



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](mailto: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 ('SCHOFIELD/STAFFORD SITE 1')**

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, located between Barleycastle Farm and Tan House Farm ('Schofield/Stafford Site 1'). A plan of the site, which is approximately 6.6 hectares in size, is enclosed with this letter.

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.

The site is considered by Liberty Properties to be entirely suitable for employment development, and its proposed release from the Green Belt for these purposes within the Preferred Development Option document is fully supported.

Appleton is located very close to the key motorway intersection between the M56 and the M6 and the site is located within easy access of 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.

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.

The owners of the site are 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

**Planning and Environmental Advisers**

**Partners**

Gary Halman BSc FRICS MRTPI (Managing)  
Richard Woodford BA (Hons) BSc BTP MRICS MRTPI  
Jon Suckley MTCP (Hons) MRTPI  
Richard Barton BSc (Hons) MA MRTPI  
Neil Lucas MRTPI  
Fiona Woodford  
Julie Halman

**Associates**

Conor Vallely MTCP MRTPI  
Keith Jones BA (Hons) MSc MRTPI

**HOW Planning LLP**

Registered Office: 40 Peter Street, Manchester M2 5GP  
Registered in England and Wales Registered Number: OC318465  
HOW Planning LLP is a Limited Liability Partnership  
Any reference to Partner means a member of HOW Planning LLP

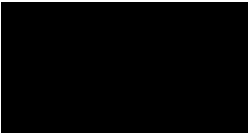
high quality strategic employment development schemes. The company is Cheshire-based and has experience of developing extensively throughout the Borough of Warrington.

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 from the Green Belt for employment development would deliver significant economic benefits and assist Warrington in realising these ambitions.

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



**Principal Planner**

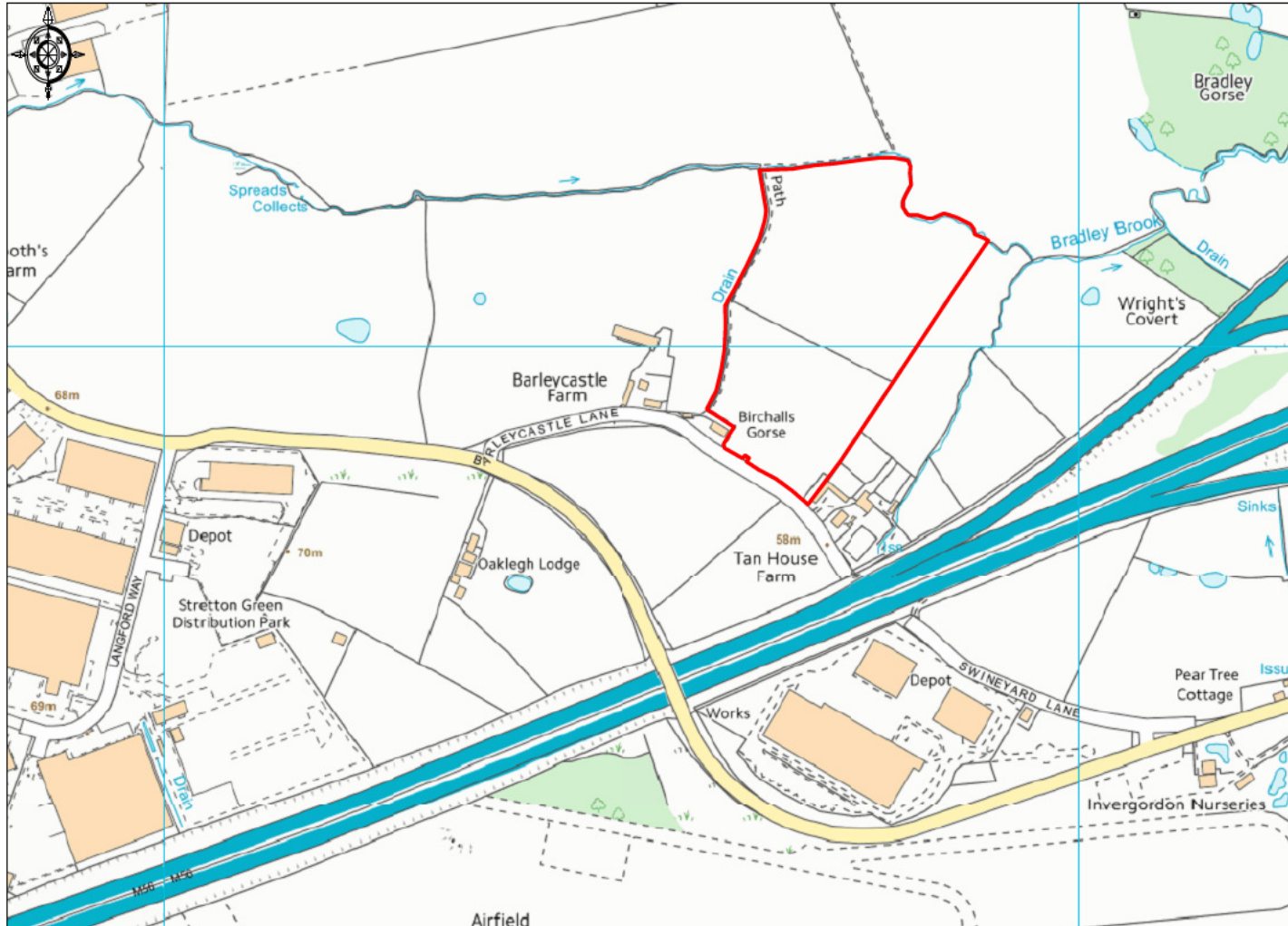
**Direct Dial:** [Redacted]



Cc: [Redacted] - Liberty Properties

Enc: Site Plan

# Land off Barleycastle Lane, Appleton, Warrington



Ordnance Survey © Crown Copyright 2017 All rights reserved Licence number 100022432 Plotted Scale - 1:7500