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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:**

We believe that the Preferred Option overstates the ability of the various major developments planned in and around Warrington to meet future housing requirements - particularly in the early years of the Plan period.

The Preferred Option should allow for a greater contribution from residential development via green belt land releases around the Outlying Settlements in order to minimise the risk of housing delivery targets not being met.



### **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:**

We act for ATM Landmark, the owners of the site on the attached plan. Part of the site directly adjoins the urban area and beyond this the area of land which immediately adjoins the Green Belt is currently in lawful use for open storage of caravans which detracts from its Green Belt allocation.

We support the preferred option which defines an approximate number of homes to be accommodated on Green Belt in the outlying settlements. The settlement profile for Lymm identifies the opportunity to provide up to 500 homes which could enable sustainable development within Lymm whilst respecting the overall Green Belt and settlement character objective.

The development of this site would remove the non-conforming use and allow for a rounding-off of the Green Belt boundary without a significant or harmful incursion into open land. It would also allow for views across the adjoining fields towards the listed church to be opened-up.

The site is adjoined to the north and east by parcels of land which have been proposed for development in the 'call for sites'. If these sites were to be released from the Green Belt, our client's site would be surrounded by development and would no longer meet any of the purposes of Green Belt designation.

We confirm that the land is available for development and represents an excellent site for residential use. It is in a sustainable location adjacent to the school and in easy walking distance to the village centre. The site represents an excellent opportunity for residential development to assist in meeting Warrington's significant housing requirement, particularly in the early part of the Plan period.

## 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:**



rev.	notes	date
A	Red line boundary amended	19 06 17
B	Red line boundary amended	23 06 17
C	Generally revised	30 08 17

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Land at Raven Bank House  
 Lymm  
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 ATM Landmark

**Site Location Plan**

Project No 1587 Drawing No 1587 PL 001 Rev No C Size A3

Scale 1:2500 Drawn By JRN Checked By KMS Date 30/08/2017

**PLANNING**

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