

<i>For Office Use Only</i>	
Date received:	
Scanned /Saved:	
Plotted:	
Site Ref:	
SHLAA Site Ref:	

# '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 05<sup>th</sup> December 2016.***

By e-mail: [ldf@warrington.gov.uk](mailto: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](mailto: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	Scott Ashall	Susan Crowley
Position	██████████	Owner
Organisation	██████████████████	Crowley Associates
Address	██████████████████████████████	45 Carr Bank Lane
	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	Dingle Farm			
Address	Dingle Lane			
	Town	Appleton		
	Postcode			
Ordnance Survey Grid Reference	Easting : 362744	Northing : 384643		
Site area (hectares)	1.98ha			
Net developable area (hectares)	1.5ha			
What is your interest in the site? (please tick one)	Owner	<input type="checkbox"/>	Lessee	<input type="checkbox"/>
	Prospective Purchaser	<input type="checkbox"/>	Neighbour	<input type="checkbox"/>
	Other	<input checked="" type="checkbox"/>	Please state: Developer/Promoter	

**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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternative future use(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential Capacity	houses: 45	Number of Pitches:	SqM	SqM	SqM	SqM
	or flats:					
Employment Use Class (E.g. B1)						
* If "Other", please indicate which use(s):						
Potential Density	30dph					
	Has any design, viability, master planning work or other studies been undertaken for any proposed use?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

**(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 4<sup>th</sup> and subsequent owners (where necessary).

Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Don't know	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

No

#### (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	<input checked="" type="checkbox"/>	
Site under option to a developer	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	

--

## (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)	Mixed commercial/residential	
Neighbouring Uses	Residential; informal recreation space	
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	30 %	Proportion not covered by buildings	70 %
---------------------------------	------	-------------------------------------	------

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

How many buildings are there on the site?	5	buildings
What proportion of the buildings are currently in use?	% in use: 100	%
	% derelict:	%
	% vacant:	%
Are any existing buildings on the site proposed to be converted?	No.	

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

What proportion of the land is currently in active use?	100	%
What proportion is <b>greenfield</b> (not previously developed)?	100	% (A)*
What proportion is <b>previously developed</b> and cleared?		% (B)*
What proportion is <b>previously developed</b> 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	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Land stability	Don't know			<input type="checkbox"/>	<input type="checkbox"/>
c) Mains water supply	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Mains sewerage	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Drainage, flood risk	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Tree Preservation Orders	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Electricity supply	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Gas supply	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Telecommunications	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Highways	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Ownership, leases etc.	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Ransom strips, covenants	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Other (Please provide details)	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>

## **(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: Once cleared

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:

Existing uses are in operation. See supporting statement.

## **(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. Please see statement attached.

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

[ldf@warrington.gov.uk](mailto:ldf@warrington.gov.uk)  
01925 442841

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



**WARRINGTON BOROUGH COUNCIL – CALL FOR SITES SUBMISSION**

**SITE OF DINGLE FARM, DINGLE LANE**

**crowley associates**

**PLANNING**

[www.crowleyassociates.co.uk](http://www.crowleyassociates.co.uk)

**Site referred to as: Dingle Farm, off Dingle Lane, Warrington**

**Easting: 362744, Northing: 384643**

Call for Sites Submission

By

**Crowley Associates**

On behalf of

**Ashall Land Ltd**

## CONTENTS

1. CONTEXT	
2. SITE DESCRIPTION INCLUDING RELEVANT PLANNING HISTORY	PAGE 4
3. STATUS OF THE LAND (PDL)	PAGE 4
4. LOCAL PLAN/OTHER POLICY DESIGNATIONS	PAGE 6
5. STATUS IN THE CONTEXT OF THE STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT	PAGE 7
6. SITE ASSESSMENT	PAGE 8

*Availability*

*Location/Community Infrastructure*

*Location/Transport Links*

*Impact on Environment/Landscape Character*

*Viability*

*Amount*

7. GREEN BELT DESIGNATION/RELEASE	PAGE 12
8. APPLETON THORN NEIGHBOURHOOD PLAN	PAGE 16
9. CONCLUSION	PAGE 17

## APPENDICES

## **1. CONTEXT**

- 1.1. Following a High Court Challenge to the adoption of parts of the Warrington Local Plan Core Strategy (adopted 21 July 2014) the LPA's housing targets have been overturned; reference to the planned urban extension at the Omega Site has been removed; and the Green Belt boundary at Peel Hall has been quashed. The Local Authority's most recent Strategic Housing Market Assessment (Mid Mersey SHMA, January 2016) evidences the strong demand for housing and the Local Authority now accepts that it is not possible to meet Warrington's development needs within the existing urban area and on green field sites outside of the Green Belt.
- 1.2. In response, Warrington Borough Council has launched a review of its Local Plan and in accordance with Regulation 18 of the Act has placed its consultation documents in the public domain. As part of the consultation process it has issued a Call for Sites.
- 1.3. This report, prepared by Crowley Associates on behalf of **Ashall Land Ltd**, seeks to promote **land at Dingle Farm off Dingle Lane** (the "Site") for housing and provides an assessment of its availability, suitability and achievability in the context of existing adopted Local Plan and National Planning Policy Framework (NPPF) objectives. The report concludes that the site is developable and requests that it be released from the Green Belt in order to enable it to delivery housing.

## **2. SITE DESCRIPTION INCLUDING RELEVANT PLANNING HISTORY**

- 2.1. The Site encloses 1.98 ha and is located with access off Dingle Lane at the eastern edge of Dudlow's Green. Containing a complex of former farm buildings set in partially landscaped grounds, with paddock and manege, the property is currently in mixed commercial (including tea rooms, beauty salon, feed store and small scale retail outlet with associated parking) and residential use. A location plan is attached at **Appendix 1**.

- 2.2. Planning permission was granted in 2015 under application reference 2015/25077 for:
- The erection of a dwelling
  - Conversion of the barn with single storey extension
  - Permanent use of the previously approved tea rooms/craft workshop/beauty parlour
  - Small scale farm shop
  - Alterations to existing outbuildings to accommodate a self-contained apartment
  - Erection of stable block
  - Demolition of various commercial buildings; and
  - Associated works to include car parking and new access off Dingle lane
- 2.3. The planning permission has been implemented. To note, irrespective of the planning permission, in taking matters forward Ashall Land Ltd would seek to clear the Site of all of the developed footprint.
- 2.4. Bordering the west/southwest/south of the site is an area of mature woodland through which Dodd's Brook flows and through which there appears to be a right of way, albeit apparently not marked as a PROW on the LPA's database. Dodd's Brook is classified as a main river.
- 2.5. The eastern/northeast boundary is marked by the presence of a hedgerow. The former farm buildings occupy the northern portion of the site and the site frontage onto Dingle Lane is marked by a mix of red brick wall and hedgerow. The majority of the site is laid to grass and is used to graze horses.
- 2.6. As a group the farm buildings are not particularly attractive, originally dating from the early 20<sup>th</sup> Century, the group was later expanded rather unsympathetically, and today the site as a whole tends to have a rather disparate appearance when viewed from the

highway (Dingle Lane). The site falls towards the southwest corner. There are currently three points of vehicular access to the site, all of which are taken off Dingle Lane. Dingle Lane is classed as a quiet C road.

### **3. STATUS OF THE LAND (PDL)**

3.1. Of note is the fact that during the lifetime of the 2015 application, the Local Authority considered it appropriate to apply the findings in the matter of the Queen (on the application of Lee Valley Regional Park Authority) versus Broxbourne Borough Council and Britannia Nurseries (judgement handed down by Mr Justice Ouseley in 2015) and it was established that for the purposes of planning policy the Site should be classed as Previously Developed Land (PDL).

3.2. We note that in the case of planning application reference: 2015/25077, the red line marked out for the purposes of describing land to which development related enclosed an area measuring 0.33ha (see **Appendix 2**). The remainder of the site was outlined in blue. We would confirm that the area outlined in blue is occupied with the remainder of the property forming its curtilage and in accordance with the provisions of the National Planning Policy Framework (NPPF (Glossary)) it too must therefore fall within the definition of PDL.

3.3. The most recent (draft) SHLAA, for the Appleton Ward, dated 2015, confirms our understanding (see paragraph 5.1 below).

### **4. LOCAL PLAN POLICY/OTHER DESIGNATIONS**

4.1. The Site is located within the designated Green Belt. It:

- Does not contain/is not located within the curtilage of any designated heritage assets and is not within the sphere of influence of any designated heritage assets (including Conservation Areas)
- Has no Tree Preservation Orders

- Is within Flood Risk Zone 1
- Is not subject to any other statutory designations

## **5. STATUS IN THE CONTEXT OF THE STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT**

5.1. According to the Draft SHLAA 2015, the Site at Dingle Farm (reference 1885 – **see Appendix 3**) is suitable, available and achievable and capable of delivering housing (as per the 2015 planning permission). The report classes the land as PDL. The Site currently forms part of the Five Year Housing Land Supply albeit with the ability to deliver 2 dwellings.

5.2. The proforma to the final report published in January 2016 describes the Site as having:

- A Net Developable Site Area of 1.98 ha
- No contaminated Land Issues
- No Ground Condition Issues
- No Site Access Issues
- No Infrastructure Issues
- No Amenity Issues
- No Ownership/Tenancy Issues

5.3. It further states that there is:

- Developer Interest; and
- A Known Demand for Housing

## **6. SITE ASSESSMENT**

### ***Availability***

- 6.1. The owners of the land (Cardmajor Ltd) have permitted Ashall Land Ltd to promote the Site. Ashall land Ltd has confirmed that the land is available for immediate development. The site is free of ownership and tenancy issues. The Site can be brought forward at the earliest opportunity for residential development. Ashall Land Ltd has a track record of delivering planning permissions.

### ***Location/Community Infrastructure***

- 6.1. The NPPF sets out a presumption in favour of sustainable development and encourages the fullest possible use of public transport, walking, and cycling and instructs local planning authorities to focus new development in locations which are or can be made sustainable.
- 6.2. The site is located 4.3km southeast of Warrington town centre with its associated facilities and within 2km (a 16minute walk and short bus ride) of the District Centre for Stockton Heath and South Warrington (as identified within the Core Strategy). The Core Strategy describes Stockton Heath District Centre as “thriving “and a “*popular evening destination where people feel safe*”. One of the objectives of the Core Strategy is to “*protect and enhance the vitality of local shopping provision ....and to support the role of Stockton Heath Centre*”.
- 6.3. Furthermore, there is a small parade of shops (containing a small convenience store, newsagents and hairdressers) located on Bridge Lane even more local to the Site.
- 6.4. There are five schools located within 1.5km of the Site:
- Grappenhall Heys Community School (540m northeast)
  - Broomfields Junior School (727m northwest of the site)
  - St Monicas Catholic Primary School (1km northwest)



- Bridgewater High School (d 1.3km north west); and
- Cobbs Infant School and Nursery (1.2km north west)
- Bridgewater High Lower School (928km west)

6.5. In addition, the Site is well served by informal and formal open space as follows:

- Broomfields Leisure Centre (1km northwest)
- Dudlow's Green Park (350 west)
- Informal Open Space off Mentmore Gardens (adjacent the southwest boundary)
- Informal Open Space along Dipping Brook (369m south east)
- Lumbrook Millenium Green (1.06km north)
- Appleton Park (1.2km west)

6.1. For the purposes of the 2015 Open Space Audit, the area of woodland bordering the Site to the southwest/southeast is classed as Natural/Semi-Natural Greenspace and this links into the Dingle which provides a green corridor well served by footpaths. The wider area is well marked with PROWs (see **Appendix 4** for details of Open Space provision locally).

#### ***Location/Transport Links***

6.2. Warrington more generally is highly connected to the motorway and A road network, airports and the rail network.

6.3. There are bus stops located 200m northwest of the site opposite Chiswick Gardens. There are bus stops located 250 southwest of the site on Lyon's Lane corner. Both stops are served by the number 7 an hourly service until 16:09 which links the site with Appelton Thorn (1.3km southeast of the site) – see **Appendix 5**.

6.4. In addition, there is a bus stop located 170m east of the site on Lumbrook Road (opposite Dodd's Lane), which is serviced by the numbers 8, 8A and 8E. These services

run past the stop on an hourly/two hourly basis providing links to and from Warrington centre (a 25min bus ride away) from where commuters can access the rail network.

- 6.5. There is easy access from the Site to both the M6, the M56 and the wider A road and motorway network.

#### ***Impact on Environment/Landscape Character***

- 6.6. The Local Authority produced a landscape character assessment in 2007<sup>1</sup>, and according to its findings the Site is located at the western edge of Landscape Area 3. Appleton Park and Grappenhall, which comprises a Red Sandstone Escarpment (see **Appendix 6**). These two areas are characterised by:

*“strongly sloping land to the north affording sweeping long distance views, occasionally restricted by the presence of linear deciduous woodlands, coverts and tree groups. The incised wooded valleys of Lumb Brook, its tributary Dipping Brook and the streams feeding Appleton Reservoir are also strong features in the landscape”.*

*“Advanced landscaping to areas designated for housing development around the Pewterspear, Dipping Brook and Grappenhall Heys were planted by Warrington New Town and latterly English Partnerships”.*

- 6.7. There is little reference to the area referred to as Dudlow’s Green i.e. the area with which the site is most closely associated with.
- 6.8. The Assessment confirms that the wider character area is somewhat sensitive to change, particularly those features, which are considered important such as the knolls and crest lines to the escarpment, that form the main horizon to views south from the northern half of the Borough. There is also some concern at the loss of agricultural landscape for housing development.

---

<sup>1</sup> Warrington: A Landscape Character Assessment; Agathoclis Beckman Landscape Architects, 2007

6.9. Landscape change recently experienced includes:

- Absorption of farmland landscape by large scale housing development
- Slow decline in hedgerows and more notably hedgerow trees
- Degradation of marl pit ponds
- Localised decline of parklands
- The addition of small native woodlands and public open space as part of the new housing development areas.

6.10. The LPA's recommended Management and Landscape Objectives:

- Control planned housing development, pulling back construction on the skyline crest
- Encourage hedgerow retention and restoration
- Encourage the replacement of new hedgerow trees
- Encourage the restoration of marl pit ponds
- Connect new planting to existing areas of woodland where possible
- Protect the status of well managed agricultural land where possible

6.11. The Site is located edge of Dudlow's Green and contains none of the sensitive characteristics outlined above. It comprises a relatively flat open greenfield site which is on the edge of the main urban area. It is too small to be considered viable as an agricultural holding, it is currently used in part to keep horses, and is part residential and part commercial in nature. There are no topographical constraints. There are no long views of the Site from the north or east and views towards the site from Dudlow's Green (south and west) are interrupted by the presence of the wooded valley through which the river runs. Development of the Site will inevitably result in change in the appearance of the landscape but not to the detriment of the LPA's stated management and landscape objectives.

### ***Viability***

- 6.12. The SHMA (2016) has confirmed that there is demand for housing in this location and indeed by the Local Authority's own assessment (undertaken as part of the CIL Viability Study), the majority of residential development in Warrington is viable. The Local Authority continues to adopt a long term view and it is determined to ignore extremes in the market.
- 6.13. There are no known abnormal costs associated with developing the site. There are no other known constraints to developing the Site.

### ***Amount***

- 6.14. In the absence of any specific policy guidance on preferred densities, taking into account the prevailing character of Dudlow's Green and based on a minimum developable area of 65% we consider the Site is capable of carrying around 45 dwellings.

## **7. GREEN BELT DESIGNATION/RELEASE**

- 7.1. The Site is located within the Green Belt and Paragraph 89 of the NPPF states that local authorities should regard the construction of new buildings as inappropriate in the Green Belt except, amongst other circumstances, where development involves the partial or complete redevelopment of PDL (including the curtilage of the developed land). By definition (as per Annexe 2 of the NPPF), land that is or has been occupied by agricultural buildings is not considered PDL.
- 7.2. It has already been established that the lawful use of Dingle Farm falls outside of the definition of agriculture. By our own assessment, the lawful use of Dingle Farm extends to the entire 1.98ha currently being promoted. The entire Site therefore comprises PDL and the principle of developing it for housing would be NPPF, Paragraph 89 compliant. Regardless even if the Local Authority does not agree with our position

in this respect we note that the Local Authority, accepting that it is no longer possible to meet the Warrington's development needs within the existing urban area and on green field sites outside of the Green Belt, will have to consider releasing land from within the Green Belt for development (including housing development).

7.3. We are proposing that the Site should be considered for release and it is therefore proper that it be tested in order to establish the level of contribution (none, weak, moderate or strong) that it makes to the Green Belt.

7.4. Paragraph 80 of the National Planning Policy Framework (the NPPF) describes the purposes of including land within the Green Belt, as follows:

- To check the unrestricted sprawl of large built up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land

7.5. Using the methodology set out in the Local Authority's own Green Belt Assessment<sup>2</sup> (undertaken to determine whether the Borough's Green Belt Boundaries remain fit for purpose) we have tested the Site to determine how well it performs against the five purposes outlined.

7.6. It is worth noting that in its own assessment of the Green Belt, the Local Authority has also considered the Site for release albeit as part of a much larger parcel reference: WR43 (which extends from Dodd's Brook in the east to Dodd's Lane in the west and Green lane in the south). An extract from the Green Belt Assessment indicating the extent of Parcel LY27 is attached at **Appendix 7**.

---

<sup>2</sup> Warrington Borough Council, Green Belt Assessment; Arup, 2016

- 7.7. By the Local Authority's assessment, the wider site makes a **Weak** contribution to the Green Belt. By our own assessment, our individual Site makes a **Weak** contribution to the purposes of the Green Belt. Our position in this respect is set out in the following paragraphs.

***To Check the Unrestricted Sprawl of Large Built Up Areas***

- 7.8. With reference to the Local Authority's Green Belt Assessment we note the definition of 'Sprawl' is taken to mean "*spreading out of building form over a large area in an untidy or irregular way*". Warrington urban area has been defined as the large built up area.
- 7.9. The Site adjoins the existing built up area along its southwestern boundary, however the existing boundary between it and said built up area (Dingle Wood) is durable thus it makes a weak contribution to purpose of checking unrestricted sprawl.

***To Prevent Neighbouring Towns from Merging into One Another***

- 7.10. For the purposes of the Local Authority's Green Belt Assessment, neighbouring towns were defined as the Warrington Urban Area and the settlements of Culcheth and Lymm.
- 7.11. The Site could not be described as being an essential gap and development if it would not reduce the perceived distance between Warrington and the neighbouring towns identified. We further submit that the visible openness of the Green Belt as it is perceived from within Dudlow's Green (built up area) would not be affected by development of the site owing to the presence of the woodland (Dingle Wood). Thus by our own assessment the Site makes no contribution to the purpose of preventing neighbouring towns from merging into one another.

***To Assist in Safeguarding the Countryside from Encroachment***

7.12. This Site is situated on the urban fringe of Warrington, edge of settlement, and contains a large amount of built form (described at Section 1 and amounting to almost 30% of the site area) which already encroaches onto the Green Belt. In addition, there is a durable boundary between the Site and the settlement which would prevent further encroachment into the Site. Encroachment beyond the Site to the north and south would be prevented owing to the presence of durable boundaries in the form of Dingle Lane (north) and Dingle Wood (south). The boundary to the northeast is partially durable owing to the presence of a residential property which adjoins the Site and with careful masterplanning there is an opportunity to reinforce the remainder of the boundary which runs northeast/southwest (currently comprising a hedgerow) between the parcel and the countryside so as to contain encroachment in that direction. By our own assessment the Site does not serve a beneficial use which needs to be safeguarded. It does not possess a strong degree of openness. We have concluded that the site makes no/a weak contribution towards the purpose of safeguarding the countryside from encroachment.

***Preserving the Setting and Special Character of Historic Towns***

7.13. The Local Authority has decided that Lymm and Warrington should comprise historic towns for the purposes of the Green Belt Assessment. Although the Site is located adjacent to Warrington, there are no relevant Conservation Areas within 250m of its boundaries and the site does not cross an important viewpoint. We consider the site has no role to play in this regard.

*To Assist in Urban Regeneration by Encouraging the Recycling of Derelict and other Urban Land*

- 7.14. With reference Brownfield capacity within Warrington, only 4.67% of unconstrained land available for housing development is brownfield. The Site makes a moderate contribution to purpose 5.
- 7.15. On the whole we conclude that the Site makes a limited contribution to the Green Belt since it would:
- Effectively involve infill development/redevelopment
  - It is well contained by the landscape
  - It would cause little harm to the qualities that contribute to the distinct identity of separate settlements
  - An equally strong boundary between town and country could be maintained post development
- 7.16. Our findings are supported by the findings of the Local Authority's Green Belt Assessment, which conclude that in the context of both the General Area Assessment and the individual parcel assessment, the land which contains the Site makes a **Weak** contribution to the function of the Green Belt in this location. The Green Belt Assessment concludes that the parcels such as those which include the Site "*have the greatest potential to be considered for release*".

**8. APPLETON THORN NEIGHBOURHOOD PLAN**

- 8.1. The Appleton Thorn Neighbourhood Plan has passed referendum stage. It therefore carries weight in the decision making process. The Site is located at the north western edge of the designated boundary of the Appleton Parish Thorn Ward Neighbourhood Plan Area. The Site is not accorded any specific land use designation or added protection, nor is it identified as having any specific sensitivities (landscape character, heritage related etc.) within the Neighbourhood Plan.



8.2. Whilst Neighbourhood Plan Policy does not preclude housing development, Policy AT-H1 states that development will only be permitted where:

- It would not result in the loss of a Designated Local Green Space
- Is not detrimental to the open rural character of the village
- Maintains an appropriate density in context with the immediate surrounding area

8.3. There is no reason to suggest that the Site could not be developed in accordance with the provisions Policy AT – H1 of the Neighbourhood Plan.

8.4. Policy AT- D1 seeks to manage the design of development in Appleton Parish Thorn Ward. Policy AT – D2 seeks to protect and enhance local landscape character and views. There is no reason to suggest the Site could not be developed in accordance with the expectations of Policies AT-D1 and AT-D2 of the Neighbourhood Plan.

## **9. CONCLUSION**

9.1. The Site presents an excellent opportunity to deliver an extension to eastern fringe of the main urban area. The Site is well located with access to public transport and within walking distance of schools, shops and other community infrastructure. The Site is capable of being developed sensitive to/in compliance with the wider objectives of the Local Plan and the NPPF in so far as they relate to matters of:

- Landscape character
- Access and highway safety
- Design (including scale, appearance, layout)
- Amenity

9.2. As part of the Local Authority’s own assessment of the Green Belt and ahead of the Call for Sites, the potential for the Site to be released from the Green Belt (albeit as part of

a wider parcel of land) has been considered. By the Local Authority's assessment, the wider parcel makes a **Weak** contribution to the Green Belt. By our own assessment the Site makes a **Weak** contribution to the Green Belt.

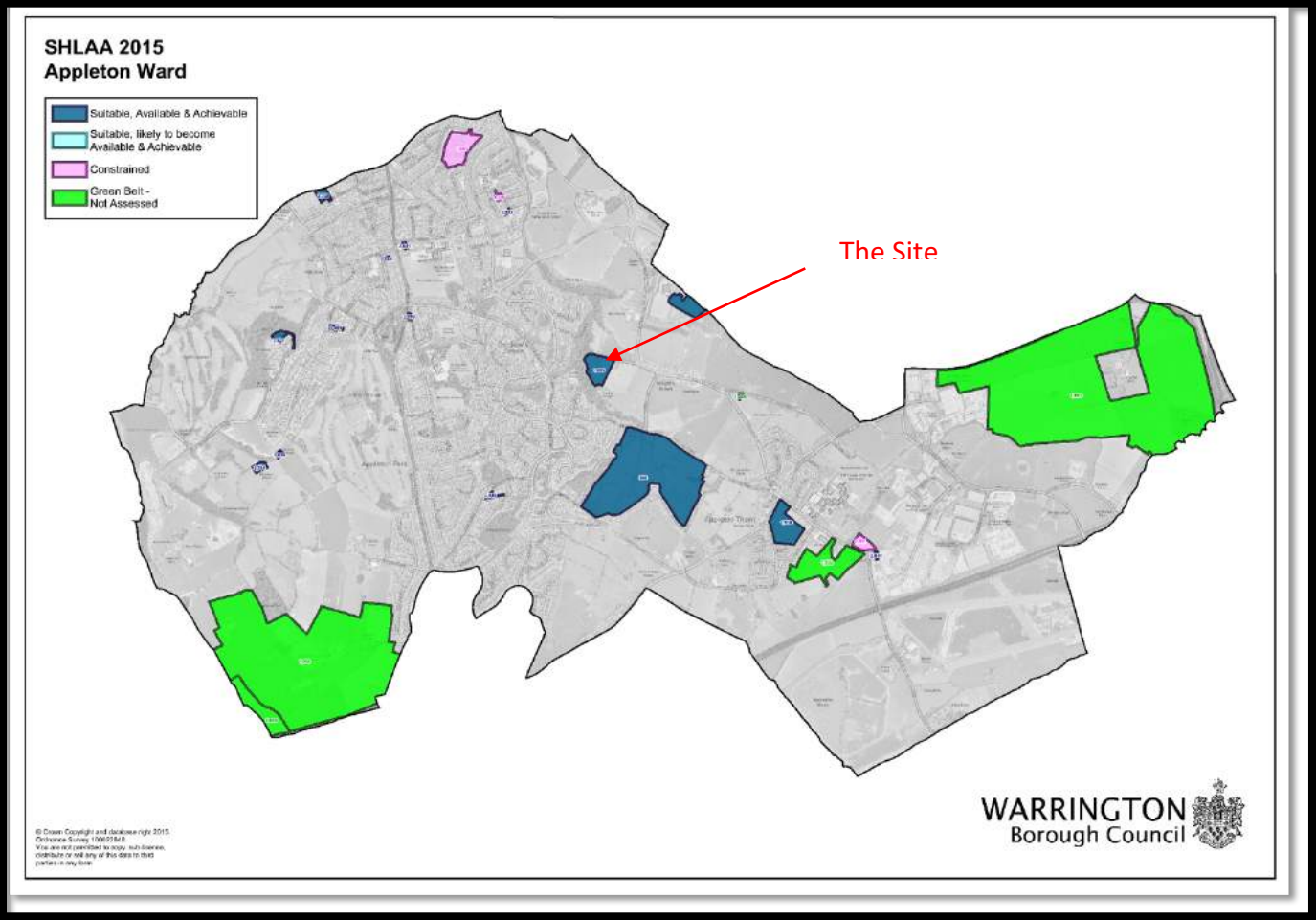
- 9.3. The Site is immediately available and presents no constraints to development. Ultimately the Site is perfectly capable of making a significant contribution to towards Warrington Borough Council's housing land supply.
- 9.4. In short the Site is capable of delivering sustainable development. We would therefore request that the Site be released from the Green Belt and allocated for housing as part of the Local Plan Review.
- 9.5. We can confirm that Ashall Land Ltd is willing to undertake additional technical studies or assessments if so requested by the Local Authority.

## APPENDICES

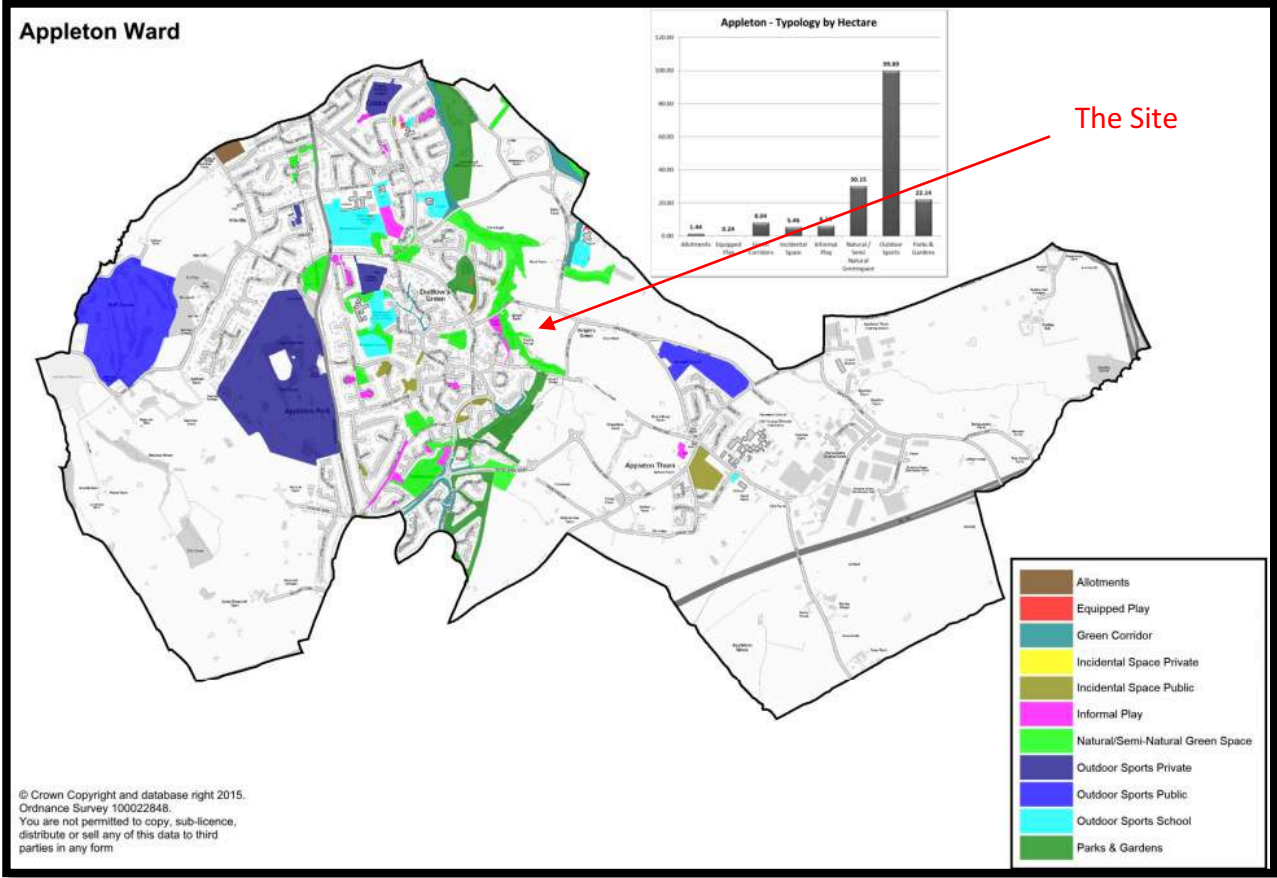




APPENDIX 3- SHLAA EXTRACT



APPENDIX 4 – EXTRACT FROM WBC OPEN SPACE AUDIT

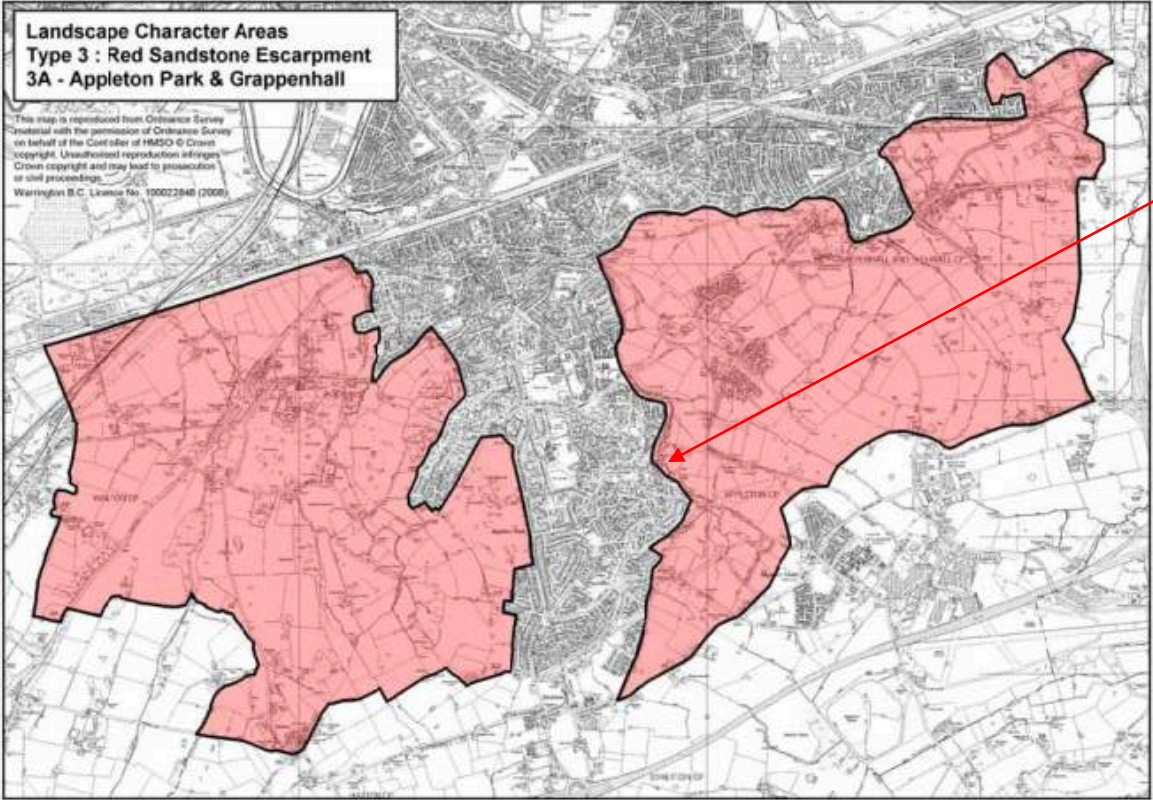


APPENDIX 5 – BUS STOPS LOCAL TO THE SITE



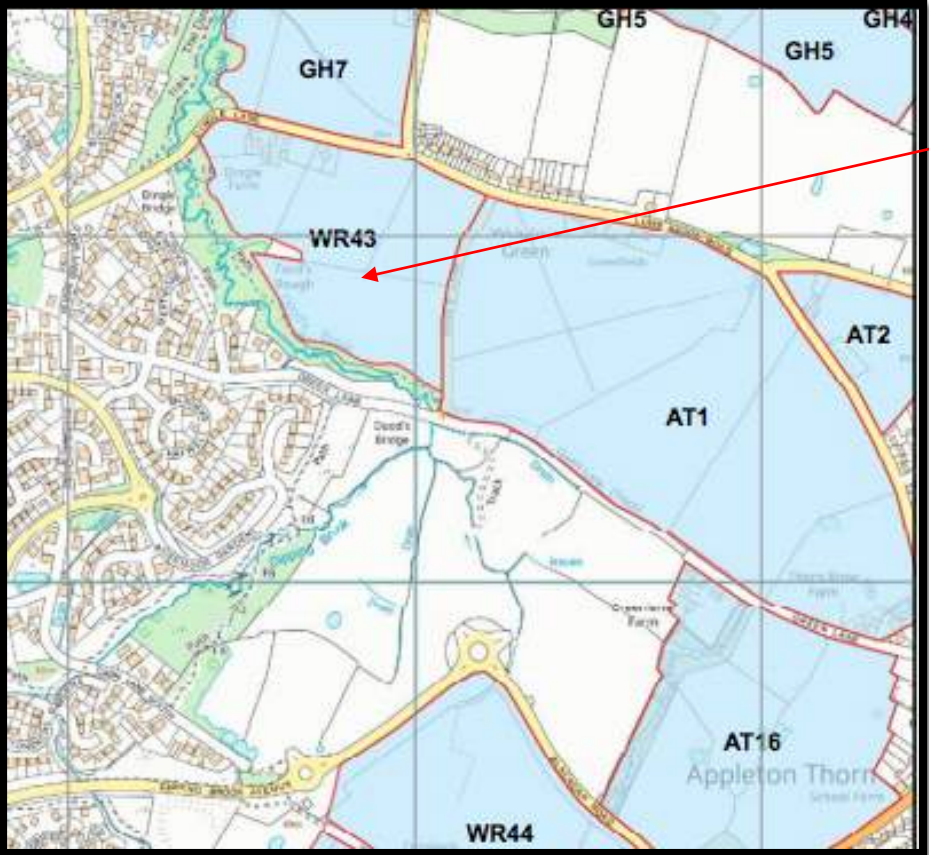


APPENDIX 6 – EXTRACT FROM LANDSCAPE CHARACTER ASSESSMENT



The Site

APPENDIX 7 – EXTRACT FROM GREEN BELT ASSESSMENT SHOWING LOCATION OF SITE REFERENCE WR43



The Site

## APPENDIX 8 – PHOTOGRAPHS

*THE SITE FROM DINGLE LANE*





AERIAL VIEW OF THE SITE

**CROWLEY ASSOCIATES – 45 CARR BANK LANE – SHEFFIELD – S11 7FB**

**COPYRIGHT** The contents of this document must not be copied or reproduced