic site at Grappenhall and are committed to play an active role in moving this forward to realise the vision for this site. Langtree considers that the site should be allocated as a Strategic Site capable of delivering employment development to meet identified employment needs in the Borough.

Langtree is committed to working with key stakeholders to fully understand all interested parties views and aspirations to realise the vision and concept for this site. Langtree and First Industrial have the experience, track record and resources to strategically engage with the relevant bodies to take forward the delivery of the site. Langtree want to maximise the assets and the regeneration opportunity and deliver a new strategic employment destination.

As such, this proposed employment site is considered to wholly suitable for development.

5. Achievability

A site is considered achievable for development where there is a reasonable prospect that development will be delivered on the site at a particular point in time.

Langtree have undertaken a number of initial base technical assessments to understand the key constraints and opportunities afforded by the site. These included a Heritage Impact Assessment by BWB Heritage Consultants to consider the significance of the Scheduled Monument within the site and an Ecology Appraisal by Tyler Grange Consultants to understand the ecological value of the site. Following on from these initial baseline assessments, the Development Team identified “key principles” to underpin the evolution of a “Vision” for the opportunity. These related to the:-

- Strategic regeneration opportunity
- Employment delivery
- Green infrastructure
- Connectivity and sustainability.

In order to respect and preserve the immediate openness of the Scheduled Monument and minimise any harm to its setting and historical value, the scheme proposes a green corridor on a north south axis through the site, to create an interpretative space around the Moat and maintain the monuments connection with the wider landscape. This corridor will also keep a sense of openness and maintain and reinforce key views of the monument.

The Ecological Appraisal confirmed that whilst there is evidence of habitats and fauna across the site, the use of green infrastructure incorporated in the design, can deliver biodiversity benefits, which will avoid the loss of these habitats across the site.

Langtree will continue to gather further technical and environmental evidence to inform, shape and justify the proposals.

The promotion agreement and contract to purchase the land entered into by JLPPT ensures there are no ownership impediments to the development of the site.

Furthermore, Langtree has undertaken financial appraisals for the strategic site and each of its constituent phases that demonstrate the scheme to be both viable and deliverable in the contexts of known development costs and values.

There are no significant constraints to the development of this site. Infrastructure will need to be put in place prior to any development of the site, in particular an appropriate new highway access / roundabout into the site. The site can be delivered within 6 years of commencement of development. The Outline Programme below identifies the enabling works and site infrastructure can be constructed and in place in year 1, with the first plot built out in year 1. The remaining 8 plots will be built out and completed within the following 5 years.

Outline Build Programme for Proposed Employment Site at Bradley Hall Farm	
Phase of Works / Plot Build Out & completion	Timeline
Enabling Works and Site Infrastructure	Year 1
Plot 2	Year 1
Plot 3	Year 2
Plot 1	Year 3
Plot 9	Year 3
Plot 8	Year 4
Plot 7	Year 4
Plot 6	Year 5
Plot 5	Year 5
Plot 4	Year 6

On this basis, Langtree considers that the land they are promoting represents a unique opportunity to achieve significant growth in the delivery of employment development. Langtree strongly recommends that this site should be identified as a new strategic allocation within the emerging Local Plan Review.

6. Conclusion

These representations have been made by Spawforths on behalf of Langtree.

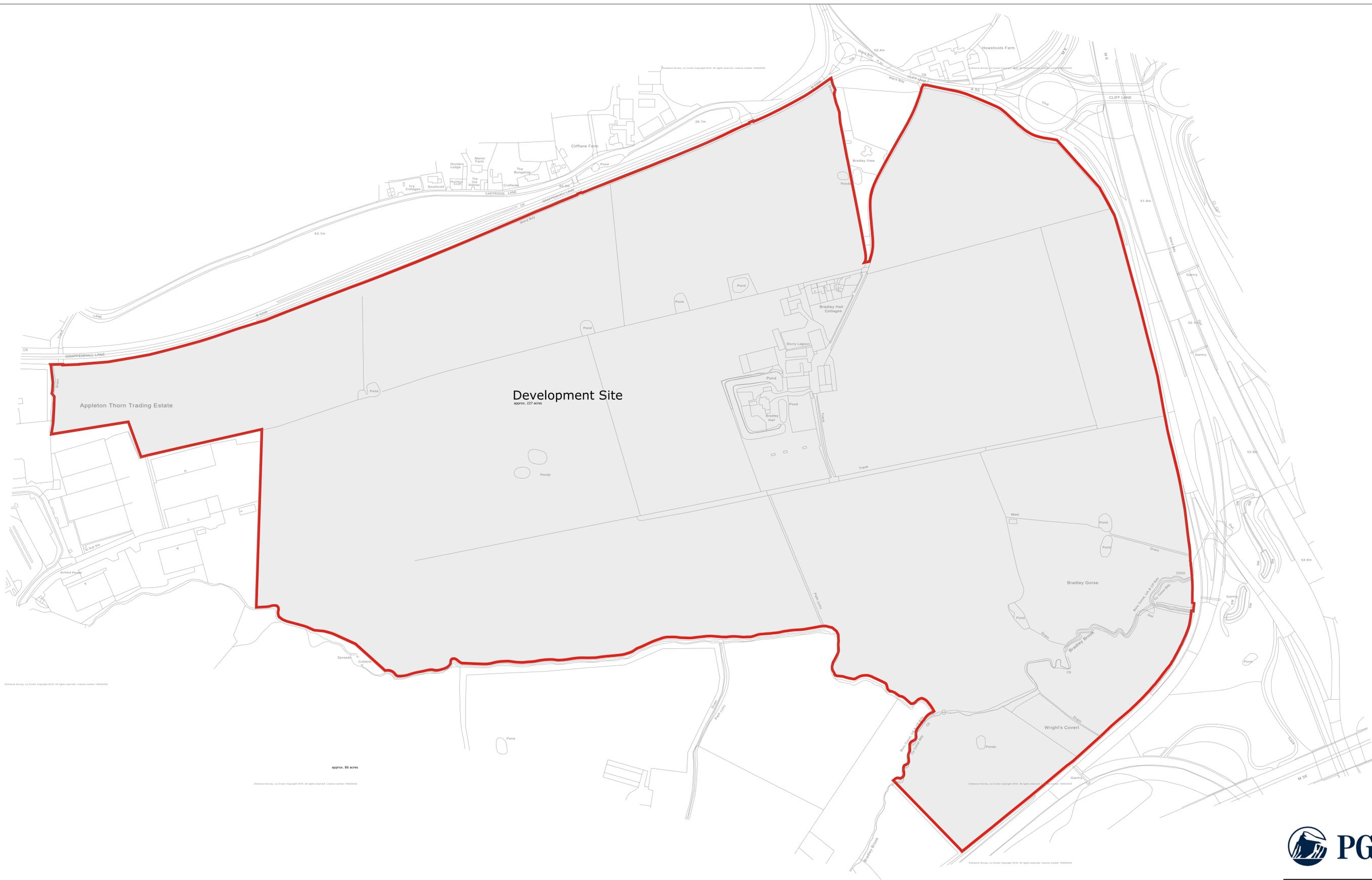
Through its scale and strategic location, the Bradley Hall Farm site can meet the employment requirements within the Borough. As such, this is an extremely important opportunity in plan making terms and as such the constraints identified need to be balanced against the economic case for sustainable development in order to meet the growth aspirations for Warrington.

We trust that you will give due consideration to these representations.

Langtree welcome the opportunity for further engagement within the plan preparation process.

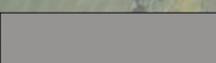
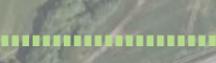
**Appendix I- Completed Site Proforma
(Bound separately)**

Appendix 2 - Redline Site Location Plan



Appendix 3 – Indicative Masterplan

KEY

- Proposed plot 
- Car parking 
- B8 Unit 
- Soft landscape 
- Roads 
- PROW 
- Attenuation 




PGIM



Langtree

STEPHEN GEORGE & PARTNERS LLP
 Cliff Road, Warrington - Indicative Masterplan - 2,830,260 sq.ft unit area, 2,971,773 sq.ft total GIA

Architects | Masterplanners | 170 London Road, Leicester, LE2 1ND | t: 0116 247 0557 | f: 0116 254 1095 | www.stephengeorge.co.uk

16-184-K002B

Date: 29/11/2016 | Scale: 1/2500 @ A1 | Drawn by: [Name]



FIRST INDUSTRIAL

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Appendix 4 – Utilities and Constraints Plan

KEY

Site Boundary 

Overhead BT Line 

Overhead Power 

Underground cable 

Public Right of Way 

Mains water 

Watercourse 

Please note:- all utility routes, site boundaries and other features identified hereon are subject to confirmation by topographic survey and are illustrated for indicative purposes only, being derived from existing third party / open source site information.



Appendix 5 – Preliminary Ecological Appraisal (Bound separately)

Appendix 6 – Heritage Impact Assessment (Bound separately)