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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: No

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: No

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: N/A

Question 4

Do you agree with the new Local Plan Objectives?

Response: Yes

Question 5

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

Response: No

Question 6

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

Response: No

Question 7

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

Response: N/A

Question 8

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

Response: N/A

Question 9

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

Response: N/A

Question 10

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

Response: N/A

Question 11

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

Response: Yes – See Attached

Question 12

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

Response: N/A

Question 13

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

Response: Yes – Please See Attached

Question 14

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

Response: N/A

Question 15

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

Response: N/A

Question 16

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

Response: N/A

Question 17

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

Response: N/A



**WARRINGTON BOROUGH LOCAL PLAN – PREFERRED DEVELOPMENT
OPTION REGULATION 18 CONSULTATION (JULY 2017)**

SUBMISSIONS ON BEHALF OF

██████████

**RELATING TO LAND AT FIR TREE CLOSE, APPLETON, WARRINGTON
(LOCAL PLAN CALL FOR SITES REVIEW REF: R18/002)**

BY

**GOODWIN PLANNING SERVICES LTD
OLD CHURCH HALL, OLD COACH ROAD,
KELSALL, CHESHIRE, CW6 0QJ**

TEL: 01829 ██████████

FAX: -01829 ██████████

EMAIL: ██████████

OUR REF: SG-011-ST2

Goodwin Planning Services Ltd

Old Church Hall, Old Coach Road, Kelsall, Cheshire. CW6 0QJ

Tel: 01829 ██████████

Fax: 01829 ██████████

Email: ██████████

1. INTRODUCTION

- 1.1 Goodwin Planning Services have been instructed by [REDACTED] to submit representations in relation to the current Warrington Borough Local Plan Preferred Development Option Regulation 18 Consultation (July 2017). Comments are invited on the document until 29th September 2017.
- 1.2 Details have previously been submitted to the Council under the Site Proformas for Call for Sites and SHLAA. The site measures 2.8ha land bound by the M56 to the south and Fir Tree Close to the east. A site location plan is attached at **Appendix 1**.
- 1.3 The Council's assessment of the site as part of the previous SHLAA was as follows:-

“The site is accessed off a feeder road (Fir Tree Close) from the main A49 Tarporley Road and there is an existing access and track into the site that serves the existing agricultural buildings. The relatively flat in nature with some mature trees and hedge covering, the majority of the site is an agricultural field with some areas of hardstanding and there is a Group Tree Preservation Order to the south east of the site and half of the site is within the M56 AQMA 50m Buffer Zone.

The northern boundary of the site is formed by a track and field hedge with farm buildings and agricultural land beyond. The eastern boundary is with residential development, the southern boundary is with the M56 motorway and the western boundary is a field hedge with agricultural land beyond. The site is also in close proximity to the Strategic Road Network.

The assessment of the site in Green Belt terms concluded that the parcel of land makes a weak contribution”.

- 1.4 A copy is attached at **Appendix 2**.
- 1.5 Even on the assumption that the land was greenfield therefore, the Council concluded that the site makes a weak contribution towards Green Belt objectives. However, the assessment of the brownfield/greenfield nature of the site is in error. It refers to the land and buildings being used for agricultural purposes. Planning permission was granted for the change of use of the buildings and the land for the stabling of horses at the livery under planning permission 2008/12596. Our instructions are that the use was implemented following the grant of planning permission. The application site included the whole of the current representation site. The site therefore constitutes brownfield land. This fact was confirmed by [REDACTED] of the Planning Department in an email in 2010 (in relation to an earlier valuation dispute). A copy of the email correspondence is attached at **Appendix 3**.

2. THE NEED FOR ADDITIONAL HOUSING AND FOR A GREEN BELT REVIEW

2.1 The current consultation document acknowledges that there is a need to release additional land for housing and that this will require the release of land currently within the Green Belt. As a result, prior to producing the Preferred Option Consultation Document, the Council's Consultants prepared a Green Belt Assessment undertaking individual assessments of all the call for sites (as referenced above).

2.2 Paragraph 4.17 of the Consultation Document acknowledges that:-

“Despite maximising the capacity of the existing urban area, it is apparent that if Warrington is to meet the development needs arising from its growth aspirations, it can only do so through the release of Green Belt land to provide for 8791 homes and 251 hectares of employment land”.

2.3 We agree that, if the housing and employment needs over the plan period are to be met, there will need to be a release of land currently identified as Green Belt and that the special circumstances for such a release exist in the case of Warrington.

2.4 We note that the Council have assessed three options as follows:-

- Option 1 – Green Belt release only in proximity to the main Warrington urban area;
- Option 2 – Majority of Green Belt release adjacent to the main urban area with incremental growth in outlying settlements; and
- Option 3 – Settlement extension in one or more settlements with remainder of growth adjacent to the main urban area.

- 2.5 We support the Council's decision to pursue Option 2 which focuses Green Belt release adjacent to the main urban area with incremental growth in the outlying settlements as a preferred option. We note and agree with the Council's conclusion that this option has potential to contribute positively to the plan's objectives and that incremental growth in the outlying settlements could contribute to long term sustainability of local services and local businesses as well as promoting local housing choice and delivering a number of smaller sites in the earlier part of the plan period.
- 2.6 In this context the site subject to this representation constitutes brownfield land around an existing outlying settlement which would have the ability to contribute positively to longer term sustainability of local services and businesses in the Hatton area.
- 2.7 We also note the Council's five options in relation to the preferred main development locations and the choice of Preferred Option 2 of providing a garden city suburb to the south west of Warrington and a South West Extension. We agree that the general location of development proposed in these parcels and note that the current boundary runs approximately 1 field to the east of the A49 to the north of Junction 10 of the M56. The current objection site represents an area of brownfield land bound by the old A49 and Junction 10 which could be readily added to the Green Belt release in the light of its brownfield status and the fact that the Council acknowledge it makes a weak contribution to Green Belt objectives. The site is already occupied by buildings and has good access to Fir Tree Close leading onto the A49. The Council's SHLAA assessment suggests that the site could accommodate up to 30 dwellings and does not identify any significant constraints to residential development (other than the current Green Belt designation). The Agricultural Land Classification is Grade 3. The neighbouring uses are described by the Council as being "predominantly residential". The only potential constraint is that part of the site lies within

the Air Quality Management Area. However, this would not rule out the appropriateness of residential development over the whole site. The ability to provide significant landscaping to the boundaries with the M56 and with further land to the east would provide a visual benefit.

3. SUMMARY AND CONCLUSIONS

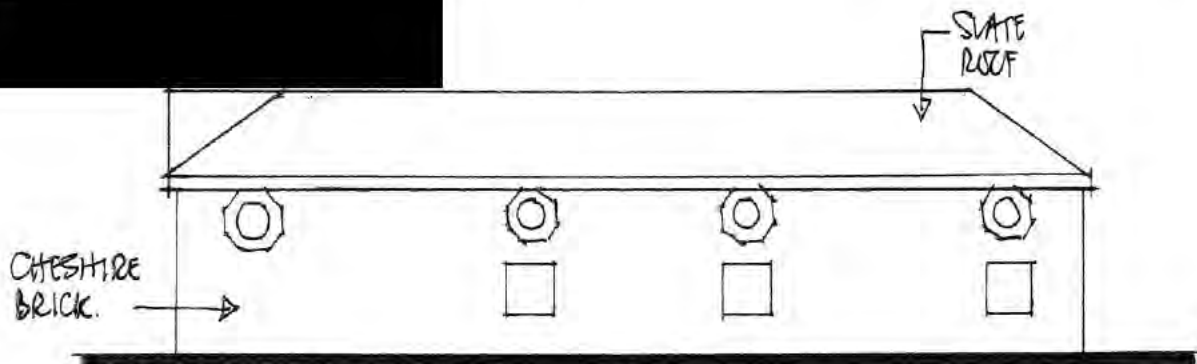
- 3.1 In summary we agree with the Council's assessment that, in order to meet housing needs over the plan period, there will need to be a significant release of Green Belt land and that the housing needs of the Borough represent the appropriate very special circumstances to justify a Green Belt review. We also agree with the Council's assessment of the contribution of the current site to Green Belt objectives as being low.
- 3.2 Whilst we agree with the Council's strategic location for proposed development to the south of Warrington, in our view this should be extended to include brownfield land on the opposite side of the A49 including the current proposed site.

Appendix 1

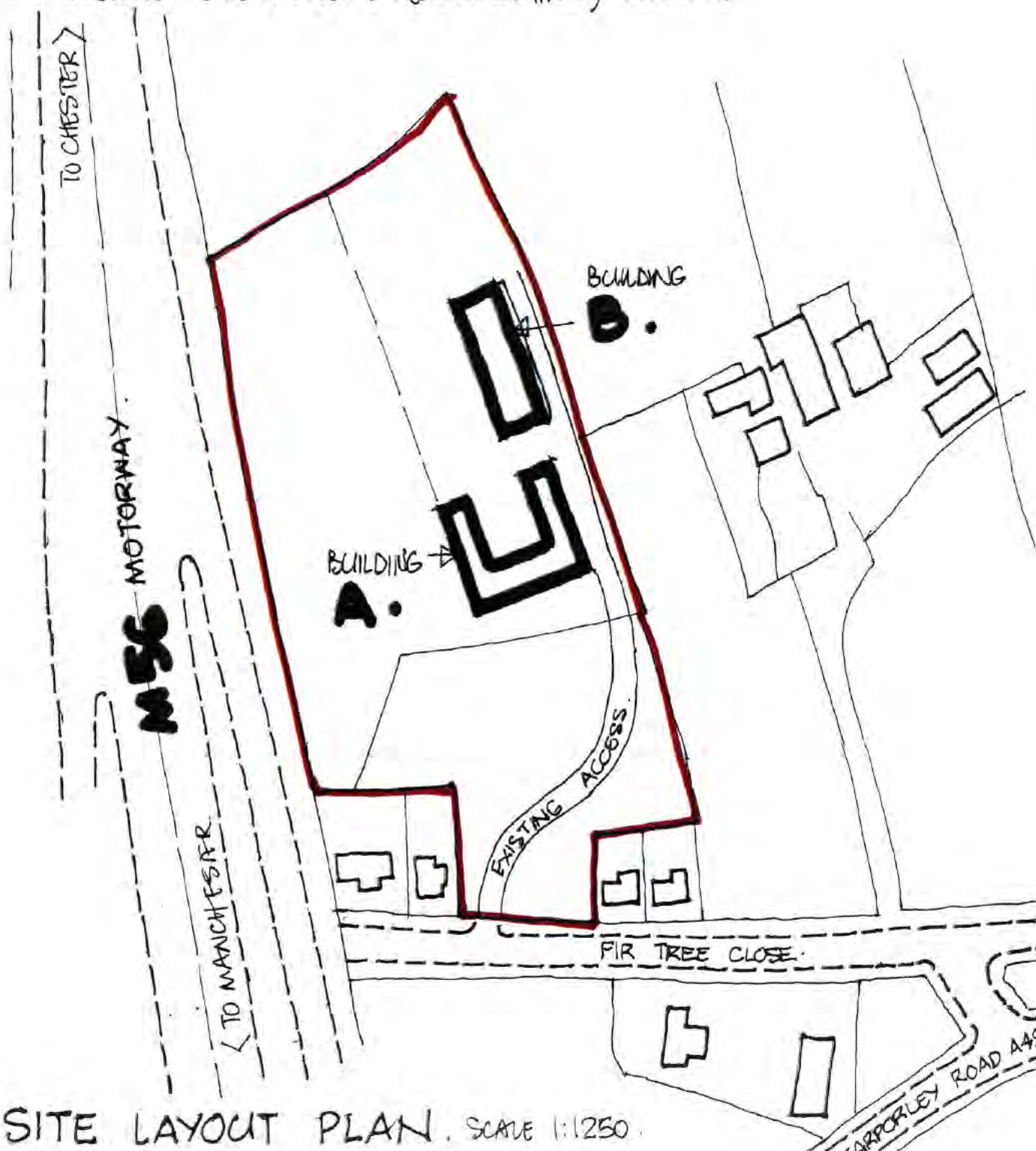
EXISTING PLANS AND ELEVATIONS
AGRICULTURAL BUILDING A. AT FIR TREE
CLOSE. STRETTON. WARRINGTON. CHESHIRE
FOR

DRG. NO.

JB/2012/6/3



NORTH ELEVATION. (SOUTH OPP. HAND) SCALE 1:100.



SITE LAYOUT PLAN. SCALE 1:1250.

Appendix 2



WARRINGTON
Borough Council

(Part)

Warrington Borough Council Local Plan

Site Proformas - South

Site Proformas for Call for Sites Responses and SHLAA Green Belt Sites

July 2017



Site Reference: **R18/002**

Site Name: **Land at Fir Tree Close / M56**

Settlement Profile: **South Warrington**

Date of site visit: 14/03/2017

Ward: **Appleton**

Owner / Developer / Promoter: 

Agent: **Goodwin Planning Services Ltd**

Site submitted by: **Goodwin Planning Services (Agent)**

Submitted Site Area (Hectares): **1.1**

Council measured Site Area (Hectares): **2.8**

Greenfield or Brownfield: **GF**

Preferred Use for Site: **Housing**

Preferred Use Comments

The site was submitted as part of the Call for Sites as a site for residential development.

Residential

Dwelling Total Submitted: **30**

Council assumed 30dph Total: **0**

Employment

Employment Site Area: **0**

Employment Floor space (sqm): **0**

Council assumed 35% Plot Ratio (sqm): **0**

Local Plan Review Call for Sites Proforma

Constraints

Floodzone 2: **No**

Floodzone 3: **No**

Green Belt: **Yes**

TPO Issues: **Yes**

Nature Designations: **None**

Conservation Areas: **No**

Statutory Listed Buildings: **No**

Locally Listed Buildings: **No**

Area of Archaeological Assessment: **No**

Scheduled Ancient Monuments: **No**

Strategic Road Network Access: **Site adjacent to M56**

Local Highway Access: **Fir Tree Close**

Access comments: **Only accessed from Fir Tree Close**

Neighbouring Uses: **Predominantly residential.**

Air Quality Management Areas: **Yes**

Agricultural Land Classification: **3**

Potentially Contaminated Land: **No**

Hazardous Installation Zone: **No**

Public Rights of Way: **No**

Green Belt Assessment

General Area Assessment Parcel Reference: **13**

General Area Assessment Parcel Result: **Strong**

Green Belt Parcel Reference: **R18/002**

Green Belt Parcel Result: **Weak**

Local Plan Review Call for Sites Proforma

Site Comments

The site is accessed off a feeder road (Fir Tree Close) from the main A49 Tarporley Road and there is an existing access and track into the site that services existing agricultural buildings. Relatively flat in nature with some mature tree and hedge covering, the majority of the site is an agricultural field with some areas of hardstanding and there is group Tree Preservation Order to the south east of the site and half of the site is within the M56 AQMA 50m Buffer Zone.

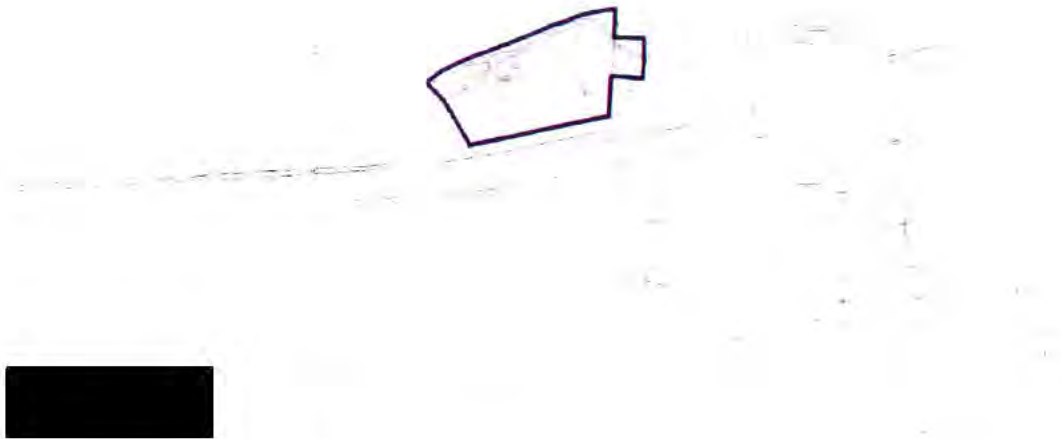
The northern boundary of the site is formed by a track and field hedge with farm buildings and agricultural land beyond, the eastern boundary is with residential development, the southern boundary is with the M56 Motorway and the western boundary is a field hedge with agricultural land beyond. The site is also in close proximity to the Strategic Road Network.

The assessment of the site in Green Belt terms concluded that the parcel of land makes a weak contribution.

Local Plan Review Call for Sites Proforma

Figure 1: Site Boundary R18/002

R18/002



Appendix 3

[REDACTED]

Sent: 22 November 2010 13:57
Subject: Fw: Land at Fir Tree Close, Stretton
Hi [REDACTED]

Email from [REDACTED] (Planning Officer at Warrington BC) confirming the planning permission relates to all of the land and to both buildings.

Regards

[REDACTED]

----- Original Message -----

From: [REDACTED]
To: [REDACTED]
Sent: Monday, November 22, 2010 1:25 PM
Subject: RE: Land at Fir Tree Close, Stretton

Thanks for your previous e-mail. Sorry for not responding earlier.

Looking at the planning application forms, plans and decision notice, I would say that planning permission 2008/12596 granted planning permission for the use of the land and the existing buildings, (rather than any one particular building only). In this respect:

The planning application forms include:

- a) the description of development on the planning application form states "change of use of existing buildings to use for DIY livery"
- b) the plans submitted with the planning application refer to "agricultural buildings"
- c) the site layout plan (submitted with the planning application) indicates that the planning application site (edged in red) includes buildings A and B
- d) letters submitted as part of the planning application refer to change of use of existing buildings to stables
- e) letters sent by Warrington Borough Council (forming part of the planning application) refer to "change of use of existing buildings to stables"
- f) Warrington Borough Councils' committee report refers to the change of use of existing stables and the report describes the site as containing "two large existing barns contained within the site which lies adjacent to the M56". The report also states that "the proposal seeks permission to change the use of the existing buildings to DIY livery stables". The report refers to buildings throughout, rather than building.

Hope that's OK. Just bear in mind that the above represents my own professional opinion.

-----Original Message-----

From: [REDACTED]
Sent: 10 November 2010 16:46
To: [REDACTED]
Subject: Fw: Land at Fir Tree Close, Stretton

----- Original Message -----

From: [REDACTED]
To: [REDACTED]
Sent: Tuesday, November 09, 2010 10:58 AM
Subject: Fw: Land at Fir Tree Close, Stretton

>
>> Hi [REDACTED]
>>
>> We are having some difficulties in relation to a valuation of the
above
>> site. A third party has alleged that planning permission 2008/12596
>> which
>> granted consent for the "change of use of existing buildings to DIY
>> livery
>> stables" does not relate to the whole site and is restricted to only
1
>> building. This is despite the area edged red clearly relating to the

>> whole
>> site (drawing number JB/2008/2/2A) and also despite the application
forms
>> and the Decision Notice clearly referring to buildings (plural)
rather
>> than
>> singular. In my view the planning permission grants consent for the
>> whole
>> site to be used as part of the DIY livery stables and the consent is
not
>> limited to any particular building on the site.
>>
>> I would be grateful if you would come back to me just to confirm that

>> this
>> is also your reading of the planning permission.
>>
>> Regards
>>
>> [REDACTED]
>>
>> GOODWIN PLANNING SERVICES CONFIDENTIALITY NOTICE
>> This electronic transmission is strictly confidential and intended
solely
>> for the addressee. It may contain information which is covered by
legal,
>> professional or other privilege. If you are not the intended
addressee,
>> you

>> must not disclose, copy or take any action in reliance of this
 >> transmission.
 >> If you have received this transmission in error, please notify us as
 soon
 >> as
 >> possible.
 >> Goodwin Planning Services, Old Church Hall, Old Coach Road, Kelsall,
 >> Cheshire, CW6 0QJ Tel: [REDACTED]
 >>
 >>
 >>
 >

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