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WARRINGTON
Borough Council

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:

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:

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:

Question 4

Do you agree with the new Local Plan Objectives?

Response:

Question 5

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

Response:

Question 6

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

Response:

Question 7

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

Response:

Question 8

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

Response:

Question 9

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

Response:

Question 10

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

Response:

Question 11

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

Response:

Question 12

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

Response:

Question 13

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

Response:

Question 14

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

Response:

Question 15

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

Response:

Question 16

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

Response:

Question 17

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

Response:

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

By Email

28 September 2017
AMcA/0144

Dear Sirs

**Warrington Borough Local Plan
Preferred Development Option**

These representations to the emerging Local Plan are made on behalf of Redrow Homes Ltd (Lancashire Division), a national housebuilder with a track record of delivering quality housing in Warrington and throughout the North West. Redrow Homes continue to have land interests in the Borough, in particular in the outlying settlements of Culcheth and Glazebrook.

These representations are made with regard to the soundness of the draft Preferred Development Option (PDO) and associated evidence base only. A number of comments made within this representation are with respect to the absence of information, which is to be published within the next draft of the Local Plan. As such, Redrow Homes reserve the right to provide further detailed comments upon the publication of the next iteration of the draft Local Plan.

Redrow Homes therefore wish to work with the Council in progressing a Local Plan which enables the housing needs of the Borough to be delivered to provide a choice of type, tenure and location. With this in mind Redrow Homes have concerns as to whether the preferred development option will provide for the housing needs of the Borough as set out below. As a result they question the soundness of the emerging Local Plan in its current form, as it is not considered to be justified or effective.

For ease of reference, the representations address the four stages within Section 4 *Towards a Preferred Development Option* before then commenting on Section 5 *Preferred Development Options*.

4 *Towards a Preferred Development Option*

Stage 1 – Development Needs and Associated Land Requirements.

Housing Needs

Redrow Homes note that in determining the housing needs of the Borough, the Council has taken account of the most recent population and household projections. They support the use of these projections which appear in the GL Hearn 2017 report on the Strategic Housing Market Assessment, and consider the housing requirement set out in the Preferred Development Option (PDO) to be appropriate. In particular they support the alignment of housing requirement with the Council's employment targets as being in accordance with the guidance at paragraph 158 of the NPPF which requires that strategic policies should deliver the homes and jobs needed in an area based on up to date and relevant evidence about the economic, social and environmental characteristics and prospects of the area, and that the assessment of and strategies for housing, employment and other uses should be integrated.

Redrow Homes, however, consider it important that the housing requirement is viewed as a minimum so as not to hinder greater sustainable growth if justified by the Borough's job growth being higher than currently anticipated. Such an approach is in accordance with the latest Government advice in the Planning for Homes consultation published in September 2017. and the emerging plan should make it clear that the housing requirement figure should be regarded as a minimum. To do otherwise would bring into question the soundness of the Local Plan, as it would not be positively prepared, nor would it be justified effective or consistent with national planning requirements for Local Plans as set out at paragraph 182 of the NPPF.

In addition the Housing White Paper Fixing our Broken Housing Market (Feb 2017) proposes a range of measures to assist in increasing opportunities to access housing, especially for the young. Redrow Homes consider the Local Plan should anticipate the effect of these, and other Government measures, on household formation and thus the way they would lead to an increase in need. The Government's measures are specifically aimed at those seeking to get onto the housing ladder for the first time. This will have a positive influence on household formation rates which is not allowed for in the 2017 G L Hearn SHMA Update, and could have the effect of increasing housing needs over and above that currently allowed for which it is submitted is another reason for stressing the housing requirement figure is a minimum.

It is therefore submitted that in order to achieve the potential for higher levels of growth the PDO should provide greater flexibility and that the figure of 1113 houses per annum over the 20 year plan period is not regarded as a cap on housing land supply. Redrow Homes note that Table 1 contains a flexibility factor in line with the advice of the NPPF, but they consider the 5% proposed is insufficient to ensure the housing requirement will be met. From their experience it is inevitable that some sites will slip in respect of deliver. Often this is due to unforeseen technical

deliveries, but in the case of large sites it can be due to market pressure. Given the Council place considerable weight on the three large growth areas in, or on the edge of Warrington, namely Waterfront, Garden City Suburb and the South Western Urban Extension, it is submitted, as stated elsewhere, that the housing trajectory is overly optimistic. Redrow Homes therefore object to the 5% flexibility factor in the plan as being inadequate. They would suggest a figure of 10% to ensure the trajectory is met. This is common practice in other Local Plans in the North West, and accepted by Inspectors.

Maximising Urban Capacity

The PDO places emphasis on maximising development in the existing urban area. Redrow Homes support in principle, the approach of the Council but have considerable concerns over the ability of these sites to deliver the level of housing, especially in the first 10 years.

The PDO states the Council has “confirmed” a total urban capacity of 15,429 (para 4.10) with almost two thirds being developed in the first 10 years of the plan. Redrow Homes are concerned that the complexities of bringing forward urban sites will, based on their own experience, delay the delivery of the land for housing. Furthermore, with the acknowledged significant infrastructure requirements set out in the PDO, Redrow Homes consider it unlikely that the Council will achieve its delivery targets as a result. In such circumstances, Redrow consider the housing land supply should include an allowance for slippage and sites not coming forward. It is suggested the slippage allowance of 10% should be built into the housing figures. The level of allowance is common practice and endorsed by Local Plan Inspectors, and more appropriate than the 5% put forward by the Council.

Redrow Homes consider that if the Council is to provide for the number of houses it has determined to be required then there should be more variety in the location of housing sites throughout the Borough. Only in this way will the requirement be capable of being met, and only in this way will sites be provided in the early years of the plan period when urban sites are most likely to be delayed. If there is not the variety of sites suggested by Redrow Homes then the Local Plan will fail to meet the requirement of being able to demonstrate a deliverable full year housing land supply on adoption. This would raise the prospect of sites being brought forward through appeals which might not be consistent with the Local Plan spatial distribution. This would be contrary to national policy in respect of the benefits a planned approach to development and infrastructure.

Land Requirements for Homes and Employment

Redrow Homes are not objecting to the urban growth areas set out in the PDO, but rather have concerns over the deliverability of the sites, especially in the early to middle years of the plan period. Redrow Homes have considerable experience in bringing forward such sites, and it is their experience that complexity of ownerships,

the need to relocate existing uses and the need for significant infrastructure improvements result in sites being delayed.

It is submitted that in order to ensure the Council's housing trajectory is met and the Council can demonstrate a deliverable five year housing land supply on adoption there should not be an over reliance on large urban sites as currently proposed. Redrow Homes consider that the current approach of the Council will not meet the requirements of the National Planning Policy Framework that sufficient land of the right type is available in the right places and at the right time to support growth (para 7) and significantly boost the supply of housing (para 47), nor the Housing White Paper Fixing our Broken housing market or the recent DCLG consultation 'Planning for the right homes in the right places.'

Redrow Homes do not consider that the Council has provided clear evidence that it can provide sustained delivery at the rate set out in the PDO in the urban area of Warrington. In such circumstances it is submitted there should be greater provision of sites which would not compete with the urban area.

Therefore, whilst it is noted that the Council intend to set out housing allocations in the outlying settlements in the Submission draft of the Local Plan, Redrow Homes do not consider the PDO can proceed until such time as the full assessment of housing land allocations is complete. Whilst the Council's SHLAA and Urban Capacity study have considered sites which have potential for residential development they do not provide sufficient detail in respect of availability, or deliverability to be able to be able to satisfy the housing requirement in the Borough.

Redrow Homes are concerned about the relatively small amount of development allocation anticipated in the outlying settlements. They continue to query the methodology and conclusions of the Green Belt Assessments, especially over the extent to which sites contribute towards the purposes of the Green Belt a matter which is discussed further below. They firmly believe that until such time as the Local Plan includes all housing allocations it is not possible for a proper assessment of whether the Borough's housing needs can be achieved through this Local Plan.

Redrow Homes reserve the right to provide further detailed comment on the soundness of the draft Local Plan, until such time as the draft includes all proposed development site allocations.

Safeguarding Requirements

Redrow Homes support the principle of allocating safeguarded land and agree that exceptional circumstances exist to justify an amendment to Warrington's Green Belt. The Council's proposal to identify safeguarded land to meet development needs for a further 10 years beyond the plan period however is not considered to be in accordance with national policy. Paragraph 85 of the NPPF advises that safeguarded land should meet longer term development needs well beyond the plan period. Given the plan period is 20 years, it is respectfully submitted that safeguarded land should be

identified to meet the Borough's housing and employment needs for at least a further 20 years. To suggest a period of 10 years would not ensure the permanence of the Green Belt, and as it would clearly need to be reviewed again prior to the end of the next plan period.

Furthermore the approach put forward by the Council at paragraph 4.23 means the safeguarded land will only ensure Green Belt boundaries will last for another 9 years beyond the plan period. Clearly such an approach would not meet the purpose of Safeguarded Land in meeting development needs well beyond the plan period and therefore does not reflect national policy and the Local Plan must currently be regarded as being unsound.

Stage 2 – Strategic Objectives for the Local Plan

Redrow Homes support the stated objectives of the Council, but, as stated elsewhere, are concerned that the Local Plan will not, at present, achieve these objectives.

Exceptional Circumstances for Releasing Green Belt

Redrow Homes agree that the Council can demonstrate exceptional circumstances to justify the release of Green Belt land for development as required by paragraph 83 of NPPF. Without Green Belt release the settlements in the north of the Borough, which are currently constrained by very tight Green Belt boundaries would not be able to meet the housing needs of the residents nor make the necessary contribution to the housing needs of the Borough as a whole as set out above.

It is clear that the housing and employment needs of the Borough cannot be met without releasing Green Belt land. Furthermore, in order to meet the housing need in the early years of the plan, it is essential that the northern outlying settlements provide housing sites to complement but not compete with the urban sites in and around the town centre of Warrington and the southern edge of the built up area. Redrow Homes have already expressed concerns in their response to the scoped content consultation over the Green Belt Assessment and its conclusions, but until such time as the Local Plan includes allocations in the outlying settlements it is not considered possible to comment properly. However, it should be noted Redrow Homes have already promoted sites in Culcheth and Glazebrook, part of which are previously developed land, which they consider could be developed without causing unacceptable harm to the Green Belt, and have fundamental objection to the way in which the sites are assessed. No doubt as and when the Local Plan includes allocations in these settlements the objections will be revisited.

**Stage 3 – Assess high level spatial options to accommodate development + 4 –
Assess Options for main development locations**

Preparation of Area Profiles and Growth Scenarios

Redrow Homes support the Council's preparation of area profiles as a means of identifying those settlements capable of accommodating growth. Generally the Council's profiles of the outlying settlements is accepted.

In particular, Redrow agree that Culcheth, where they have control of potential development land, is a settlement, capable of accommodating growth without detriment to its character and appearance. However, they would question how the figure of 300 new dwellings has been arrived at by the Council. No evidence is provided to justify this figure other than the high level Area Profile. Redrow Homes consider there are sites on the edge of Culcheth, especially the land at Kirknall Hall Farm, which can be released from the Green Belt without detriment to the wider role of the Green Belt in the Borough. Submissions have already been made to the Council promoting the land for housing development, and are enclosed with these representations for clarity.

Redrow Homes, however, disagree with the Council's assessment of what is referred to as Hollins Green. Linked in with this assessment is land off Bank Street and Glazebrook Lane which Redrow consider should be considered in its own right as 'Glazebrook'. Again Redrow Homes have made submissions on the appropriateness of releasing this land from the Green Belt (copy enclosed), but given a large part of the land is former ministry of defence land and despoiled Redrow Homes consider it should be a priority for the Council to consider, especially due to its close relationship with the built up area of Cadishead in Salford City. Redrow Homes consider the site has the potential to provide for park and ride facilities linking into the existing built up area.

Defining High Level Spatial Options

Redrow Homes have no objection to the Council's choice of development options, but consider that they are not the only options available. They consider that one such option could have been a mix of stated Option 2 and 3 with Green Belt release spread across the Borough rather than being concentrated on the edge of the main urban area.

Neither do they consider that a settlement extension would necessarily prevent the Council achieving their aim of a Warrington New City. Given the additional housing provision which Redrow consider necessary to meet the needs of the Borough, it is submitted a settlement extension could be the most sustainable way of meeting that need.

For the reasons already stated, Redrow Homes do not consider that a spatial option relying solely on development within and adjacent to the main Warrington urban area

would meet the housing and employment needs of the Borough. They disagree with the Council's assertion that such an option would result in meeting Warrington's development needs.

Outlying Settlements

Redrow Homes object to the failure of the PDO to address housing and employment needs in the outlying settlements of the Borough. This failure does not meet or even attempt to address the housing needs of the borough. At paragraph 4.58 the PDO states sites capable of accommodating a minimum of 1000 dwellings have been put forward through the "Call for Sites" exercise and dismisses the need to address these by stating there is sufficient land to deliver their spatial option. It is respectfully submitted that as a result the Local Plan does not meet the requirements of national policy and is unsound until it properly addresses the entire needs of the Borough.

5 – Preferred Development Option

Overall Approach

For the reasons already stated, Redrow Homes do not consider that the Council's reliance on development in Warrington Town Centre and inner Warrington will meet the housing needs of the Borough especially in the early years of the plan. Neither do they consider concentrating new areas of development in or on the edge of Warrington will allow the locational choices advocated by national policy.

Development Trajectory

The housing trajectory at Table 11, clearly demonstrates the over reliance on bringing forward what are difficult sites in the City Centre and Wider Urban Area in the first 10 years of the plan period. Such an approach will, as accepted by the Council at paragraph 5.11, result in the needs of the Borough not being met and place the Borough in a position of have to "catch up". Such an approach fails to meet national policy and is unsound.

Redrow Homes consider it is essential that the Council meets its housing needs from the beginning of the plan. For this reason housing allocations in the outlying settlements must be identified and brought forward as a matter of urgency.

Outlying Settlements

Redrow Homes have already set out their comments on the way the PDO fails to deal properly with the outlying settlements. They also object to the fact that at no point do the Council consider the need for the Local Plan to identify safeguarded land in the outlying settlements. It appears the Council's approach is to remove any housing choice from future residents. Such an approach is clearly contrary to national planning policy.

For the reasons already stated Redrow Homes reserve the right to add to their comments as and when the Council provide further detail on how the outlying settlements are to contribute to meeting the housing requirements of the Borough. However, they would reiterate their submissions (enclosed) with regard to the suitability of their sites in Culcheth and Glazebrook, which for the reasons stated in the submissions should be considered as a separate settlement.

Redrow Homes would also submit that in addition to their submission in respect of land at Kirknall Fall Farm, Culcheth being appropriate for a residential allocation, land to the west of Hawthorne Avenue (plan enclosed) Culcheth should be considered suitable for an allocation. The site has existing housing to the west and east, with a strong southern boundary of established trees and hedgerow. The site is within walking distance of schools and local facilities and has the opportunity to make a significant contribution to the housing needs of not only Culcheth, but the Borough as a whole.

Conclusions

Redrow Homes do not object to the Council's desire to create a Warrington New City, but for the reasons stated above they consider the correct approach is allow for more balanced growth if the housing needs of the Borough are to be met. This will require the spatial distribution to recognise the important role of the outlying settlements, and the need for additional Green Belt land to be released. For this reason they would suggest the outlying settlements can provide that balance, and ensure, the Council are able to maintain the requirement of being able to identify a 'deliverable' five year housing land supply.

Redrow Homes have indicated that the sites they control in Culcheth and Glazebrook are well suited to achieve this objective and would commend them to the Council for allocations for housing development.

It is hoped the above comments will assist the Council in moving to a Local Plan which meets the requirements of soundness. Redrow Homes would be happy to discuss these comments and wish to be kept informed of future consultations.

Yours faithfully



<i>For Office Use Only</i>	
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SHLAA Site Ref:	

'Call for Sites'

Warrington Borough Council Local Plan Review

Call for Sites Registration Form

October 2016

Please note this 'Call for Sites' is for five or more dwellings or economic development on sites of 0.25 ha (or 500sqm of floor space) and above, Gypsy, Traveller and Show People and Minerals and Waste sites.

The identification of sites does not imply that the Council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application.

Potential sites that have been identified will be further tested through the Plan-making process, including through the Spatial Distribution and Site Assessment Process, Sustainability Appraisal/Strategic Environmental Assessment, several stages of public participation and independent examination.

Please also note that all the responses and information received as part of the 'Call for Sites' will be published and made available for public viewing as part of the open and transparent Plan making process.

NOTE: Please read the accompanying guidance note [here](#) before completing this form and complete a separate form for each site that you are submitting to the Council.

Please return your completed form and any accompanying supporting material to Planning Policy, Warrington Borough Council no later than 5.00pm on Monday 05th December 2016.

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

By post: Planning Policy, Warrington Borough Council, New Town House, Buttermarket Street, Warrington, WA1 2NH

Should you require further advice and guidance on completing this form, please contact the Planning Policy Team by telephone on 01925 442841 or by e-mail to ldf@warrington.gov.uk

(1) Your Details

Please provide your contact details and those of your agent (if applicable). Where provided, we will use your Agent's details as our primary contact.

	Your details	Your Agent's details	
Name			
Position			
Organisation			
Address			
			Town
			Postcode
Telephone			
Email address			

(2) Site Details

Please provide the details of the site you are suggesting. If you are suggesting more than one site, please use a separate form.

Name of site /other names it's known by	Land at Kirknall Hall Farm	
Address	Kirknall Hall Farm	
	Clifton Avenue	
	Town	Culcheth
	Postcode	
Ordnance Survey Grid Reference	Easting :	Northing :
Site area (hectares)	23	
Net developable area (hectares)	20	
What is your interest in the site? (please tick one)	Owner <input type="checkbox"/>	Lessee <input type="checkbox"/>
	Prospective Purchaser <input checked="" type="checkbox"/>	Neighbour <input type="checkbox"/>
	Other <input type="checkbox"/>	Please state:

Please Note: It is essential that you provide a map showing the site's location and detailed boundaries for each submission.

(3a) Proposed future use(s)

Please indicate the preferred use that you would like the site to be considered for. Please also indicate any other uses you would consider acceptable. If you wish the site to be considered for a mix of uses, please tick all uses that apply.

	Residential	Gypsy & Travellers	Employment	Retail	Leisure	Other*
Preferred future use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternative future use(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential Capacity	houses: 500	Number of Pitches:	SqM	SqM	SqM	SqM
	or flats:					
Employment Use Class (E.g. B1)						
* If "Other", please indicate which use(s):						
Potential Density	25 dw/ha					
	Has any design, viability, master planning work or other studies been undertaken for any proposed use?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

(3b) Proposed future use(s) - Minerals and Waste

Details:

(4) Site Ownership

Please record the site ownership details. If there are more than three owners, please record the fourth owner, etc. on a separate sheet. Please indicate the extent of individual landholding(s) on the site map.

If you do not know who owns the site, please state so below.

	Owner 1	Owner 2	Owner 3	
Name				
Address				
		Town		
		Postcode		

Or: I do not know who owns the site

Has the owner (or each owner) indicated support for proposed redevelopment?
Please also record these details for the 4th and subsequent owners (where necessary).

Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Don't know	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Are there any Restrictive Covenants & Ransom Strips affecting the site?

None Known

(5) Market Interest

Please choose the most appropriate category below to indicate what level of market interest there is in the site:

		Any comments
Site is owned by a developer	<input type="checkbox"/>	
Site under option to a developer	<input checked="" type="checkbox"/>	Redrow consider the market good
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	

(6) Site Condition

Please record the current use(s) of the site (or for vacant sites, the previous use, if known) and the neighbouring land uses.

Current use(s)	Agriculture	
Neighbouring Uses	Residential/Leisure	
If vacant	Previous use(s)	
	Date last used	

What proportion of the site is made up of buildings, and what proportion is (open) land?

Proportion covered by buildings	1	%	Proportion not covered by buildings	+99	%
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If there are buildings on the site, please answer the following questions:

How many buildings are there on the site?		buildings
What proportion of the buildings are currently in use?	% in use: 100	%
	% derelict:	%
	% vacant:	%
Are any existing buildings on the site proposed to be converted?	No	

For the **parts of the site not covered by buildings**, please answer these questions:

What proportion of the land is currently in active use?	100	%
What proportion is greenfield (not previously developed)?	100	% (A)*
What proportion is previously developed and cleared?		% (B)*
What proportion is previously developed but not cleared? (e.g. demolition spoil, etc.)		% (C)*

* A plus B plus C should add to 100%.

Please provide any additional comments on a separate sheet if necessary.

(7) Constraints to Development

Please tell us about any known constraints that will affect development for the proposed use, details of what action is required, how long it will take and what progress has been made.

Please use a separate sheet where necessary to provide details. If using separate sheets, it would be helpful to make reference there to the particular constraint, e.g (7)(e) – Drainage.

	Yes, No or Don't know	Nature and severity of constraint *	Action needed, timescales and progress	Confirmed by technical study or by service provider?	
				Yes	No
a) Land contamination	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Land stability	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Mains water supply	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Mains sewerage	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Drainage, flood risk	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Tree Preservation Orders	Dont Know			<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Electricity supply	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Gas supply	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Telecommunications	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Highways	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Ownership, leases etc.	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Ransom strips, covenants	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Other (Please provide details)	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>

DEVELOPMENT STATEMENT
LAND WEST OF BROOKFIELD ROAD
AND
CLIFTON AVENUE, CULCHETH

On behalf of Redrow Homes Ltd (Lancashire)

McAteer Associates Ltd
4 St Johns Wood
Lostock
Bolton
BL6 4FA

1 INTRODUCTION

1.1 This statement has been prepared on behalf of Redrow Homes. It seeks to promote the allocation of the land edged red at Kinknall Hall Farm to the west of Brookfield Road and Clifton Avenue, Culcheth, for residential development in the emerging Warrington Local Plan Review.

1.2 The site is located on the edge of the built up area to the west of the town. It extends to some 23 hectares and is irregular in shape.

1.3 This statement will demonstrate that:

- the site should be allocated for housing to assist the Council in meeting the housing requirements of the Borough.
- housing development on the site would support the spatial strategy of the Council's Local Plan.
- the site is well related to local services and facilities.
- access to the site is available off Swinhoe Place and Clifton Avenue and there will be no adverse impacts on highway safety.
- development of the site would not harm the character of the area, and the site could be laid out in accordance with national and local planning policies.

2 SITE AND SURROUNDINGS

- 2.1** The site is located on the western edge of the Culcheth built-up area. It is irregular in shape and extends to some 23ha. The site is edged red on the plan attached at Appendix 1.
- 2.2** The site lies to the west of detached housing on Brookfield Road and Clifton Avenue, plus modern mews properties on Swinhoe Place. To the west of the site lies Culcheth Linear Park which provides a strong boundary, beyond which is open countryside. To the north is Culcheth Golf Course whilst to the south is housing on Wigshaw Lane.
- 2.3** The site is generally level with the west being mainly farmland attached to Kinknall Hall Farm. The northern part of the site, adjacent to the golf course is scrubland with self seeded trees and bushes. This land is subject to unauthorised access to the Culcheth Linear Park, whilst the southern area is again scrubland but without the unauthorised public access.
- 2.4** Access to the site is available from Swinhoe Place, near its mini roundabout junction with Wigshaw Lane and from Clifton Avenue. There is a public footpath running east/west from Clifton Avenue immediately to the north of the farmstead.

3 NATIONAL PLANNING POLICY

3.1 Introduction

3.1.1 Planning policy is provided at the national level by the National Planning Policy Framework (NPPF), Circulars and Ministerial Statements. It is not considered necessary to quote extensively from these documents but the following points are highlighted.

3.2 National Planning Policy Framework

3.2.1 On 27 March 2012 the NPPF was published, in an attempt to make the planning system more accessible to the general public.

3.2.2 The Ministerial foreword to the Framework states that the purpose of planning is to help achieve sustainable development, and that development that is sustainable should go ahead without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.

3.2.3 The Framework states that there are three dimensions to sustainable development:

- an **economic** role – contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation.
- a **social** role – supporting strong vibrant and healthy communities by providing the supply of housing to meet the needs of present and future generations; and by creating a high quality built environment with accessible local services.
- an **environmental** role – contributing to protecting and enhancing our natural built and historic environment part of which includes improving biodiversity (para 7).

- 3.2.4** The Framework states that there is a set of core land-use planning principles which should underpin both plan-making and decision taking. These include a planning system which proactively drives and supports sustainable economic development to deliver the thriving local places the country needs, a system that always seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; protecting Green Belts; contributing to conserving and enhancing the natural environment; encouraging the effective use of previously developed land; and managing growth to make the fullest possible use of public transport, walking and cycling (para 17).
- 3.2.5** The Framework states the Government attaches great importance to the design of the built environment (para 56), and plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area (para 58). Decisions should also address the connections between people and places and the integration of new development into the built and historic environment (para 61).
- 3.2.6** At paragraph 70, the Framework states decisions should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.
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- 3.2.8** Separately from Green Belt designation the Framework states the planning system should contribute to and enhance the natural and local environment, including remediating and mitigating despoiled, degraded, derelict, and contaminated land (para 109).

3.3 National Planning Practice Guidance

3.3.1 On 6 March 2014, the Government published a suite of guidance notes to supplement the policies of the National Planning Policy Framework. These guidance notes expand upon matters set out in the Framework and explain, for instance, design of a high quality is a prerequisite of planning, the importance of the built environment, and the importance of sustainability.

4 DEVELOPMENT PLAN

4.1 Core Strategy

- 4.1.1** The Council adopted the Warrington Local Plan Core Strategy in July 2014, and, whilst it was the subject of a successful legal challenge, this challenge only led to the quashing of policies relating the quantum of new homes to be delivered between 2006 and 2027.
- 4.1.2** The Core Strategy contains a number of guiding principles including maintaining the permanence of the Green Belt and the character of the countryside in the Borough; to be as accessible as possible; to secure high quality design, reinforcing local distinctiveness and to ensure the prudent use of resources.
- 4.1.3** Policy CS1 states development that is sustainable will be welcomed, but to be sustainable it must have regard for the planned provision made for economic and housing growth; the requirement to provide for recognised and identified development needs; the priority afforded to the protection of the Green Belt and the character of the countryside; the importance of accessibility to services; and the need to sustain and enhance the boroughs built heritage, biodiversity and geodiversity.
- 4.1.4** Policy SN1 states 40% of new homes will be achieved primarily through development within suburban Warrington and the Borough's defined outlying settlements, Whilst Policy SN2 requires a mixture of housing types and tenures to be provided.
- 4.1.5** Policy QE3 states the Council will seek to develop and adopt an integrated approach to the provision care and management of the Boroughs green infrastructure. Whilst Policy QE5 states sites of recognised nature and geological value will be protected and where possible enhanced.
- 4.1.6** Policy MP1 states that to secure sustainable development, the Council will support proposals that reduce the need for private car use through the location of development.

4.1.7 Policy CC1 identifies Culcheth as a settlement excluded from the Green Belt where new development is to be permitted within the settlement subject to compliance with national planning policy and the sustainability requirements of Policy CS1.

4.2 Local Plan Review

4.2.1 In October 2016, the Council published for public comment the Regulation 18 Consultation Scope and Contents Document of the Local Plan Review. This is the first stage in reviewing the adopted Core Strategy given the Housing requirement was quashed and the emerging evidence underpinning the Boroughs growth needs and economic development ambitions, including the Mid Mersey SHMA figure for Warrington of 839 houses per year up to 2037, and the economic growth aspirations of the Borough which will deliver 31,000 new jobs up to 2040, suggest an increased housing need in the Borough.

4.2.2 The Council is therefore proposing a minimum supply of homes of around 1000 per annum.

4.2.3 As a consequence, the Council state that if it is to meet its development needs, then based on the updated assessment of urban capacity, sufficient Green Belt land will need to be released to deliver some 5000 homes and 261ha of employment land over the next 20 years.

4.2.4 The Review of the Local Plan will therefore consider the provision of land and level of housing development that can be accommodated within Warrington, taking into account Objectivity Assessed Needs (OAN).

5. SUITABILITY OF THE SITE FOR DEVELOPMENT

Settlement strategy

- 5.1** The development of the land, identified on the plan at Appendix 1, for housing would accord with the policies of the emerging Local Plan Review in seeking to locate new development, where insufficient appropriate previously developed land is not available, on undeveloped land, and other land within existing urban areas, which is well located in relation to jobs, services and infrastructure, including land which is currently Green Belt.
- 5.2** It is respectfully submitted that, as recognised by the emerging Local Plan, there is insufficient previously developed or suitable land in the urban area to meet the housing needs of the Borough. Furthermore the redevelopment of existing housing areas will require new housing to be provided on Green Belt land throughout the plan period. The site is immediately available to assist this form of development, and could accommodate approximately 500 dwellings.
- 5.3** The site lies on the edge of the urban area of Culcheth, in proximity to a range of shops, services and facilities. Culcheth is recognised in the Core Strategy as a settlement capable of accommodating additional development, especially the provision of affordable housing. It has a vibrant town centre with both a national supermarket as well as local shops, cafes, banks, public houses/restaurants and recreation facilities. The town also has employment opportunities off Warrington Road, and a recently expanded high school and primary school. It is therefore considered that the site accords with the spatial policies of the emerging Local Plan review.

Character Impact

- 5.4** The site lies immediately to the rear of housing fronting Brookfield Road and Clifton Avenue, Culcheth which currently provides a very hard edge to the settlement. Development of the land would allow the creation of a much softer edge to the urban area by linking with and enhancing the Culcheth Linear Park.

- 5.5 The wooded areas of the site sweep north west and southeast around the site to create a natural boundary to the urban area that would complement this and fits in well with the character of the area. Existing views into the site from the local roads are limited by this woodland and the linear park.
- 5.6 Access into the site can be achieved from Swinhoe Place and Clifton Avenue.
- 5.7 The development would complement the existing residential areas by widening the existing range and choice of housing to meet local needs. It would also provide an element of affordable housing to the benefit of the existing local community.
- 5.8 It is submitted that the site could be developed for housing without detriment to the character of the area, and that it would represent the kind of Green Belt release envisaged by the emerging Local Plan without detriment to the purposes of Green Belt in the locality as a result of its containment by existing wooded areas and the linear park.

Location and Accessibility

- 5.9 National planning guidance indicated that a comfortable walking distance to local services is around 10 minutes walk, or 800 – 1600 m. This distance is also considered an appropriate area of search to assess access to public transport. It is considered that the site is well located in relation to shops, community services and facilities.
- 5.10 The site has a good public transport and non-car mode links to a wide range of services and facilities as advocated by both national and local planning policies.

Physical and Social Infrastructure

- 5.11 There is adequate capacity in the physical infrastructure to accommodate the development. In particular the access into the site can meet the standards of the

highway authority, and the adjoining highways can accommodate the traffic generated by the development.

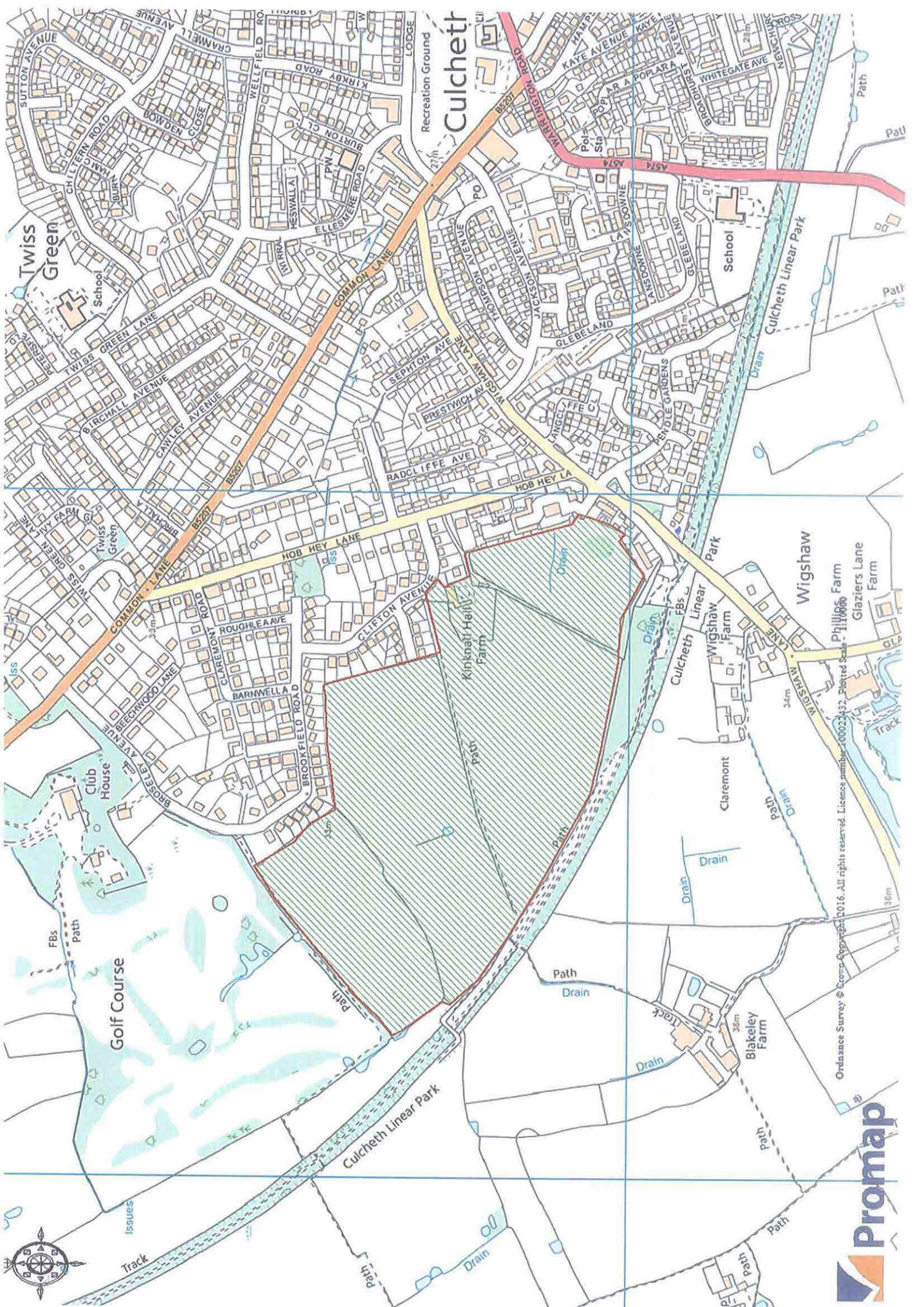
- 5.12** The site is not recorded by the Environment Agency to be subject to flooding and there are adequate water services and drainage capacity. The site has limited biodiversity interest and this could be greatly enhanced.
- 5.13** The development of the site is unlikely to have a significant impact on the social infrastructure in the area. The site is accessible to local schools, community, recreation and health care facilities in the area.
- 5.14** The development of the site would help to sustain the existing services and facilities in the area, including local shops, schools and community facilities. It will also help sustain public transport services, which will benefit the wider community.

6. CONCLUSION

6.1 It is considered that the allocation of the land at Kinknall Hall Farm for housing should be supported in the Local Plan for the following reasons:

- It is recognised that over the life of the Local Plan, Green Belt release will be required.
- Development of the site for housing would accord with the Core Strategy and emerging Local Plan locational policies.
- The site is well contained by durable boundaries.
- The site is located near to a range of shops, services, schools and public transport links.
- Existing and future residents will benefit from the provision of new affordable housing in the area.
- The site is physically capable of being developed in the short term.
- The site is available for development and its allocation would support the Council's housing requirement.

APPENDIX 1



Culcheth

Twiss Green

Golf Course

Culcheth Linear Park

Wigshaw

<i>For Office Use Only</i>	
Date received:	
Scanned /Saved:	
Plotted:	
Site Ref:	
SHLAA Site Ref:	

'Call for Sites'

Warrington Borough Council Local Plan Review

Call for Sites Registration Form

October 2016

Please note this 'Call for Sites' is for five or more dwellings or economic development on sites of 0.25 ha (or 500sqm of floor space) and above, Gypsy, Traveller and Show People and Minerals and Waste sites.

The identification of sites does not imply that the Council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application.

Potential sites that have been identified will be further tested through the Plan-making process, including through the Spatial Distribution and Site Assessment Process, Sustainability Appraisal/Strategic Environmental Assessment, several stages of public participation and independent examination.

Please also note that all the responses and information received as part of the 'Call for Sites' will be published and made available for public viewing as part of the open and transparent Plan making process.

NOTE: Please read the accompanying guidance note [here](#) before completing this form and complete a **separate** form for each site that you are submitting to the Council.

Please return your completed form and any accompanying supporting material to Planning Policy, Warrington Borough Council no later than 5.00pm on Monday 05th December 2016.

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

By post: Planning Policy, Warrington Borough Council, New Town House, Buttermarket Street, Warrington, WA1 2NH

Should you require further advice and guidance on completing this form, please contact the Planning Policy Team by telephone on 01925 442841 or by e-mail to ldf@warrington.gov.uk

(1) Your Details

Please provide your contact details and those of your agent (if applicable). Where provided, we will use your Agent's details as our primary contact.

	Your details	Your Agent's details
Name		
Position		
Organisation		
Address		
Town		
Postcode		
Telephone		
Email address		

(2) Site Details

Please provide the details of the site you are suggesting. If you are suggesting more than one site, please use a separate form.

Name of site /other names it's known by	Land North and South of Bank Street and Glazebrook Lane	
Address		
	Town	Glazebrook
	Postcode	
Ordnance Survey Grid Reference	Easting :	Northing :
Site area (hectares)	37	
Net developable area (hectares)	35	
What is your interest in the site? (please tick one)	Owner <input type="checkbox"/>	Lessee <input type="checkbox"/>
	Prospective Purchaser <input checked="" type="checkbox"/>	Neighbour <input type="checkbox"/>
	Other <input type="checkbox"/>	Please state:

Please Note: It is essential that you provide a map showing the site's location and detailed boundaries for each submission.

(3a) Proposed future use(s)

Please indicate the preferred use that you would like the site to be considered for. Please also indicate any other uses you would consider acceptable. If you wish the site to be considered for a mix of uses, please tick all uses that apply.

	Residential	Gypsy & Travellers	Employment	Retail	Leisure	Other*
Preferred future use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternative future use(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential Capacity	houses:	Number of Pitches:	SqM	SqM	SqM	SqM
	or flats:					
Employment Use Class (E.g. B1)						
* If "Other", please indicate which use(s):						
Potential Density						
	Has any design, viability, master planning work or other studies been undertaken for any proposed use?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

(3b) Proposed future use(s) - Minerals and Waste

Details:

(4) Site Ownership

Please record the site ownership details. If there are more than three owners, please record the fourth owner, etc. on a separate sheet. Please indicate the extent of individual landholding(s) on the site map.

If you do not know who owns the site, please state so below.

	Owner 1	Owner 2	Owner 3
Name	[REDACTED]		
Address			
Town			
Postcode			

Or: I do not know who owns the site.

Has the owner (or each owner) indicated support for proposed redevelopment?
Please also record these details for the 4th and subsequent owners (where necessary).

	Owner 1	Owner 2	Owner 3
Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Don't know	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Are there any Restrictive Covenants & Ransom Strips affecting the site?

None

(5) Market Interest

Please choose the most appropriate category below to indicate what level of market interest there is in the site:

		Any comments
Site is owned by a developer	<input type="checkbox"/>	
Site under option to a developer	<input checked="" type="checkbox"/>	Redrow hold an option on the site
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	

(6) Site Condition

Please record the current use(s) of the site (or for vacant sites, the previous use, if known) and the neighbouring land uses.

Current use(s)	Agriculture	
Neighbouring Uses	Agriculture/Residential	
If vacant	Previous use(s)	
	Date last used	

What proportion of the site is made up of buildings, and what proportion is (open) land?

Proportion covered by buildings	5	%	Proportion not covered by buildings	95	%
---------------------------------	---	---	-------------------------------------	----	---

If there are buildings on the site, please answer the following questions:

How many buildings are there on the site?	6	buildings
What proportion of the buildings are currently in use?	% in use: 1	%
	% derelict: 6	%
	% vacant: 93	%
Are any existing buildings on the site proposed to be converted?	No	

For the **parts of the site not covered by buildings**, please answer these questions:

What proportion of the land is currently in active use?		%
What proportion is greenfield (not previously developed)?	100	% (A)*
What proportion is previously developed and cleared?		% (B)*
What proportion is previously developed but not cleared? (e.g. demolition spoil, etc.)		% (C)*

* A plus B plus C should add to 100%.

Please provide any additional comments on a separate sheet if necessary.

(7) Constraints to Development

Please tell us about any known constraints that will affect development for the proposed use, details of what action is required, how long it will take and what progress has been made.

Please use a separate sheet where necessary to provide details. If using separate sheets, it would be helpful to make reference there to the particular constraint, e.g (7)(e) – Drainage.

	Yes, No or Don't know	Nature and severity of constraint *	Action needed, timescales and progress	Confirmed by technical study or by service provider?	
				Yes	No
a) Land contamination	No			<input type="checkbox"/>	<input type="checkbox"/>
b) Land stability	No			<input type="checkbox"/>	<input type="checkbox"/>
c) Mains water supply	No			<input type="checkbox"/>	<input type="checkbox"/>
d) Mains sewerage	No			<input type="checkbox"/>	<input type="checkbox"/>
e) Drainage, flood risk	No			<input type="checkbox"/>	<input type="checkbox"/>
f) Tree Preservation Orders	No			<input type="checkbox"/>	<input type="checkbox"/>
g) Electricity supply	No			<input type="checkbox"/>	<input type="checkbox"/>
h) Gas supply	No			<input type="checkbox"/>	<input type="checkbox"/>
i) Telecommunications	No			<input type="checkbox"/>	<input type="checkbox"/>
j) Highways	No			<input type="checkbox"/>	<input type="checkbox"/>
k) Ownership, leases etc.	No			<input type="checkbox"/>	<input type="checkbox"/>
l) Ransom strips, covenants	No			<input type="checkbox"/>	<input type="checkbox"/>
m) Other (Please provide details)	No			<input type="checkbox"/>	<input type="checkbox"/>

(8) Site Availability

Please indicate when the site may be available

Excluding planning policy constraints, when do you believe this site could be available for development?

Immediately

(Note: to be "immediately available", a site must be cleared, unless being considered for conversions.)

If not immediately, please state when it could be available: 12 Months

If the site is not available immediately, please explain why – e.g. the main constraint(s) or delaying factor(s) and actions necessary to remove these:

(9) Any Other Information

Please tell us anything else of relevance regarding this site if not already covered above that will ensure that it contributes positively to the achievement of sustainable development. Please use a separate sheet/s if necessary.

See attached submission

**Planning Policy– Warrington Borough Council,
New Town House, Buttermarket Street, Warrington, WA1 2NH**

ldf@warrington.gov.uk

01925 442841

This form is available in other formats or languages on request.

DEVELOPMENT STATEMENT
LAND WEST OF GLAZEBROOK LANE
AND
BANK STREET, GLAZEBROOK

On behalf of Redrow Homes Ltd (Lancashire)

McAteer Associates Ltd
4 St Johns Wood
Lostock
Bolton
BL6 4FA

1 INTRODUCTION

1.1 This statement has been prepared on behalf of Redrow Homes. It seeks to promote the allocation of the land edged red to the south and west of Glazebrook Lane, and north and south of Bank Street, Glazebrook, for residential development in the emerging Warrington Local Plan Review.

1.2 The site is located on the edge of the built up area to the west of the settlement. It extends to some 37 hectares and is irregular in shape.

1.3 This statement will demonstrate that:

- the site should be allocated for housing to assist the Council in meeting the housing requirements of the Borough.
- housing development on the site would support the spatial strategy of the Council's Local Plan Review
- the site is well related to local services and facilities, especially Glazebrook Station.
- access to the site is available off Glazebrook Lane and Bank Street and there will be no adverse impacts on highway safety.
- development of the site would not harm the character of the area, and the site could be laid out in accordance with national and local planning policies.

2 SITE AND SURROUNDINGS

- 2.1** The site lies to the south and west of the main areas of housing in Glazebrook and consists of some 37ha on either side of Bank Street which joins Glazebrook Lane, the B5212, to the north of the housing. The site also includes a smaller parcel of land around Brash Farm on the north east side of Glazebrook Lane.
- 2.2** The site consists of a mix of open farmland, a nursery and two disused camp sites. The site encompasses unrelated residential properties on Bank Street and Vetech Close. The site has strong outer boundaries which separate it from the wider open countryside, including the railway line to the north west and Glaze Brook to the north west.
- 2.3** Glazebrook lies to the eastern side of Warrington Borough and is well related to the main urban area of Cadishead.

3 NATIONAL PLANNING POLICY

3.1 Introduction

3.1.1 Planning policy is provided at the national level by the National Planning Policy Framework (NPPF), Circulars and Ministerial Statements. It is not considered necessary to quote extensively from these documents but the following points are highlighted.

3.2 National Planning Policy Framework

3.2.1 On 27 March 2012 the NPPF was published, in an attempt to make the planning system more accessible to the general public.

3.2.2 The Ministerial foreword to the Framework states that the purpose of planning is to help achieve sustainable development, and that development that is sustainable should go ahead without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.

3.2.3 The Framework states that there are three dimensions to sustainable development:

- an **economic** role – contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places at the right time to support growth and innovation.
- a **social** role – supporting strong vibrant and healthy communities by providing the supply of housing to meet the needs of present and future generations; and by creating a high quality built environment with accessible local services.
- an **environmental** role – contributing to protecting and enhancing our natural built and historic environment part of which includes improving biodiversity (para 7).

- 3.2.4** The Framework states that there is a set of core land-use planning principles which should underpin both plan-making and decision taking. These include a planning system which proactively drives and supports sustainable economic development to deliver the thriving local places the country needs, a system that always seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; protecting Green Belts; contributing to conserving and enhancing the natural environment; encouraging the effective use of previously developed land; and managing growth to make the fullest possible use of public transport, walking and cycling (para 17).
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- 3.2.7** The Framework states the Government attaches great importance to Green Belts, with the fundamental aim of preventing urban sprawl (para 79). It states that as with previous Green Belt policy, once established Green Belt boundaries should only be altered in exceptional circumstances through the preparation of the Local Plan (para 83).
- 3.2.8** Separately from Green Belt designation the Framework states the planning system should contribute to and enhance the natural and local environment, including remediating and mitigating despoiled, degraded, derelict, and contaminated land (para 109).

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4 DEVELOPMENT PLAN

4.1 Core Strategy

- 4.1.1** The Council adopted the Warrington Local Plan Core Strategy in July 2014, and, whilst it was the subject of a successful legal challenge, this challenge only led to the quashing of policies relating the quantum of new homes to be delivered between 2006 and 2027.
- 4.1.2** The Core Strategy contains a number of guiding principles including maintaining the permanence of the Green Belt and the character of the countryside in the Borough; to be as accessible as possible; to secure high quality design, reinforcing local distinctiveness and to ensure the prudent use of resources.
- 4.1.3** Policy CS1 states development that is sustainable will be welcomed, but to be sustainable it must have regard for the planned provision made for economic and housing growth; the requirement to provide for recognised and identified development needs; the priority afforded to the protection of the Green Belt and the character of the countryside; the importance of accessibility to services; and the need to sustain and enhance the boroughs built heritage, biodiversity and geodiversity.
- 4.1.4** Policy SN1 states 40% of new homes will be achieved primarily through development within suburban Warrington and the Borough's defined outlying settlements, Whilst Policy SN2 requires a mixture of housing types and tenures to be provided.
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- 4.1.6** Policy MP1 states that to secure sustainable development, the Council will support proposals that reduce the need for private car use through the location of development.

4.1.7 Policy CC1 identifies Glazebrook as a settlement washed over by the Green Belt where new development is subject to Green Belt policies set out in national planning policy, although some infill development might be appropriate..

4.2 Local Plan Review

4.2.1 In October 2016, the Council published for public comment the Regulation 18 Consultation Scope and Contents Document of the Local Plan Review. This is the first stage in reviewing the adopted Core Strategy given the Housing requirement was quashed and the emerging evidence underpinning the Boroughs growth needs and economic development ambitions, including the Mid Mersey SHMA figure for Warrington of 839 houses per year up to 2037, and the economic growth aspirations of the Borough which will deliver 31,000 new jobs up to 2040, suggest an increased housing need in the Borough.

4.2.2 The Council is therefore proposing a minimum supply of homes of around 1000 per annum.

4.2.3 As a consequence, the Council state that if it is to meet its development needs, then based on the updated assessment of urban capacity, sufficient Green Belt land will need to be released to deliver some 5000 homes and 261ha of employment land over the next 20 years.

4.2.4 The Review of the Local Plan will therefore consider the provision of land and level of housing development that can be accommodated within Warrington, taking into account Objectivity Assessed Needs (OAN).

5. SUITABILITY OF THE SITE FOR DEVELOPMENT

Settlement strategy

- 5.1 The development of the land, identified on the plan at Appendix 1, for housing would accord with the policies of the emerging Local Plan Review in seeking to locate new development, where insufficient appropriate previously developed land is not available, on undeveloped land, and other land within existing urban areas, which is well located in relation to jobs, services and infrastructure, including land which is currently Green Belt.
- 5.2 It is respectfully submitted that, as recognised by the emerging Local Plan, there is insufficient previously developed or suitable land in the urban area to meet the housing needs of the Borough. Furthermore the redevelopment of existing housing areas will require new housing to be provided on Green Belt land throughout the plan period. The site is immediately available to assist this form of development, and could accommodate approximately 800 dwellings plus incidental uses.
- 5.3 The site lies on the edge of Glazebrook, in close proximity to the railway station and is large enough to generate shops, services and facilities. It is therefore considered that the site accords with the spatial policies of the emerging Local Plan review.

Character Impact

- 5.4 The main site lies either side of Bank Street and is well contained by existing physical features. Development of the site would be able to enhance the existing residential areas by effectively enlarge the community without detriment to the character of the area.
- 5.5 The wooded areas of the site sweep north west and south east around the site to create a natural boundary that would fit in well with the character of the area. Existing views into the site from the local roads are limited by this woodland.
- 5.6 Access into the site can be achieved from Bank Street and Glazebrook Lane.

- 5.7 The development would complement the existing residential areas by widening the existing range and choice of housing to meet local needs. It would also provide an element of affordable housing to the benefit of the existing local community.
- 5.8 It is submitted that the site could be developed for housing without detriment to the character of the area, and that it would represent the kind of Green Belt release envisaged by the emerging Local Plan without detriment to the purposes of Green Belt in the locality as a result of its containment by existing wooded areas and strong physical boundaries..

Location and Accessibility

- 5.9 National planning guidance indicated that a comfortable walking distance to local services is around 10 minutes walk, or 800 – 1600 m. This distance is also considered an appropriate area of search to assess access to public transport. It is considered that the site is well located in relation to community services and facilities. In addition because of its size it would be able to generate sufficient facilities to meet the needs of future residents.
- 5.10 The site has a good public transport and non-car mode links to a wide range of services and facilities as advocated by both national and local planning policies.

Physical and Social Infrastructure

- 5.11 There is adequate capacity in the physical infrastructure to accommodate the development. In particular the access into the site can meet the standards of the highway authority, and the adjoining highways can accommodate the traffic generated by the development.
- 5.12 The site is not recorded by the Environment Agency to be subject to flooding and there are adequate water services and drainage capacity. The site has limited biodiversity interest and this could be greatly enhanced.

- 5.13** The development of the site is unlikely to have a significant impact on the social infrastructure in the area.
- 5.14** The development of the site would help to sustain the existing services and facilities in the area, including schools and community facilities, and be capable of providing enhanced provision to the benefit of existing and future residents. It will also help sustain public transport services, which will also benefit the wider community.

6. CONCLUSION

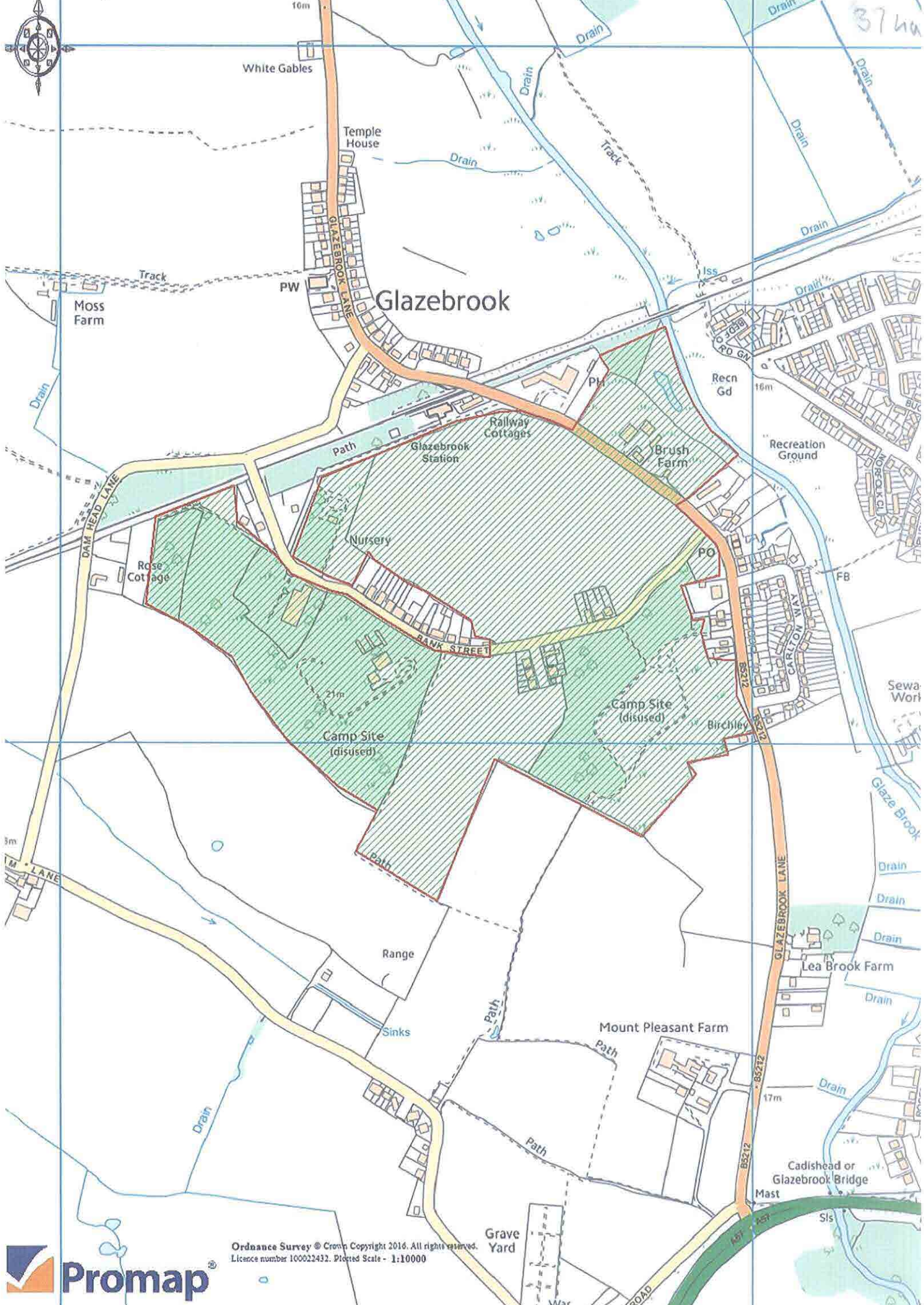
6.1 It is considered that the allocation of the land at Glazebrook for housing should be supported in the Local Plan for the following reasons:

- It is recognised that over the life of the Local Plan, Green Belt release will be required.
- Development of the site for housing would accord with the Core Strategy and emerging Local Plan locational policies.
- The site is well contained by durable boundaries.
- The site is located near to a range of services and has excellent public transport links.
- Existing and future residents will benefit from the provision of new affordable housing in the area.
- The site is physically capable of being developed in the short term.
- The site is available for development and its allocation would support the Council's housing requirement.

APPENDIX 1



3744



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<i>For Office Use Only</i>	
Date received:	
Scanned /Saved:	
Plotted:	
Site Ref:	
SHLAA Site Ref:	

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Please note this 'Call for Sites' is for five or more dwellings or economic development on sites of 0.25 ha (or 500sqm of floor space) and above, Gypsy, Traveller and Show People and Minerals and Waste sites.

The identification of sites does not imply that the Council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application.

Potential sites that have been identified will be further tested through the Plan-making process, including through the Spatial Distribution and Site Assessment Process, Sustainability Appraisal/Strategic Environmental Assessment, several stages of public participation and independent examination.

Please also note that all the responses and information received as part of the 'Call for Sites' will be published and made available for public viewing as part of the open and transparent Plan making process.

NOTE: Please read the accompanying guidance note [here](#) before completing this form and complete a **separate** form for each site that you are submitting to the Council.

Please return your completed form and any accompanying supporting material to Planning Policy, Warrington Borough Council no later than 5.00pm on Monday 05th December 2016.

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

By post: Planning Policy, Warrington Borough Council, New Town House, Buttermarket Street, Warrington, WA1 2NH

Should you require further advice and guidance on completing this form, please contact the Planning Policy Team by telephone on 01925 442841 or by e-mail to ldf@warrington.gov.uk

(1) Your Details

Please provide your contact details and those of your agent (if applicable). Where provided, we will use your Agent's details as our primary contact.

	Your details	Your Agent's details
Name		
Position		
Organisation		
Address		
Town		
Postcode		
Telephone		
Email address		

(2) Site Details

Please provide the details of the site you are suggesting. If you are suggesting more than one site, please use a separate form.

Name of site /other names it's known by	Land adjacent to 363 Warrington Road	
Address	363 Warrington Road	
	Culcheth	
	Town	Warrington
	Postcode	WA3 5JQ
Ordnance Survey Grid Reference	Easting :	Northing :
Site area (hectares)	2.83 Ha	
Net developable area (hectares)	2.4 Ha	
What is your interest in the site? (please tick one)	Owner <input type="checkbox"/>	Lessee <input type="checkbox"/>
	Prospective Purchaser <input checked="" type="checkbox"/>	Neighbour <input type="checkbox"/>
	Other <input type="checkbox"/>	Please state:

Please Note: It is essential that you provide a map showing the site's location and detailed boundaries for each submission.

(3a) Proposed future use(s)

Please indicate the preferred use that you would like the site to be considered for. Please also indicate any other uses you would consider acceptable. If you wish the site to be considered for a mix of uses, please tick all uses that apply.

	Residential	Gypsy & Travellers	Employment	Retail	Leisure	Other*
Preferred future use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternative future use(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential Capacity	houses: 70	Number of Pitches:	SqM	SqM	SqM	SqM
	or flats:					
Employment Use Class (E.g. B1)						
* If "Other", please indicate which use(s):						
Potential Density	30 dph					
	Has any design, viability, master planning work or other studies been undertaken for any proposed use?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

(3b) Proposed future use(s) - Minerals and Waste

Details:

(4) Site Ownership

Please record the site ownership details. If there are more than three owners, please record the fourth owner, etc. on a separate sheet. Please indicate the extent of individual landholding(s) on the site map.

If you do not know who owns the site, please state so below.

	Owner 1	Owner 2	Owner 3
Name			
Address			
	Town		
	Postcode		

Or: I do not know who owns the site

Has the owner (or each owner) indicated support for proposed redevelopment?

Please also record these details for the 4th and subsequent owners (where necessary).

Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Don't know	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Are there any Restrictive Covenants & Ransom Strips affecting the site?

No

(5) Market Interest

Please choose the most appropriate category below to indicate what level of market interest there is in the site:

		Any comments
Site is owned by a developer	<input type="checkbox"/>	
Site under option to a developer	<input checked="" type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	

(6) Site Condition

Please record the current use(s) of the site (or for vacant sites, the previous use, if known) and the neighbouring land uses.

Current use(s)	Grazing land with stables	
Neighbouring Uses	Housing, truck hire depot and agricultural land	
If vacant	Previous use(s)	
	Date last used	

What proportion of the site is made up of buildings, and what proportion is (open) land?

Proportion covered by buildings	<10 %	Proportion not covered by buildings	>90 %
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If there are buildings on the site, please answer the following questions:

How many buildings are there on the site?	1	buildings
What proportion of the buildings are currently in use?	% in use: 100	%
	% derelict:	%
	% vacant:	%
Are any existing buildings on the site proposed to be converted?	No	

For the **parts of the site not covered by buildings**, please answer these questions:

What proportion of the land is currently in active use?	100	%
What proportion is greenfield (not previously developed)?	100	% (A)*
What proportion is previously developed and cleared?	0	% (B)*
What proportion is previously developed but not cleared? (e.g. demolition spoil, etc.)	0	% (C)*

* A plus B plus C should add to 100%.

Please provide any additional comments on a separate sheet if necessary.

(7) Constraints to Development

Please tell us about any known constraints that will affect development for the proposed use, details of what action is required, how long it will take and what progress has been made.

Please use a separate sheet where necessary to provide details. If using separate sheets, it would be helpful to make reference there to the particular constraint, e.g (7)(e) – Drainage.

	Yes, No or Don't know	Nature and severity of constraint *	Action needed, timescales and progress	Confirmed by technical study or by service provider?	
				Yes	No
a) Land contamination	No	No constraint		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Land stability	No	No constraint		<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Mains water supply	Yes	No constraint		<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Mains sewerage	Yes	No constraint		<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Drainage, flood risk	No	No constraint		<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Tree Preservation Orders	Don't know			<input type="checkbox"/>	<input type="checkbox"/>
g) Electricity supply	Yes	No constraint		<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Gas supply	Yes	No constraint		<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Telecommunications	Yes	No constraint		<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Highways	Yes	No constraint		<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Ownership, leases etc.	No	No constraint		<input checked="" type="checkbox"/>	<input type="checkbox"/>
l) Ransom strips, covenants	No	No constraint		<input checked="" type="checkbox"/>	<input type="checkbox"/>
m) Other (Please provide details)	No	No constraint		<input checked="" type="checkbox"/>	<input type="checkbox"/>

(8) Site Availability

Please indicate when the site may be available

Excluding planning policy constraints, when do you believe this site could be available for development?

Immediately Yes (Note: to be "immediately available", a site must be cleared, unless being considered for conversions.)

If not immediately, please state when it could be available:

If the site is not available immediately, please explain why – e.g. the main constraint(s) or delaying factor(s) and actions necessary to remove these:

(9) Any Other Information

Please tell us anything else of relevance regarding this site if not already covered above that will ensure that it contributes positively to the achievement of sustainable development. Please use a separate sheet/s if necessary.

The land is visually well contained by surrounding development and existing landscape features. It is also well related to local facilities, including frequent bus services. In addition, the land is in a single ownership, has few site constraints and can make an early contribution to housing land supply; including the provision of affordable housing.

**Planning Policy– Warrington Borough Council,
New Town House, Buttermarket Street, Warrington, WA1 2NH**

ldf@warrington.gov.uk

01925 442841

This form is available in other formats or languages on request.