

SATNAM PLANNING SERVICES

17 Imperial Square, Cheltenham, Gloucestershire, GL50 1QZ, U.K.

T: +44 (0)1242227159 F: +44 (0)1242 227160 E: admin@satnam.co.uk

Our Ref: 258SBCGWARR

by email: ldf@warrington.gov.uk

Warrington Borough Council
Planning Policy and Programmes
New Town House
Buttermarket Street
Warrington WA1 2NH

27 September 2017

Dear Sirs,

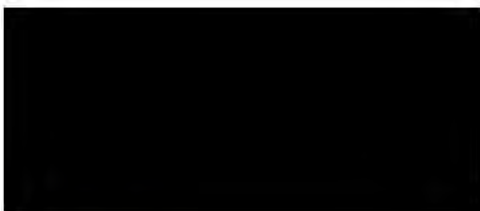
Re: Preferred Option Local Plan, Consultation

Please find attached and enclosed copies of the representations submitted on behalf of Satnam Millennium Ltd and Brooklyn Holdings Ltd in respect of their land holdings in Warrington. Both sites are suitable and available for housing development within the plan period.

Peel Hall is a site in the SHLA and expected to produce houses within the early years of the plan period.

Ashton's Farm, Burtonwood is a green belt site, the development of which would not harm the purposes and objectives of the green belt. The site lies adjacent to Burtonwood a village which is able to accommodate significant amounts of housing in the plan period.

Yours sincerely



ENCLOSURES

Internal Use Only	
Date Received:	
Acknowledged by:	
Recorded by:	



Warrington Borough Council

Local Plan

Preferred Development Option

Regulation 18 Consultation

Standard Response Form

July 2017

2: Questions

Question 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Response:

WE OBJECT - PLEASE SEE SEPARATE REPRESENTATIONS ATTACHED

Question 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Response: PLEASE SEE SEPARATE REPRESENTATIONS ATTACHED

Question 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Response: PLEASE SEE SEPARATE REPRESENTATIONS ATTACHED

Question 4

Do you agree with the new Local Plan Objectives?

Response: PLEASE SEE SEPARATE REPRESENTATIONS ATTACHED

Question 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Response: PLEASE SEE SEPARATE REPRESENTATIONS ATTACHED

Question 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Response: PLEASE SEE SEPARATE REPRESENTATIONS ATTACHED

Question 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Response: PLEASE SEE SEPARATE REPRESENTATIONS ATTACHED

Question 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Response: PLEASE SEE SEPARATE REPRESENTATIONS ATTACHED

Question 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Response: PLEASE SEE SEPARATE REPRESENTATIONS ATTACHED

Question 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Response: PLEASE SEE SEPARATE REPRESENTATIONS ATTACHED

Question 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Response: PLEASE SEE SEPARATE REPRESENTATIONS ATTACHED

Question 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Response: PLEASE SEE SEPARATE REPRESENTATIONS ATTACHED

Question 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Response: PLEASE SEE SEPARATE REPRESENTATIONS ATTACHED

Question 14

Do you agree with our approach to providing new employment land?

Response: PLEASE SEE SEPARATE REPRESENTATIONS ATTACHED

Question 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Response: PLEASE SEE SEPARATE REPRESENTATIONS ATTACHED

Question 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Response: PLEASE SEE SEPARATE REPRESENTATIONS ATTACHED

Question 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Response: PLEASE SEE SEPARATE REPRESENTATIONS ATTACHED

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WARRINGTON BOROUGH COUNCIL

LOCAL PLAN – PREFERRED DEVELOPMENT OPTION FORM

- 1 **Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?**
(select one option only)

PLEASE SEE SEPARATE REPRESENTATIONS BY LICHFIELDS LLP ON BEHALF OF SATNAM

- 2 **Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?** (select one option only)

The proposals for the development of sites within the built up area is not properly addressed in the Preferred Development Option, which largely focuses on Green Belt release. A plan should be included, or at the very least a schedule, setting out the sites within the built up area proposed for development in the plan period. This list of sites includes Peel Hall, owned by Satnam Millennium Ltd.

- 3 **Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?**
(select one option per row)

The plan appears to have stepped directly into specific site allocations without a full appraisal of the reasonable alternatives available. The lack of detail regarding village Green Belt sites is unfortunate and this omission will disadvantage owners and residents at this stage of the plan's preparation. A complete picture and range of alternatives should be set out. Only by doing this can the plan be assured of reaching the position of allocating the best sites for development, including aspects such as technical, local preferences, locational and environmental considerations.

- 4 **Do you agree with the new Local Plan Objectives?** (select one option only)

The objectives are generic and broad. The term "inner Warrington" needs to be defined, by reference to the plan area.



5 **Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?** (select one option only)

- 1) The range of spatial options for Warrington's future development appears to be limited and not comprehensive.
- 2) We are concerned that some options have not been included or assessed.
- 3) As such we have concerns that a pre-defined outcome is proposed, which cannot be justified by S.A. of reasonable alternatives.

6 **Do you have any comments to make about how we've assessed different options for the main development locations?** (select one option only)

The assessment of these areas is high level and broad, and does not tackle the detailed findings and issues that will establish availability, phasing and development profile / density. This is a major failing of the plan and must be addressed to make the plan sound prior to submission.

7 **Do you agree with our Preferred Development Option for meeting Warrington's future development needs?** (select one option only)

As set out above, we feel that the full range of available / reasonable alternatives has not been investigated therefore it is not able to be assessed if the presented options are the best.

8 **Do you have any comments to make about our Preferred Development Option for the City Centre?** (select one option per row)

Without the full range of SHLAA and other sites suitable for development being shown alongside the plan proposals, it is difficult to make full and reasoned assessments of new areas proposed for development.

9 **Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?** (select one option only)

Without the full range of SHLAA and other sites suitable for development being shown alongside the plan proposals, it is difficult to make full and reasoned assessments of new areas proposed for development.



- 10 **Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?** (select one option only)

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- 11 **Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?** (select one option only)

The proposal is speculative, uncertain and untested by full investigations. No proper analysis of the components of the proposal (highways, environmental, infrastructure etc) have been made or assessed.

- 12 **Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?** (select one option only)

The proposal is speculative, uncertain and untested by full investigations. No proper analysis of the components of the proposal (highways, environmental, infrastructure etc) have been made or assessed.

- 13 **Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?** (select one option only)

There is little information regarding outlying settlements and allocations are not set out for assessment and scrutiny. This is a failing of the plan. There is no clarification as to how the number of dwellings considered suitable for each settlement are arrived at or considered. In sustainable settlements, such as Burtonwood, there is considerable scope for development above the numbers proposed in the plan.

- 14 **Do you agree with our approach to providing new employment land?**
(select one option only)

No comment in this regard at this time.

15 **Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?** (select one option only)

No comment to this aspect of the plan at this time.

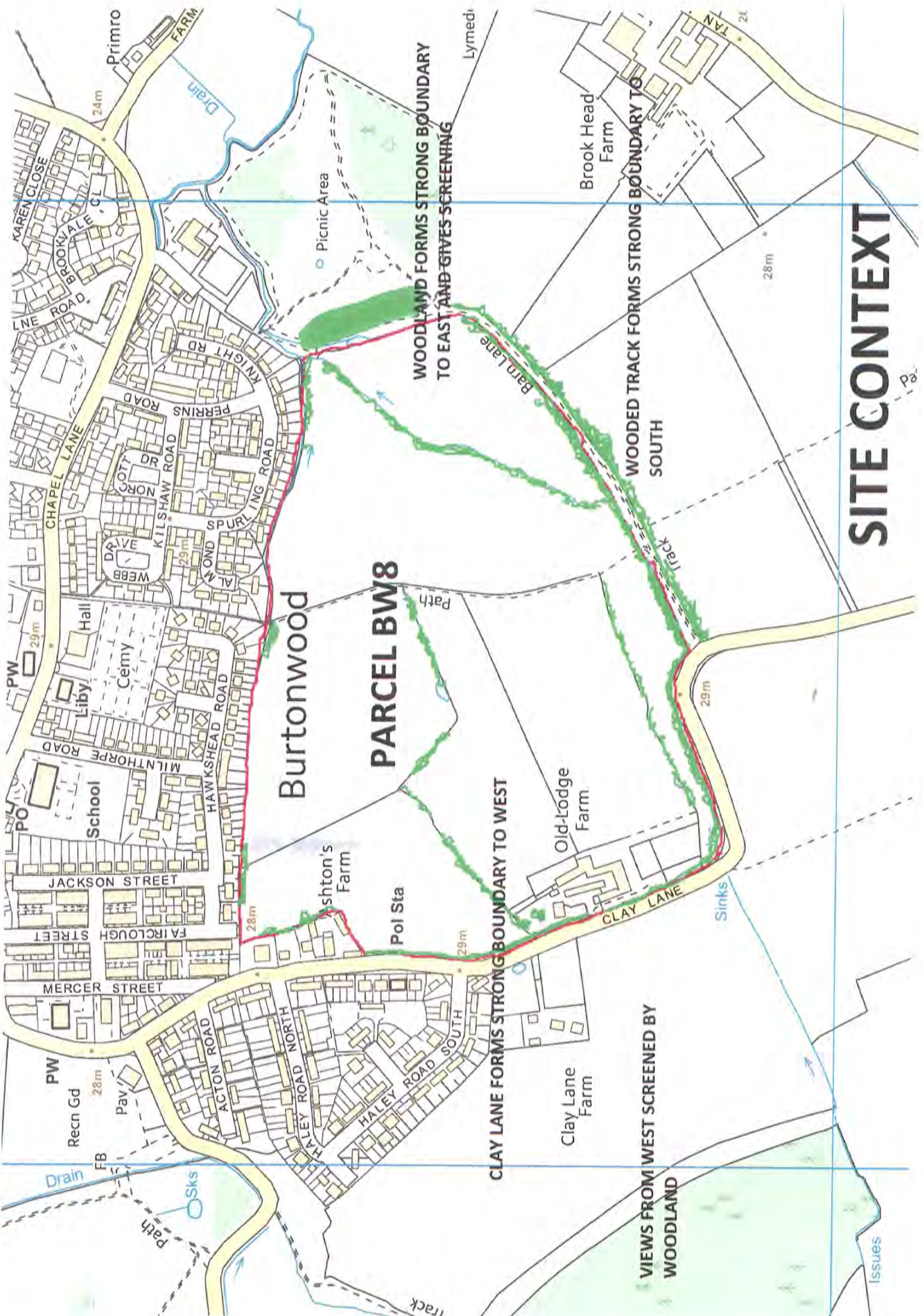
16 **Do you agree with our suggested approach for dealing with Minerals and Waste?** (select one option only)

No comment to this aspect of the plan at this time.

17 **Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?** (select one option only)

In summary,

- 1) The Preferred Development Option should present a full range of options and reasonable alternatives. The plan instead presents the selected options.
- 2) The plan should set out the full range of sites considered suitable for development. At present only major Green Belt sites are set out in detail.
- 3) The underlying reasons for specifically allocating the selected Green Belt sites on the edge of the urban area and the number of dwellings for each of the Green Belt settlements, are not clear or set out.
- 4) the omission of outlying settlement development sites is regrettable and weakens the plan, a full picture of sites proposed for development in the plan period, throughout the plan area, should be presented.



PARCEL BW8

Burtonwood

SITE CONTEXT

WOODLAND FORMS STRONG BOUNDARY TO EAST AND GIVES SCREENING TO WEST

WOODED TRACK FORMS STRONG BOUNDARY TO SOUTH

CLAY LANE FORMS STRONG BOUNDARY TO WEST

VIEWS FROM WEST SCREENED BY WOODLAND

WARRINGTON BOROUGH COUNCIL

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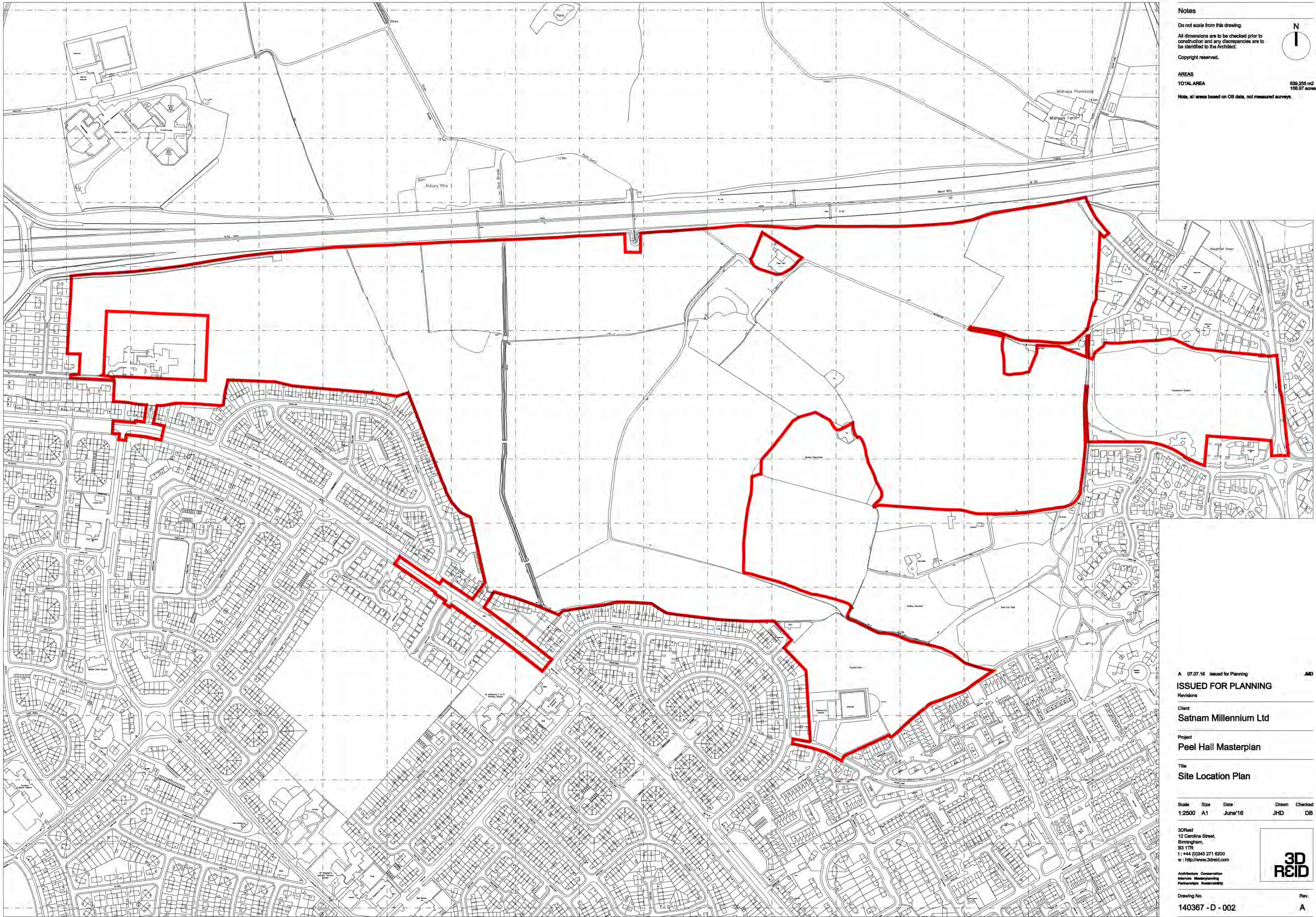
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Notes

Do not scale from this drawing.
 All dimensions are to be checked prior to construction and any discrepancies are to be identified to the Architect.
 Copyright reserved.



AREAS

TOTAL AREA 839,255 m²
 156.97 acres
 Note, all areas based on OS data, not measured surveys.

A 07.07.16 Issued for Planning

ISSUED FOR PLANNING

Revisions

Client
Satnam Millennium Ltd

Project
Peel Hall Masterplan

Title
Site Location Plan

Scale	Size	Date	Drawn	Checked
1:2500	A1	June'16	JHD	DB

3DReid
 12 Caroline Street,
 Birmingham,
 B3 1TR
 t: +44 (0)345 271 6200
 w: <http://www.3dreid.com>



Architecture Conservation
 Heritage Masterplanning
 Partnership Sustainability

Drawing No.
140367 - D - 002

Rev.
A