



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 ('DONLAN 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, centred on Barleycastle Farm ('Donlan Site'). A plan of the site, which is approximately 8.7 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 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

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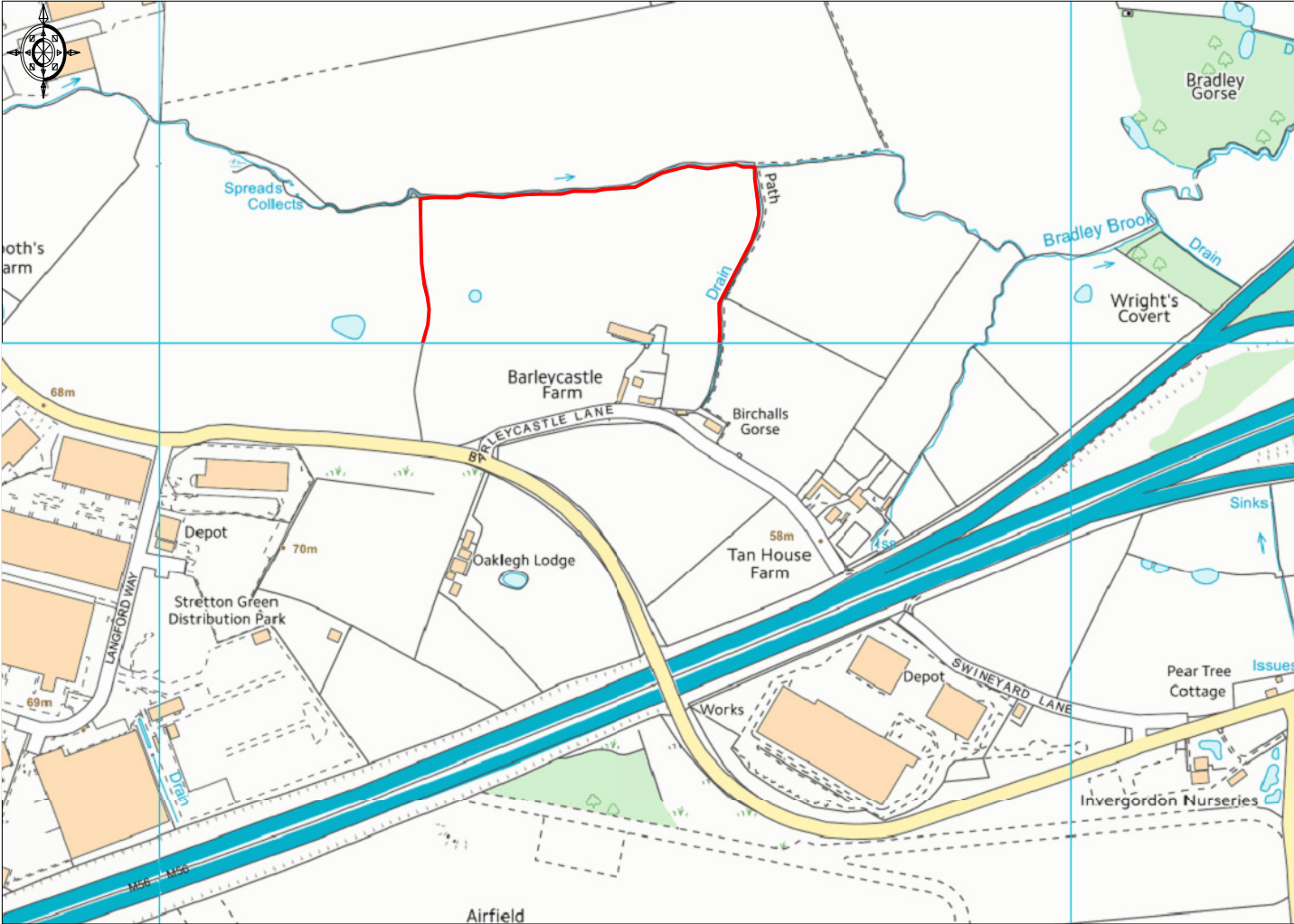
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Land off Barleycastle Lane, Appleton, Warrington



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