



Our ref: PG/1640

25 September 2017

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

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

Dear Sir/Madam

**CONSULTATION ON THE WARRINGTON LOCAL PLAN PREFERRED DEVELOPMENT OPTION:
COMMENTS ON BEHALF OF LIBERTY PROPERTIES IN RELATION TO LAND OFF
BARLEYCASTLE LANE, APPLETON (SWIFT SITE)**

We are writing to you in response to the current Local Plan Preferred Development Option consultation exercise on behalf of our client, Liberty Properties, in relation to an area of land off Barleycastle Lane in Appleton ('Swift Site').

The site is bounded to the north by Bradley Brook, to the south by Barleycastle Lane and to the east by a field boundary. Appleton Thorn Trading Estate is located immediately beyond Bradley Brook to the north west of the site and Stretton Green Trading Estate is located to the south west. A plan of the site, which is approximately 15.5 hectares in size, is enclosed with this letter.

Liberty Properties is currently working alongside one of the UK's leading companies in the logistics and supply chain sector (and a major existing employer in the local economy) to address a specific requirement to construct a new National Distribution Centre in this particular area. A planning application to deliver this proposed development on the land off Barleycastle Lane is currently under preparation and is due to be submitted in the coming weeks, following pre-application consultations with the Local Planning Authority.

The site falls within a wider area in the south eastern part of the Borough, which the Preferred Development Option document is proposing to release from the Green Belt to create a new Garden City Suburb, which would have the potential to deliver a major new employment area (as an extension to the existing Barleycastle Trading Estate) alongside around 7,000 new homes, a new district centre and a new country park. As stated previously within the representations submitted in response to the initial 'Call for Sites' exercise on 5 December 2016, Liberty Properties fully supports the release of this site from the Green Belt.

Appleton is located very close to the key motorway intersection between the M56 and the M6 and the site is located around 1.8 miles away from Junction 20 of the M6, which provides it with excellent highways connectivity. It is a very well-established employment area which is occupied by a number of major national companies.

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There are no known environmental constraints to the development of the site. It is classified as being at low risk of flooding (falling entirely within Flood Zone 1), it does not fall within an Air Quality Management Area and is not located close to any Local Wildlife Sites, Special Areas of Conservation or Sites of Special Scientific Interest. The land is not known to contain any significant areas of contamination.

There are no utilities passing through the site such as electricity cables, telecommunications cables, water mains or gas mains which could present a constraint to the development of the site. Indeed, from an availability perspective the site is very well served by all necessary infrastructure, services and utilities.

The site is in one ownership and the owner is fully supportive of Liberty Properties' proposal to bring it forward for development. Liberty Properties has a track record established over more than 25 years in creating high quality strategic employment development schemes. The company is Cheshire-based and has experience of developing extensively throughout the Borough of Warrington.

Liberty Properties fully supports the significant ambitions for economic growth within Warrington that are set out within the Preferred Development Option document, and agrees that there is a clear need for land to be released from the Green Belt in order to meet the Borough's development needs and enable the transition of Warrington from a New Town to a New City.

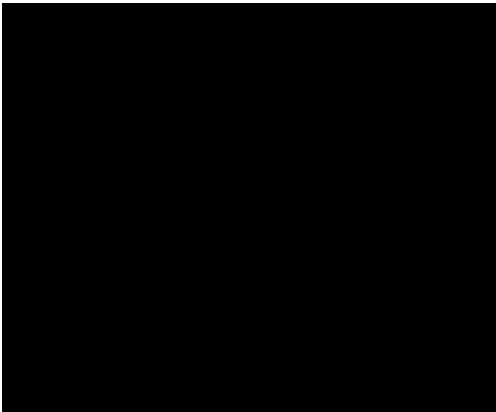
The proposed release of the land at Appleton Thorn from the Green Belt for employment development would deliver significant economic benefits and assist Warrington in realising these ambitions. In particular, it is anticipated that the following benefits would be delivered by the National Distribution Centre that is proposed:

- The construction process would support a total of around 240 full-time jobs (on-site and off-site), with completion targeted for 2019-2020. Further multiplier effects are also likely to arise as a result of the construction process. For example, demand for accommodation could arise, while construction workers are also likely to place demands on existing food and drinks operators.
- The end-user predicts that the proposed development could create around 500 new full time operational jobs on completion of the development. This would almost double the economic impact that the business currently generates. There would also be potential for the proposed development to accommodate additional employment in the future.
- The proposed development would create a number of entry level positions which, with the right level of training, are positions that would be accessible to the most economically disadvantaged residents of the borough including young people not in education, employment or training. The site is located within 7km of half of Warrington's most deprived areas (less than half the distance the average worker travels to their workplace), and it is within 10km of all the most deprived areas in Warrington.
- It is estimated that, including the off-site employment that will be generated, the economic impact of the proposed development would be in the region of 730 new full time jobs and £25m of gross value added (of which £18m would be net additional).

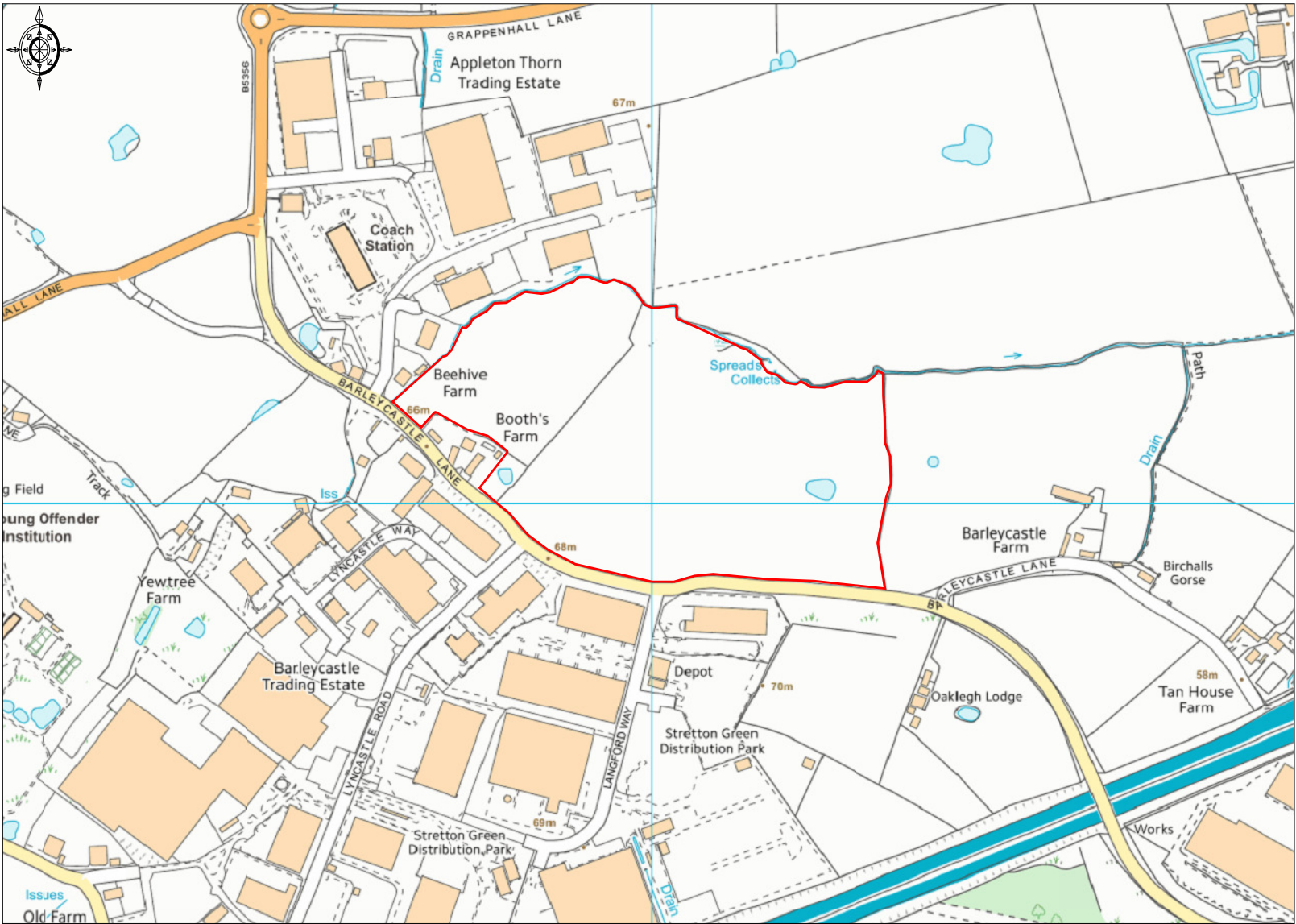
We would be grateful if these comments could be given full consideration by the Council kindly request that we are kept updated on the future stages of the Plan-making process.

If you have any queries or require any further information regarding this site in the meantime, please do not hesitate to contact me.

Yours sincerely



Land off Barleycastle Lane, Appleton, Warrington



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