

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

Dear Sirs

RE: WARRINGTON LOCAL PLAN REVIEW PREFERRED DEVELOPMENT OPTION REPRESENTATIONS ON BEHALF OF DUCHY HOMES LTD

This representation has been prepared by Barton Willmore, on behalf of Duchy Homes Ltd, in response to the Preferred Development Option of the Warrington Local Plan Review ("Local Plan Review").

The current consultation provides the first opportunity to comment on the Council's proposed strategy for the future development of the Borough up to 2037. This follows the Local Plan scoping exercise undertaken in late 2016.

Our Client has land interests at Kenyon Lane Nursery, Kenyon Lane, Croft which it is promoting for redevelopment (for housing).

Our Client welcomes the opportunity to comment on the Preferred Development Option, and they are supportive of the Council's intentions to advance a Local Plan Review following the quashing of the Borough-wide housing requirement previously set out within the Warrington Core Strategy.

Our Client considers the Local Plan Review to provide a critical component of the statutory development plan. Owing to the lack of an up-to-date housing requirement, the Warrington development plan for Warrington is, at present, incomplete and would fail to support the social and economic objectives of the Council. Its planned adoption over the next 18-24 months is therefore important in order to delivery housing and economic growth in the Borough. In the meantime, our Client would encourage the Council to look positively on planning applications which make a positive contribution to the housing and economic needs of the Borough.

The proposed housing requirement of 1,113 dwellings per year (as set out in the Preferred Development Option) is supported by our Client. This is considered to provide sufficient housing to deliver the demographic and affordable housing, and help to address local market signals. Its delivery will help to support the continued economic prosperity of the Borough as a key location within the North West region and Northern England for jobs. The adoption of the proposed housing requirement will help provide for a significant boost in housing land supply in contrast with current completion rates and the previously adopted housing requirements of the Borough, and as such is considered



by our Client to align with paragraph 47 of the National Planning Policy Framework ("NPPF"). However, its implementation must not be treated as a cap by the Council in order to be fully consistent with the national policy.

The Council accepts that in order to accommodate the future development needs of the Borough, there will be a need to review and release land for development from the Green Belt. Our Client supports this conclusion, especially given the findings of the supporting evidence base to the Local Plan which identifies a significant gap in land availability between the assessed urban capacity of the Borough and the identified housing requirement.

An urban orientated approach towards development is applied by the Council, with around 95% of new development provide for through the Plan to be delivered on sites within or adjoined to the Warrington Urban Area. Our Client does not doubt that the Warrington Urban Area provides for a sustainable and logical location in which to develop a large proportion of the future development needs of the Borough, but it is unclear how the 95%/5% split between the urban and rural areas has been derived.

The evidence which is said to support this comprises the settlement profiles papers produced by the Council. However, upon examination of this evidence it remains unclear how the scenarios tested have been derived, and what response their adoption would have in addressing the rural housing needs of the Borough. Instead, the scenarios appear to be based on sites submitted to the Council through the Call for Sites process, with conclusions subsequently justified on the Council's view on what pattern of growth would be sustainable.

Our Client considers that the Council should revisit this matter. The Council should consider what proportion of the future assessed housing needs of the Borough originate in rural areas, and arrive at a level of growth for these areas which would respond to evidence of need and demand in these areas, but would also provide for a sustainable pattern of development.

Croft is one of seven outlying settlements identified for housing growth. Our Client with the Council's assessment that Croft:

- Is a settlement which is capable of accommodating new housing during the plan period;
- Is a suitable location at which to accommodate new housing; and
- Has capacity to accommodate new development sustainably.

It is noted that no decisions have yet been made by the Council in determining how the growth needs of these outlying settlements, in terms of sites or exacting proportions at this stage, will be met. It is understood that the Council will engage in this process following the closure of the current consultation exercise.

With this in mind, our Client wishes to submit their land interests at Kenyon Lane Nursery, Kenyon Lane, Croft for consideration as part of this process.

A Site Location Plan is submitted alongside this representation to illustrate where the Site is situated, and its relationship to its surroundings.

The Site extends to an area of 1ha and holds a capacity for between 10-15 dwellings. The Site currently features a number of structures which form part of the longstanding uses on the Site. Therefore, unlike many other potential sites in Croft, the Site is already largely built-up and could not be found to fulfil a role in protecting the countryside from urban encroachment. As such, the Site provides the opportunity to deliver a proportion of the identified development needs of Croft in

a location which would have a limited impact on the countryside and perceptible loss of Green Belt, and thus help to retain more sensitive locations from development elsewhere in the area.

Our Client also notes that the Site does not adjoin a large urban area, would not result in the coalescence of two settlements, and is not within the setting of a historic settlement. The Site is not therefore considered to fulfil an important role or function in the Green Belt, and as such is considered suitable for development (as previously developed land).

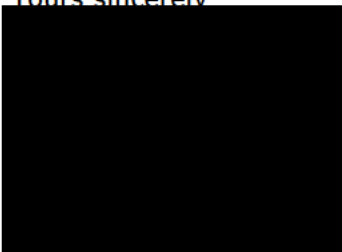
The Site is well-contained by its surrounding features, which restrict views into and from the Site of the wider open countryside. To the north of the Site is the existing Manchester to Liverpool (via St Helens) railway line, with existing residential dwellings located to the east fronting onto Kenyon Lane. Access to the Site provided by Kenyon Lane which has potential for limited widening. Kenyon Lane is a country road featuring a dividing centre line and a wide pavement on the same side of the Site. The road is subject to a 30 mph speed limit.

Our Client also has interests in land located to the north of the site situated between it and the existing railway. This area could potentially provide for area of ecological and landscape enhancements.

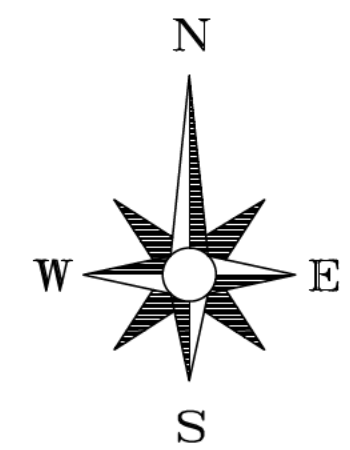
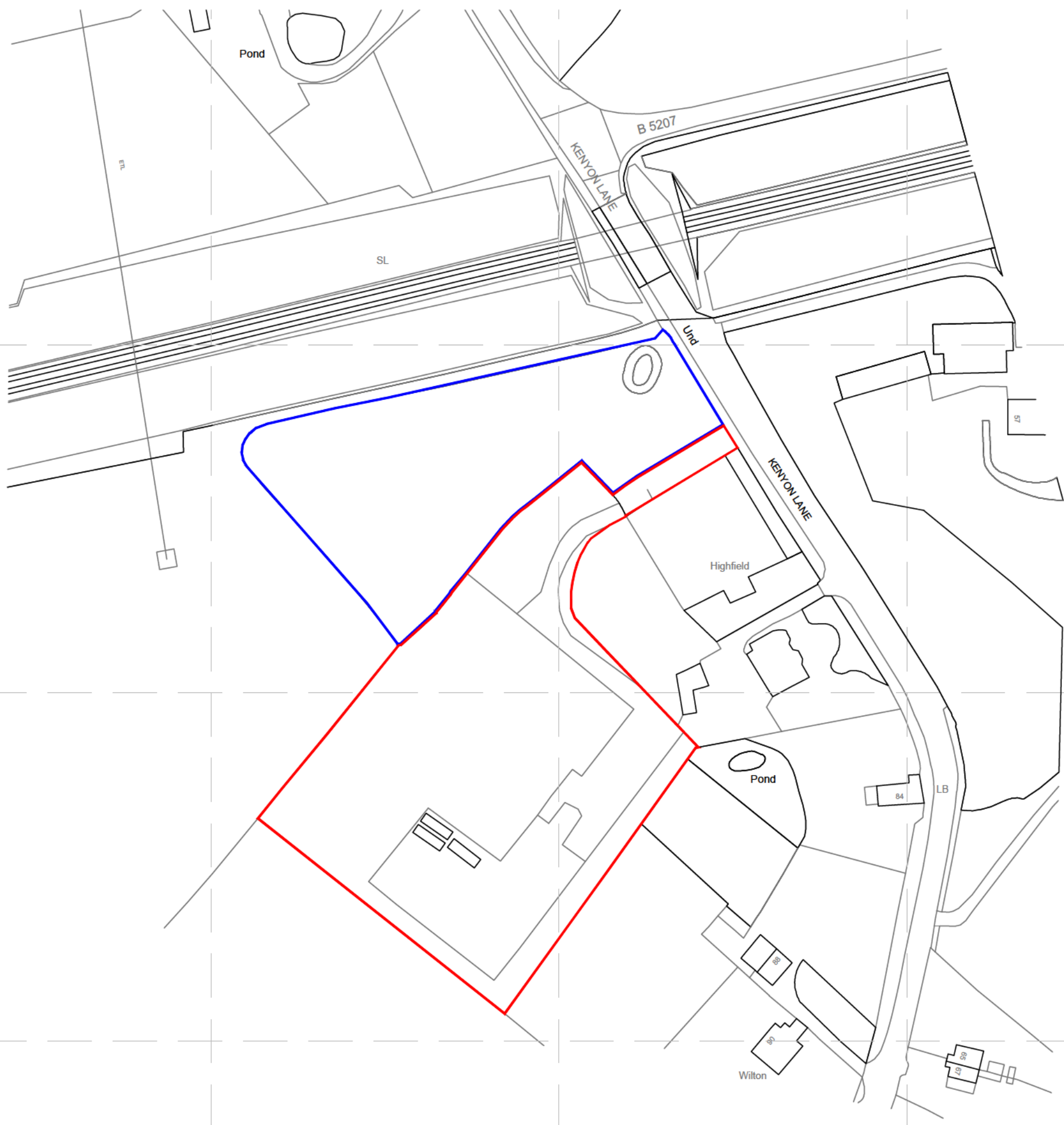
Taking the above into account, it is considered that our Client's land interest at Kenyon Lane Nursery, Kenyon Lane, Croft provides a suitable and sensitive Site on which to meet some of the future housing needs of Warrington. The redevelopment of brownfield sites in the Green Belt should be afforded full and proper consideration by the Council in view of the potential valuable contribution they can make to development needs, and in some cases reduce pressure on greenfield, Green Belt (albeit acknowledging that some greenfield, Green Belt release is inevitable and required).


Our Client welcomes the opportunity to make and submit representations to the Preferred Development Option of the Warrington Local Plan Review. Our Client wishes to be kept informed of future progress in relation to the Warrington Local Plan Review.

Yours sincerely



Encls. Land at Kenyon Lane Nursey, Kenyon Lane, Croft Location Plan



<p>project Kenyon Lane, Croft WA3 4AX for Duchy Homes Limited title Location Plan</p>	<p>status Planning scale 1:1250 at A3 drawing no. 16-DH14-LP01</p>	<p>date 23.11.16 drawn by DJC checked by DJC</p>	 <p>Duchy Homes Ltd Manchester Business Park 3000 Aviator Way Manchester M22 5TG</p>
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