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Warrington Borough Council

Local Plan

Preferred Development Option

Regulation 18 Consultation

Standard Response Form

July 2017

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1: Contact Details (Compulsory)

Title: ■

First Name: ■

Last Name: ■■■■

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(please mark correspondence: FAO ■■■■ ■■■■)

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Which best describes you? (tick ✓ one option only)

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29 September 2017

EPP ref: 17-316

██████████
██████████
████████████████████

Dear Sir or Madam

Re: Representations to the Preferred Options consultation – Land at Chester Road, Higher Walton

We are instructed by our client, ██████████ to make representations to the Regulation 18 consultation currently being conducted by Warrington Borough Council. The representations relate to his site known as the land at Runcorn Road. The site is a greenfield, triangular parcel of land bounded to the south and east by Runcorn Road and Chester Road respectively. It is bounded to west by woodland and to the north by residential development. The site falls within the proposed South Western Urban Extension, and is currently designated as forming part of the proposed 'Strategic Green Corridor' within it.

We make initial comments to the consultation administration in the first instance. The plans provided as part of the package of online documents are of a poor quality and extremely low resolution. This has led to some ambiguity in establishing the extent of proposed allocations as well as the proposed uses within them.

Furthermore, it was apparent that the plans provided online were of a lower standard than those provided at the drop-in sessions at various locations throughout the borough. Numerous requests were made for higher resolution plans, but none have been provided by the authority. This is contrary to guidance set out in NPPG paragraph 010 (Reference ID: 12-010-20140306) which states that:

"Where sites are proposed for allocation, sufficient detail should be given to provide clarity to developers, local communities and other interests about the nature and scale of development (addressing the 'what, where, when and how' questions).

The policies map should illustrate geographically the policies in the Local Plan and be reproduced from, or based on, an Ordnance Survey map."

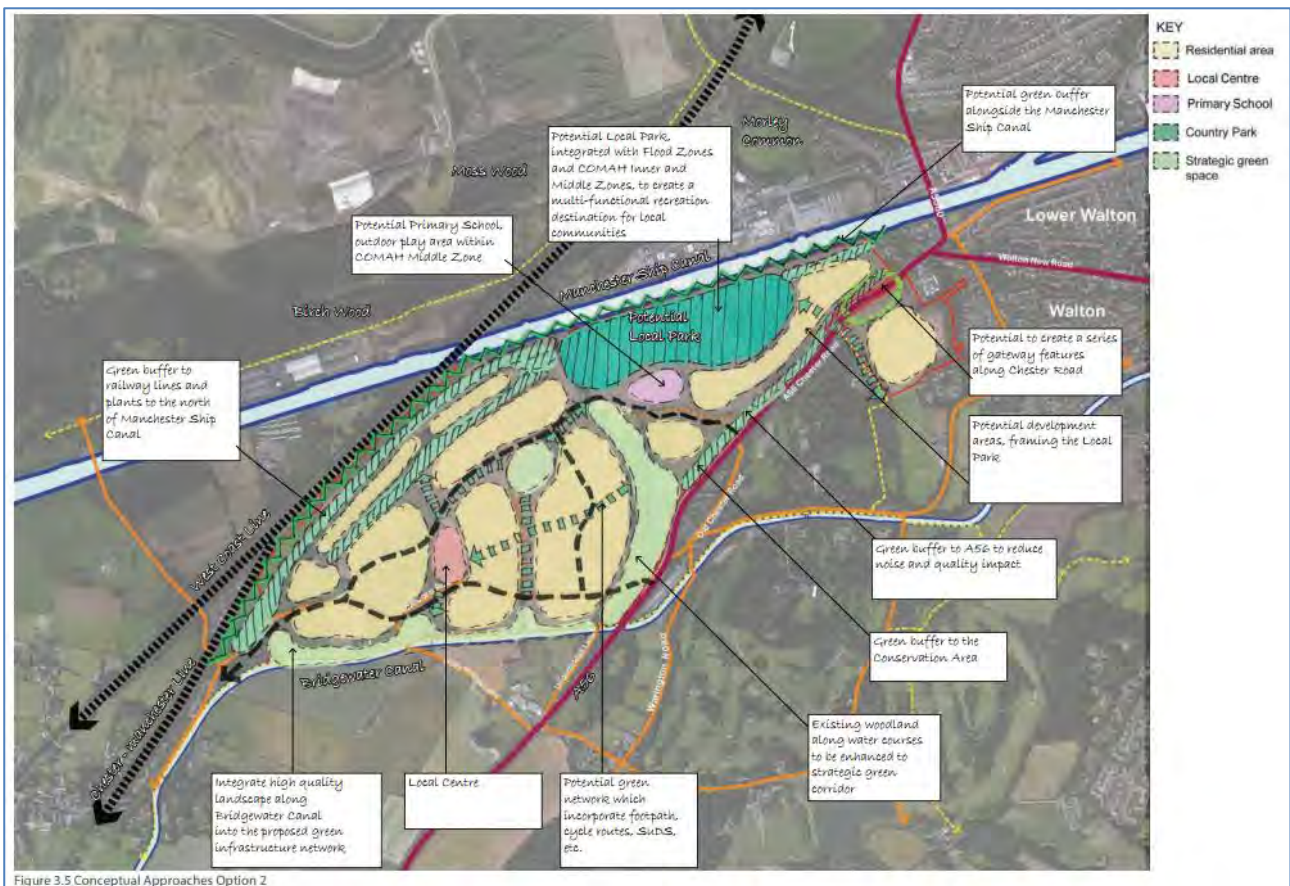
The discrepancy between the plans available online and those available at consultation events is contrary to the above. This submission is therefore made following a review of the best information available to us.

Notwithstanding the above, the representations are made on the following two grounds:

1. Our client broadly supports the allocation of his site within the proposed South Western Urban Extension; and
2. However, our client objects to the inclusion of his site in the proposed 'Strategic Green Corridor', as it is suitable, available and achievable for residential development.

We broadly support the allocation of the South Western Urban Extension in principle, and broadly welcome the authority's commitment to delivering housing in the borough. However, we do have concerns in terms of the anticipated timescales for delivery, particularly due to the constraints relating to infrastructure requirements and developable area.

Our client's site is currently designated as being within the proposed 'Strategic Green Corridor'. This site is a logical omission from the proposed green corridor. It is available in the short term and could make a modest contribution towards addressing the identified housing supply shortfall. The site benefits from good access, and we are not aware of any issues relating to land contamination, trees, topography or ecology that could not be mitigated by any proposed residential scheme. Furthermore, it is in Flood Zone 1 on the Environment Agency flood risk map, which means that it has a low probability of flooding. The site comprises the southern end of the proposed green corridor along Chester Road:



To conclude, the site is suitable, available and achievable for residential development, and we agree with its proposed release from the Green Belt. However, it is considered that the site could make a contribution towards achieving the very high housing requirement in the borough, and could potentially come forward in the short term. Furthermore, it could assist with maximising the developable area of the South Western Urban Extension, which has potential constraints in this

respect due to the chemical works to the north and the potential link road. Therefore, it should be removed from the proposed 'Strategic Green Corridor' and allocated for residential development on this basis.

This concludes our representations. Should you have any further queries, please do not hesitate to contact me or my colleague, [REDACTED]

Yours sincerely
Emery Planning

[REDACTED]
Consultant

Enc: Site location plan

MAGiC Land at Runcorn Road, Walton - Location Plan



Legend

Projection = OSGB36

xmin = 358200

ymin = 384500

xmax = 360700

ymax = 385700



Map produced by MAGiC on 29 September, 2017.
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