

EiP Statement

Warrington Updated Proposed Submission Version Local Plan 2021-2038 (September 2021)

Bellway Homes (Manchester)

Representor ID UPSVLP 2460 – Tanyard Farm, Lymm

Our ref 64008/02/SPM

Date August 2022

Subject Addendum to Matter 3 Paper (The Spatial Strategy)

1.0 Introduction

- 1.1 This Addendum has been prepared by Lichfields on behalf of Bellway Homes (Manchester) [Bellway] (Respondent No. 2460) to the previously submitted Matter 3 Paper in respect of Bellway's land interests on Tanyard Farm, allocated in the Warrington Updated Proposed Submission Version Local Plan 2021-2038 (September 2021) [WUPSVLP] (Policy OS5 – Rushgreen Road).
- 1.2 The WUPSVLP Policies Map proposes to remove the land adjoining the proposed allocation from the Green Belt and include this in the urban area of Lymm (Parcel B) (Bellway's land interest). Bellway prepared its response to Matter 3 on this basis. Subsequently, the Council, in their Matter 7b(ii) Statement, has changed its position on this land parcel and is suggesting this land should remain within the Green Belt.
- 1.3 This Addendum sets out Bellway's response to the Council's Matter 7b(ii) Statement. Bellway requests that their land asset (Parcel B) is included within the allocation (Policy OS5) to form an extension to Bellway's approved residential scheme at Tanyard Farm (ref. 2017/31816) (Phase 1).

2.0 Questions: Overall Spatial Strategy

Housing

Question 7. What is the basis for the overall split of housing allocations and Green Belt release between land adjacent to the main urban area (at least 4,020 homes in Policy DEV1) and outlying settlements (at least 801 homes in Policy DEV1)? Is this justified?

- 2.1 Bellway agrees with the approach taken to the distribution of housing allocations. The WUPSVLP's spatial strategy has been progressed based on Option 2, involving the majority of Green Belt release to occur adjacent to the main urban area with incremental growth in

outlying settlements.¹ Under this option, the Council used an approximate capacity of 1,000 homes to be allocated to the outlying settlements. This is based on a 10% growth benchmark in each settlement, which the Council considers can be accommodated by existing infrastructure, whilst not impacting on the overall character of each of the outlying settlements.

- 2.2 The Council's evidence base does not however provide justification for the 10% figure. As a consequence, WUPSVLP Policy DEV1 states that the quantum of development in outlying settlements, including 306 homes in Lymm, should be a minimum. The extension of the proposed site allocation (Policy OS5) to include Parcel B to deliver an additional c.40-50 houses, will make most efficient and effective use of land in a sustainable location adjacent to the urban area. This accords with NPPF §124, without impacting the distribution of development proposed within the Council's spatial strategy.
- 2.3 Additionally, the Council's evidence base demonstrates the strength of demand for housing in Lymm is high, particularly for larger sized market dwellings and affordable homes.² The delivery of additional market and affordable houses on Parcel B will help to meet Lymm's identified housing needs without detracting from the Council's spatial strategy.

Outlying Settlements

Question 8. How were the site allocations in the outlying settlements selected, what factors were used to assess potential sites and what criteria were used?

- 2.4 The Council's Development and Site Assessment Technical Report (September 2021) [§3.1-§3.10] details the site selection methodology used to allocate sites in the outlying settlements, in accordance with Option 2.
- 2.5 The site allocation, as currently proposed, was assessed in the 2017 Green Belt Assessment. The eastern (ref. R18/118) and western (ref. R18/018) parts were assessed as having a weak overall contribution to the Green Belt. Parcel B (ref. R18/117) was also considered to have a weak overall contribution.
- 2.6 Bellway's land interests (comprising the eastern part of the site allocation and Bellway's adjacent land interests, including Phase 1 and Parcel B) (ref. R18/P2/085 and P18/P2/132) were assessed within the 2018 Green Belt Assessment. The report concluded that the site made a weak overall contribution to the Green Belt.
- 2.7 These green belt assessments formed the evidence base for the Proposed Submission Version Local Plan [PSVLP] 2019, which included Parcel B within the site allocation (Policy OS7 – Rushgreen Road/Tanyard Farm). Arup's previous assessments are robust and there is no basis for Parcel B to have been removed from the allocation in the WUPSVLP. Nor should the Green Belt boundary be amended, as suggested within the Council's Matter Statement, given that the parcel makes a weak overall contribution to the Green Belt.

¹ Development and Site Assessment Technical Report (September 2021)

² Warrington Local Housing Needs Assessment Update (August 2021)

Additionally, Arup's latest Green Belt Assessment³ (August 2021) also concludes that the site as a whole makes a weak contribution to Green Belt purposes.

- 2.8 Overall, including Parcel B within the allocation will create a logical extension to the approved residential scheme at Tanyard Farm (ref. 2017/31816) (Phase 1) and provide a logical defensible Green Belt boundary, whilst delivering additional market and affordable homes to meet the housing needs of Lymm.

Question 9. What evidence fed into this process e.g. Green Belt Assessment, flood risk data etc?

- 2.9 The conclusions of the Green Belt Assessments⁴⁵⁶, that identify that the proposed Reg. 18 PSVLP site allocation makes a weak overall contribution to the Green Belt, are robust. This evidence base should form the basis of the proposed Green Belt boundary.
- 2.10 The Council's Matter 7d(ii) Paper refers to the s78 appeal (ref. APP/M0655/W/181) Inspector's commentary regarding Parcel B. Bellway disagrees with this approach. The s78 Inspector was considering a proposal to consolidate what was a major developed brownfield site in the Green Belt. They were not considering the identification of logical long term Green Belt boundaries.
- 2.11 The development of Parcel B would protrude no further east than Bellway's existing Phase 1 development currently being built out, and no further south than the Bridgewater Canal. There is an existing established linear field boundary delineated by a substantial hedge. The boundary identified in the current Policies Map results in a logical defensible, permanent green boundary, as opposed to an arbitrary boundary as suggested in the Council's matters paper. As stated previously, Bellway considers that exceptional circumstances exist in this instance to amend the Green Belt boundary and requests that Parcel B remains within the urban area.

Question 12. Was the methodology applied to site selection appropriate and where the conclusions of the process justified?

- 2.12 Bellway agrees with the methodology applied to site selection and the conclusions of the process. However, the removal of Phase 1 and Parcel B from the PSVLP (March 2019) is unjustified. Bellway's Phase 1 residential development is currently under construction, which further weakens Parcel B's contribution to the Green Belt purposes. Therefore, Bellway requests that Parcel B remains within the urban settlement boundary and is included within the site allocation (Policy OS5).

Word Count: 970

³ Green belt Site Selection Implications of Green Belt Release (August 2021)

⁴ Green Belt Assessment (Additional Site Assessments of Call for Sites Responses and SHLAA Green Belt Sites) (July 2017)

⁵ Green Belt Assessment (Additional Sites Assessments – Settlements) (May 2018)

⁶ Green belt Site Selection Implications of Green Belt Release (August 2021)



Appendix A: Site Location Plan

Disclaimer:
 All contractors must visit the site and be responsible for taking and checking dimensions. All construction information should be taken from figured dimensions only. Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.
 This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, Astle Planning and Design Ltd accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.

FORMER TANYARD FARM, LYMM

LOCATION PLAN

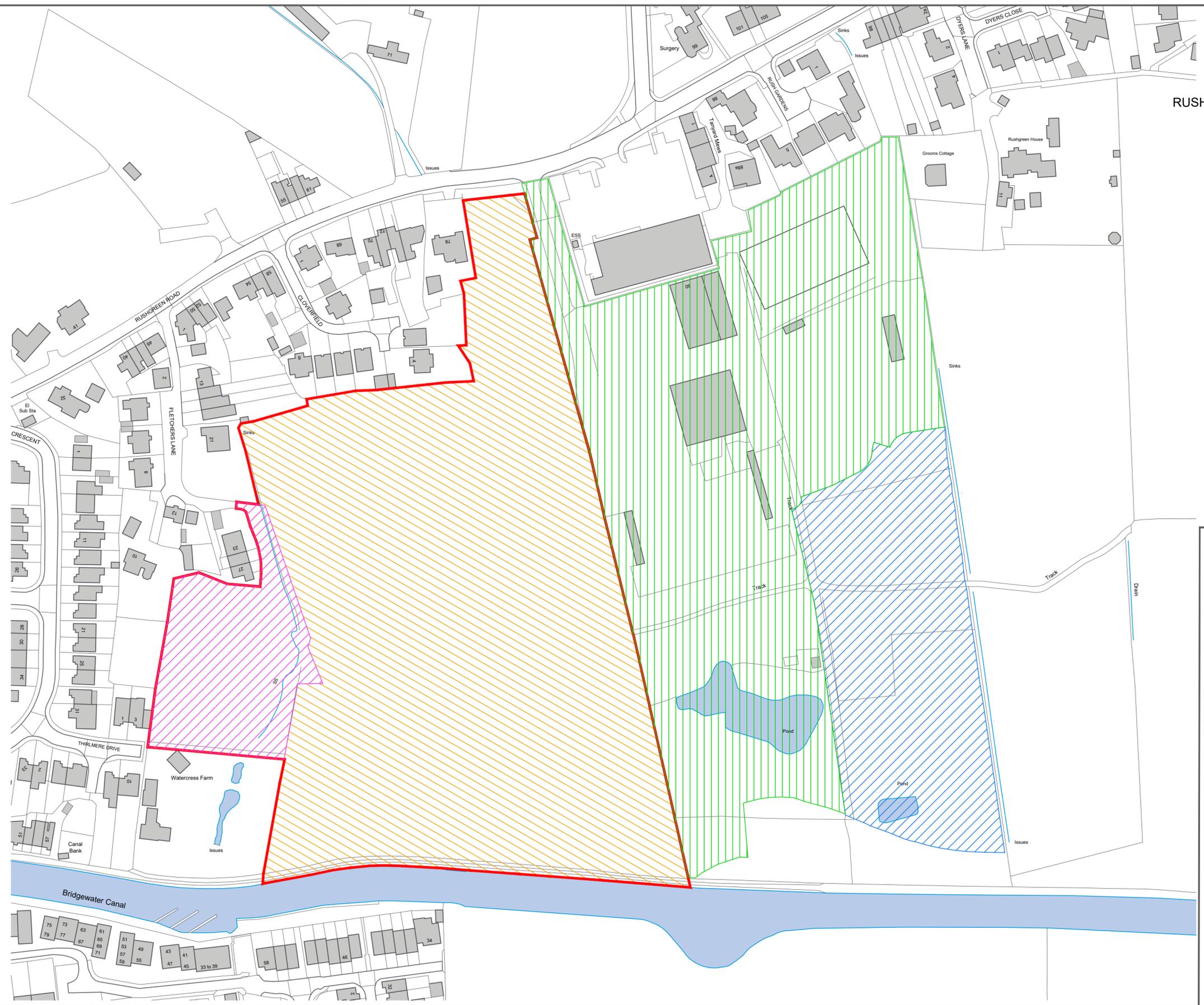
General Notes
 This drawing needs to be read in conjunction with the following plans:
 • Landscaping Layout
 • Boundary Treatment Plan
 • Materials Layout
 • Hard Surfacing Plan



1:1250 0 12.5 25 37.5 62.5m

Key

-  Current Site Allocation
-  Separate Land Owner
-  Parcel A (Phase 2)
-  Parcel B (Phase 2)
-  Phase 1



Rev.	Date	Description	By	Chd
Client				
				
Project				
FORMER TANYARD FARM LYMM				
Drawing Title				
LOCATION PLAN				
Drawn by	RH	Checked by	MP	Date 05.08.22
Status	PLANNING		Scale @ A2	1:1250
Job no.	BHM139	Dwg. no.	LP03	Rev.
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