

Urban Policy and Programmes
Economic Regeneration, Growth and Environment
Warrington Borough Council
Regeneration & Development
New Town House
Buttermarket Street
Warrington
WA1 2NH

By Email: ldf@warrington.gov.uk

21 September 2017

Dear Sir/Madam

WARRINGTON – LOCAL PLAN REVIEW - PREFERRED DEVELOPMENT
OPTION -REGULATION 18 CONSULTATION JULY 2017
LAND AT LADY LANE CROFT WARRINGTON WA3 7AU

I have been instructed by the owners of land at Lady Lane, Croft to submit representations in respect of the above consultation. These representations are specifically related to the proposed allocation of a site for future housing development in the Culcheth area of Warrington.

On behalf of the owners I propose the allocation of this site for future residential development. This is an initial response – further details will be submitted the week commencing 2 October 2017.

The site to which these representations refer is located to the west of Lady Lane and to the east of the local district centre of Croft village. The site lies immediately adjacent to the residential development on the northern edge of the developed area and the settlement boundary of eastern Croft and it is proposed for future residential development as a natural extension of the built environment.

Site Description

The site comprises vacant land to the west of Lady Lane and to the north of a residential housing estate comprising properties on Eaves Brow Road, Wadeson Way, Churchfields and Chadwick Avenue which are accessed from

New Lane further to the south. The site measures approximately 3.5 hectares. Therefore, working on the basic principle of a minimum of 30 dwellings per hectare the site could yield approximately 105 dwellings. The attached plan provides a red edged boundary of the site at a scale 1: 2500 at A3. Additional illustrative information is also provided at the end of this letter.

The land is flat with no trees or hedges within the site other than those along **the boundaries. There is no footpath traversing the site, there is no 'through route'. At the present time there is one informal access route into the site -**

from Lady Lane which currently serves the land. The submission site lies to the east of land designated as a Local Wildlife Site – although the subject site is not covered by any protective designation – local or national.

It is understood the land was formerly used by the MoD and the remains of some buildings still exist on the site.

This representation seeks to promote the land as a highly sustainable option for residential development and for inclusion as a potential future housing site in the in the Local Plan.

The Principle of Development

It is recognised that the site lies within the Green Belt and outside, although immediately adjacent to the settlement boundary of Croft.

However, in view of the fact the site is located immediately adjacent to neighbouring residential development which is currently the furthest extent of this area of Croft the site could reasonably at some point in the future provide **for an 'urban' extension. The site, therefore, should be considered to provide a** contingency plan, to allow for flexibility and shifts in the economic climate and residential need and to ensure that Warrington Council is able to fully meet its housing development requirements. Exceptional circumstances may be applied at some point in the future.

Croft is a village with a variety of local amenities which are within walking distance of the site. There is a local bus route along Lord Street. The site is therefore highly sustainable.

Constraints

The site lies to the north and east of the developed area of Croft and can be linked to the residential development to the south.

The site is not covered by any environmental or other protective designation.

The site does not lie in an area that is at risk of flooding (see extract from Environment Agency Flood Risk Map) and the drainage sewerage system from any development could be connected to the main system.

There are no mature trees on the site although there are a number of semi mature trees and hedges on the boundaries. These are considered to be of useful amenity value and could be retained in a residential development.

The topography of the site is such that it is predominantly flat with no significant levels differences or constraints.

Access

Vehicular access to the site can be easily achieved from Lady Lane as there is an adequate frontage onto the highway.

Lady Lane is a fairly straight and level road with a wide bend to the east – but there is adequate space to provide a satisfactory access. Satisfactory visibility splays could be provided at a new entrance to the site.

National Planning Policy Framework (NPPF) 27 March 2012

The Government streamlined national planning policy with the publication of **the National Planning Policy Framework ('The Framework') on 27 March 2012** which supersedes all previous advice contained in Planning Policy Guidance (PPGs) and Planning Policy Statement (PPSs).

The Framework largely carries forward existing planning policies and protections in a significantly more streamlined and accessible form. It also introduces the presumption in favour of sustainable development and makes adjustments to some specific policies. The Framework combines planning policy and as such should be read as a whole.

Paragraphs 79 and 80 of the Framework relate to Green Belts and state:

79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

80. Green Belt serves five purposes:

- 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.

Paragraph 14 emphasises that at 'the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.'

Paragraph 15 states:

'Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay.'

It is considered that the site is in accordance with the 12 core planning principles of the Framework because the site:

1. Will not result in neighbouring towns merging into one another;

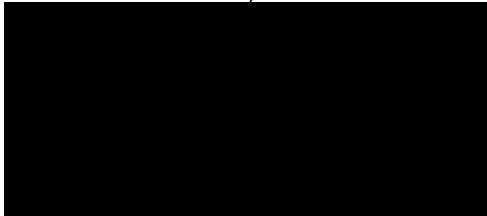
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2. it is in a sustainable location in terms of accessibility and public transport;
 3. it will deliver homes and also contribute to a thriving local community; and,
 4. the proposal can incorporate systems to conserve water, fuel and power, thereby contributing to the transition to a low carbon future in a changing climate.

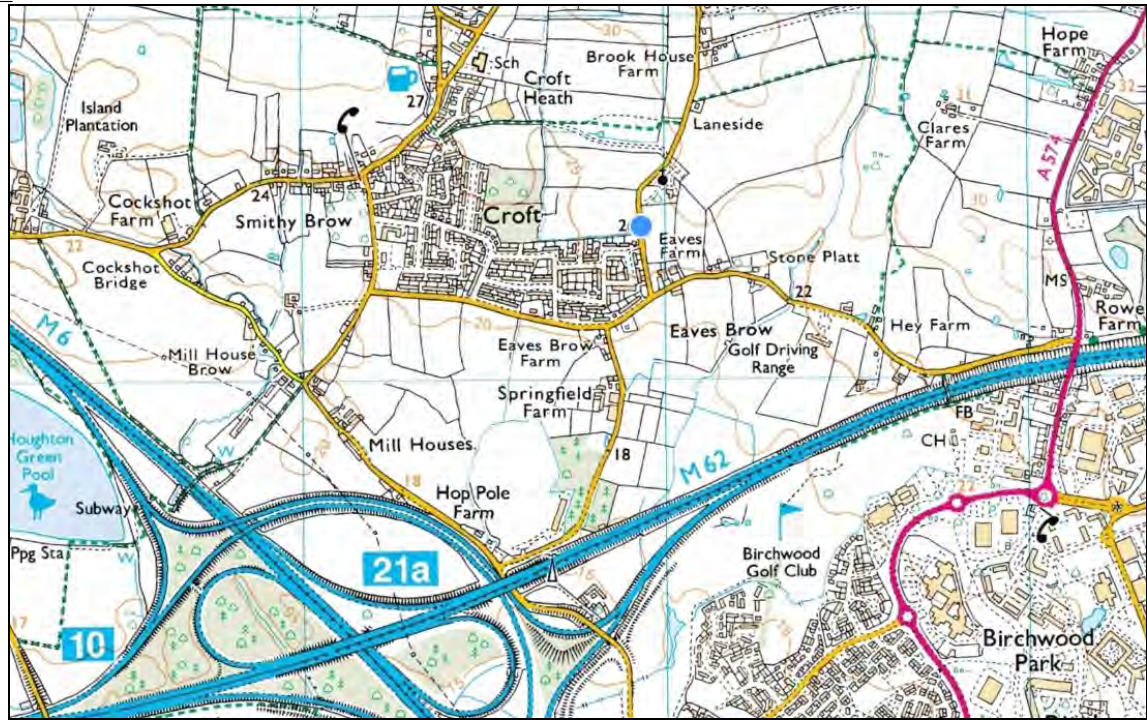
Notwithstanding the location of the site in the Green Belt it is contended that the site should be considered a reasonable location for a sustainable urban extension in the future.

In view of the above highlighted matters I promote this site and request that it is included in the SHLAA for potential future use as a housing site.

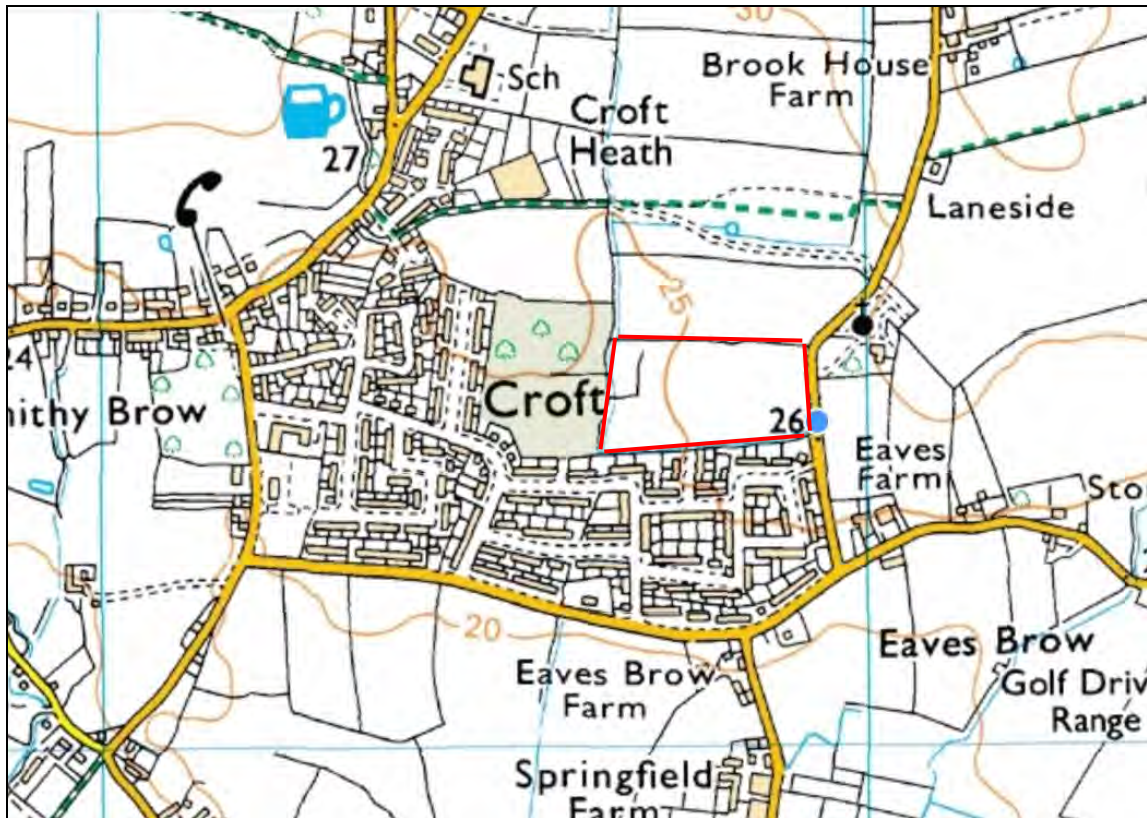
I look forward to hearing from you in due course but in the meantime if you require further any information please contact me.

Yours faithfully





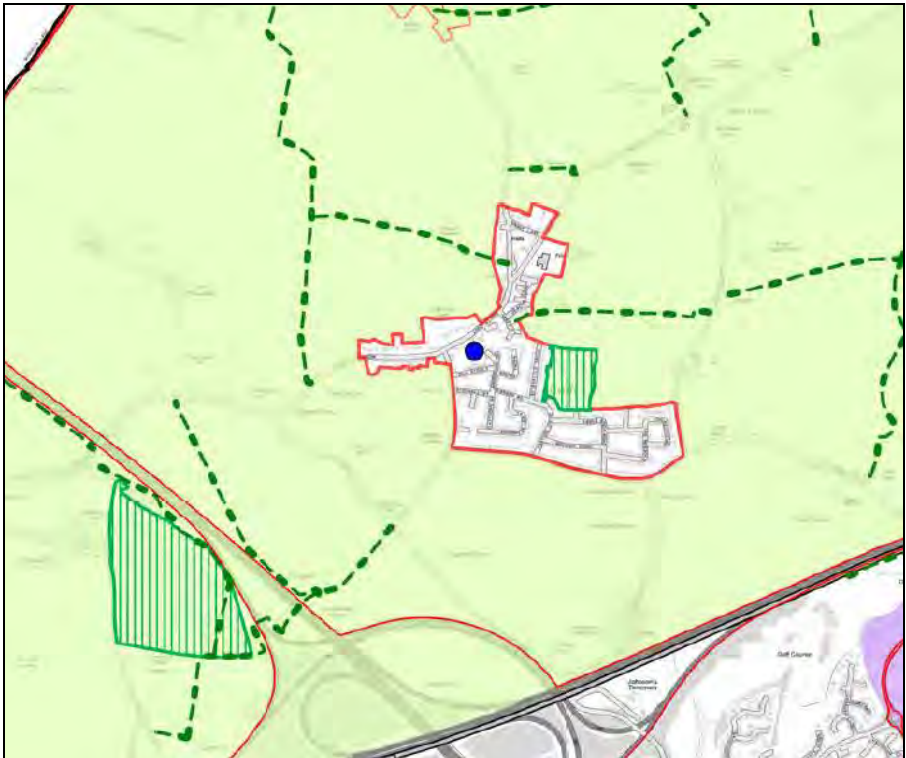
Location of site (blue dot) in relation to Croft, M6 and M62



The site edged red and surrounding area



Bird's Eye view of the site from the south



Extract from the Council's Adopted Policies Map July 2014 showing Croft



Extract from Environment Agency Flood Risk Map showing no flood risk

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