

Internal Use Only	
Date Received:	
Acknowledged by:	
Recorded by:	



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:

Please see attached representation

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:

Please see attached representation

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:

Please see attached representation

Question 4

Do you agree with the new Local Plan Objectives?

Response:

Please see attached representation

Question 5

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

Response:

Please see attached representation

Question 6

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

Response:

Please see attached representation

Question 7

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

Response:

Please see attached representation

Question 8

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

Response:

Please see attached representation

Question 9

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

Response:

Please see attached representation

Question 10

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

Response:

Please see attached representation

Question 11

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

Response:

Please see attached representation

Question 12

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

Response:

Please see attached representation

Question 13

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

Response:

Please see attached representation

Question 14

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

Response:

Please see attached representation

Question 15

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

Response:

Please see attached representation

Question 16

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

Response:

Please see attached representation

Question 17

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

Response:

Please see attached representation

<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.

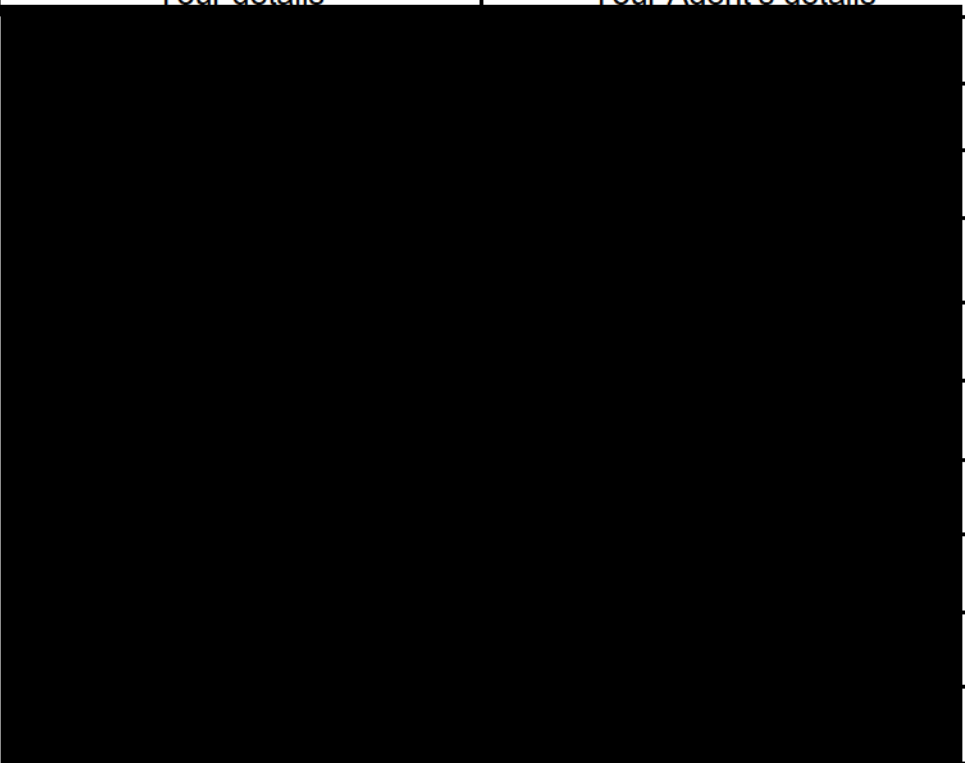
By e-mail: ldf@warrington.gov.uk

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 west of Haresfield	
Address	Stockton Lane	
	Town	Grappenhall
	Postcode	WA4 3HQ
Ordnance Survey Grid Reference	Easting :	Northing :
Site area (hectares)	0.67	
Net developable area (hectares)	0.67	
What is your interest in the site? (please tick one)	Owner <input checked="" type="checkbox"/>	Lessee <input type="checkbox"/>
	Prospective Purchaser <input 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: 20	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 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			
<u>Or:</u> 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 4 th 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.		

(5) Market Interest		
Please choose the most appropriate category below to indicate what level of market interest there is in the site:		
		<i>Any comments</i>
Site is owned by a developer	<input checked="" type="checkbox"/>	
Site under option to a developer	<input 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)	Equestrian	
Neighbouring Uses	Residential / Sports Field	
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	0	%	Proportion not covered by buildings	100	%
---------------------------------	---	---	-------------------------------------	-----	---

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

How many buildings are there on the site?	0	buildings
What proportion of the buildings are currently in use?	% in use: n/a	%
	% 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 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	Yes	Road closure (gate) controlled by local highways authority.	Would require TRO to reopen public highway.	<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 - 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.

Please refer to separate representation.

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

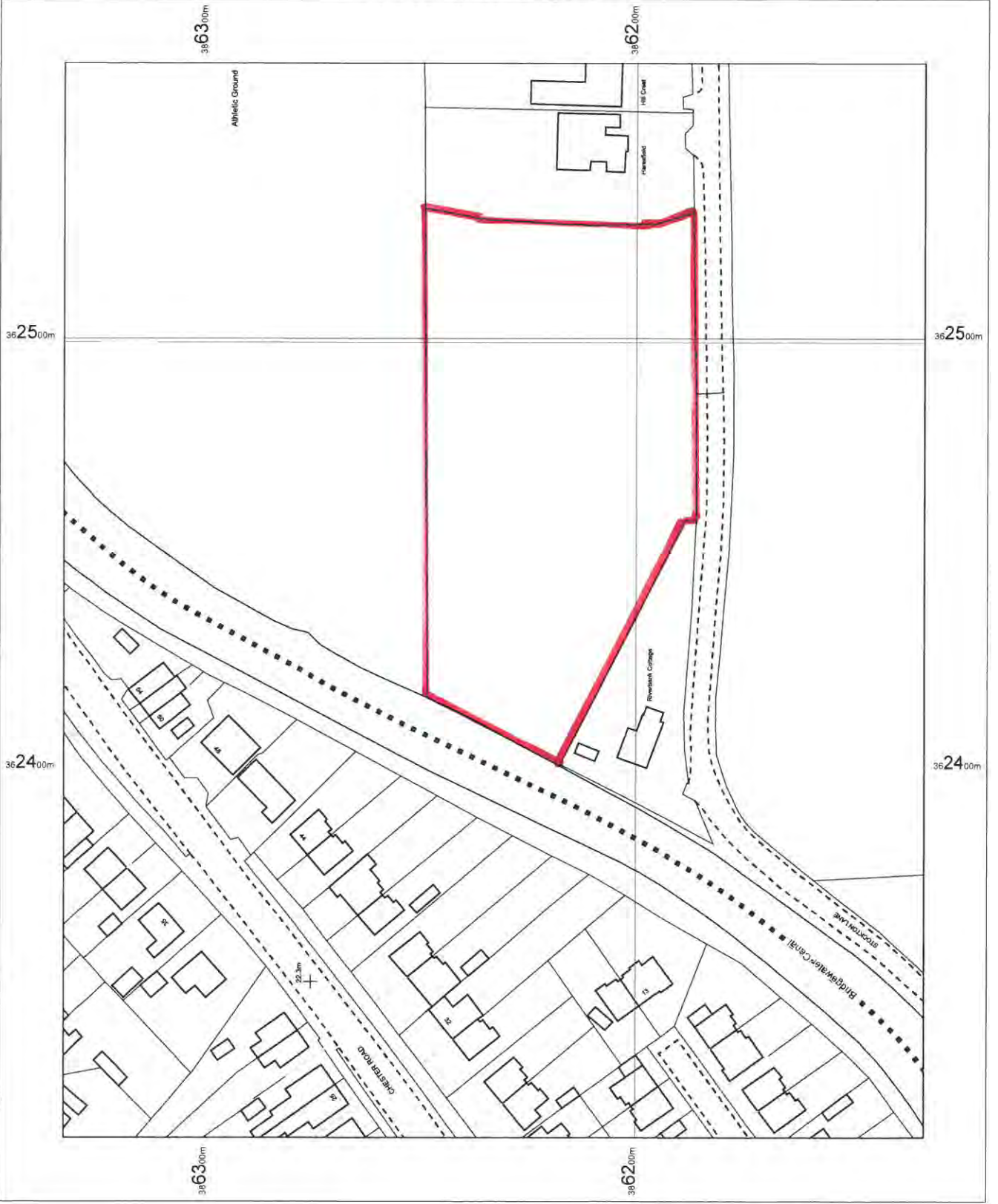
ldf@warrington.gov.uk

01925 442841

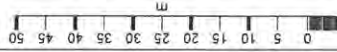
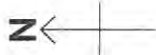
This form is available in other formats or languages on request.

Plan Ref. DP1

Land adjacent Haresfield



Land adjacent to
Haresfield,
Stockton Lane,
Warrington
WA4 3HQ



OS MasterMap 1250/2500/10000
scale
30 June 2016. ID: CM-00541492
www.centremapslive.co.uk
1:1250 scale print at A4. Centre:
362439 E, 386233 N
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CHARTERED TOWN PLANNERS

INCORPORATED 1970

**WARRINGTON BOROUGH COUNCIL
LOCAL PLAN PREFERRED OPTIONS
CONSULTATION RESPONSE**

Description:

Representations to the Warrington Borough Council emerging Local Plan Preferred Option Consultation

On behalf of:

[REDACTED]

Date :

September 2017



Introduction

1. This representation is submitted on behalf of [REDACTED]
[REDACTED] The site is Land West of Haresfield, Stockton Lane, Grappenhall, WA4 3HQ.
2. This representation considers the proposed release of land west of Haresfield from the Green Belt and its identification for development as part of a proposed “Garden City Suburb” to the south east of Warrington. These representations do not relate to the wider proposal or strategy for the development of a “Garden City Suburb” in this part of Warrington but concern themselves specifically with the release of land west of Haresfield, together with other land north of Stockton Lane from the Green Belt.
3. The representations conclude that land west of Haresfield, in combination with surrounding land, is a suitable location for development, and can contribute towards meeting the development needs of Warrington over the plan period.
4. A site location plan (DP1) and plan of land north of Stockton Lane (DP2) have been included with these representations to identify the site for officer’s understanding and consideration.

Site Description

5. The site is a parcel of land measuring approximately 0.67 hectares currently used as pasture located on the north side of Stockton Lane immediately to the west of Haresfield, a two storey detached property. To the west of the site is Riverbank Cottage, a two storey house situated adjacent to the Bridgewater Canal. To the north is further pasture land before arriving at the Bridgewater Canal.
6. The wider site of land north of Stockton Lane is bordered by the Bridgewater Canal to the north, west and east and by Stockton Lane to the south. The site currently incorporates residential dwellings, pasture land and a sports club with associated facilities.
7. The subject site and wider area are relatively flat. and has an access track direct off Stockton Lane which was implemented following approval in September 2016.



Justification for greenbelt release

8. Warrington Council has undertaken a review of the Green Belt and the subject site, together with surrounding land, is considered suitable for release from the Green Belt. This position is supported by these representations in specific reference to land north of Stockton Lane and it is considered that this area of land is suitable for release from the Green Belt.
9. Paragraph 83 of NPPF identifies that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. Warrington's adopted Local Plan was subject to a successful High Court Challenge in respect of the Council's proposed housing requirement of 500 dwellings per annum. Following this legal challenge, the Council has decided to review the whole plan and on this basis has now identified an increased housing requirement of 1,113 dwellings per annum. In the setting of this new housing requirement and NPPF's necessity in paragraph 47 to boost significantly housing supply there is insufficient available and deliverable land outside the Green Belt to provide for the housing requirement of the Borough. The lack of existing land, and the need to provide housing, provides the necessary exceptional circumstances to justify the release of Green Belt land for development.
10. In the setting that Green Belt release is necessary it is considered that the site subject of these representations is suitable for release together with other land to the north of Stockton Lane. It is considered that the parcel of land contained between Stockton Lane and the Bridgewater Canal would represent a logical and acceptable release when assessed against the five main purposes of Green Belt as defined in paragraph 80 of NPPF. This is considered in further detail below.
11. The release of land identified would not result in further sprawl of any large built up areas. The land in question already accommodates development fronting Stockton Lane including residential uses and a sports club. The release of this land would serve to essentially provide for the development of land within the parcel which is not already developed.
12. The parcel of land identified is located on the southern edge of Warrington. There is no significant settlement for a considerable distance with Grappenhall Heys located approximately 150 metres to the south which will remain separated from the subject site and parcel by green fields. Notwithstanding this Grappenhall Heys Could not reasonably be considered a town in the setting of NPPF. The release of the parcel identified will not result in the merging of neighbouring towns.



13. The parcel identified is well contained by the Bridgewater Canal and Stockton Lane. The release of this site would not justify further encroachment into the Green Belt. The parcel has a clearly defined boundary formed by Stockton Road. Stockton Road provides a durable, defensible boundary which would protect the Green Belt beyond from any future encroachment. The release of this parcel of land would not necessitate further encroachment into the Green Belt.
14. The Green Belt in this location is not in proximity to any historic town of note and therefore there will be no implications for the setting of any historic towns.
15. Warrington Council has identified that there is insufficient land outside of the Green Belt to accommodate the authority's development requirements. The fifth purpose of the Green Belt is to assist in urban regeneration and encourage the recycling of derelict land. Clearly there is a need to find additional land to previously developed sites within Warrington. As such, in this context, this purpose cannot be considered relevant.
16. It is considered that there is justification for Green Belt release and that the parcel identified would be a suitable site, as identified by the Council. It is on the edge of the existing urban area, well contained and will not conflict with the purposes of including land in the Green Belt.

Sustainability

17. It is considered that the subject site is in a sustainable location with easy access to a range of services and facilities.
18. Stockton Heath District Centre is approximately one kilometre to the north west of the subject site with a continuous footpath running between the two. Stockton Heath provides all the services one would expect at a District Centre including shops, post office and church. Closer to the site is Cobbs Local Centre 800 metres to south west on Bridge Lane providing a smaller range of facilities and services.
19. The nearest primary school is The Cobbs Infants School, Wood Lane located approximately one kilometre to the west. Bridgewater High School on Broomfields Road is the closest non-denomination secondary school is approximately 1.5 kilometres to the south west.



20. The nearest bus stop is approximately 400 metres away located at Lumb Brook Bridge, north west of the site. The no. 5 and no. 6 service operate from this stop providing direct and regular services to Warrington Town Centre with up to five buses an hour operating at peak times.
21. The subject site, and wider parcel, are within easy walking and cycling distance of a range of existing services and facilities including Local and District Centres, Schools and regular bus services to a sub-regional centre. This proximity to services and facilities ensure that the site is sustainable and suitable for potential residential development.

Tests of Soundness

22. It is considered that the Council's proposed release of this site and surrounding land north of Stockton Lane is sound in the context of paragraph 182 of NPPF.
23. The proposed release and allocation of land north of Stockton Lane would represent a positive approach. This site would contribute towards the Council's development needs over the plan period.
24. The release of the subject site from the Green Belt is justified. The Council's assessment of development requirements and land availability has identified a necessity to release land from the Green Belt. These representations include an assessment of the site against Green Belt purposes as defined by NPPF. It is demonstrated that the site, and adjoining land, could be released for development without detriment to the purposes of Green Belt. On the basis that Green Belt land is required to meet the Borough's requirements and that the subject site can be released without harm to the purposes of the Green Belt the release of this site is fully justified.
25. The release of the subject site will contribute towards the effectiveness of the plan. The site owner supports the sites development and would facilitate its delivery in a timely manner and certainly within the plan period.
26. The release of this site is in accordance with National Policy. Its release would not conflict with the purposes of Green Belt, it would support growth and development and would represent



Questions

27. The Council's consultation proposes several questions. In addition to the detailed response above which relates generally to the matters raised in the consultation a response to the pertinent question raised in respect of the subject site is made below:

11	Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?
	No comment is submitted specifically in respect of the Warrington Garden Suburb as a preferred development option. This representation identifies that land to the north of Stockton Lane, which is located within the notional Garden City Suburb area is suitable for release and would be deliverable. It is demonstrated that the subject site, together with associated land to the east, can be released without harm to the purposes of Green Belt in this location.

Summary

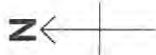
28. Land to the north of Stockton Lane is suitable for release without harm to the purposes of Green Belt. The Preferred Option Consultation identifies the site's release from the Green Belt and allocation for development. This is wholly supported by [REDACTED] owner of land west of Harefield, Stockton Lane.

Plan Ref. DP1

Land adjacent Haresfield



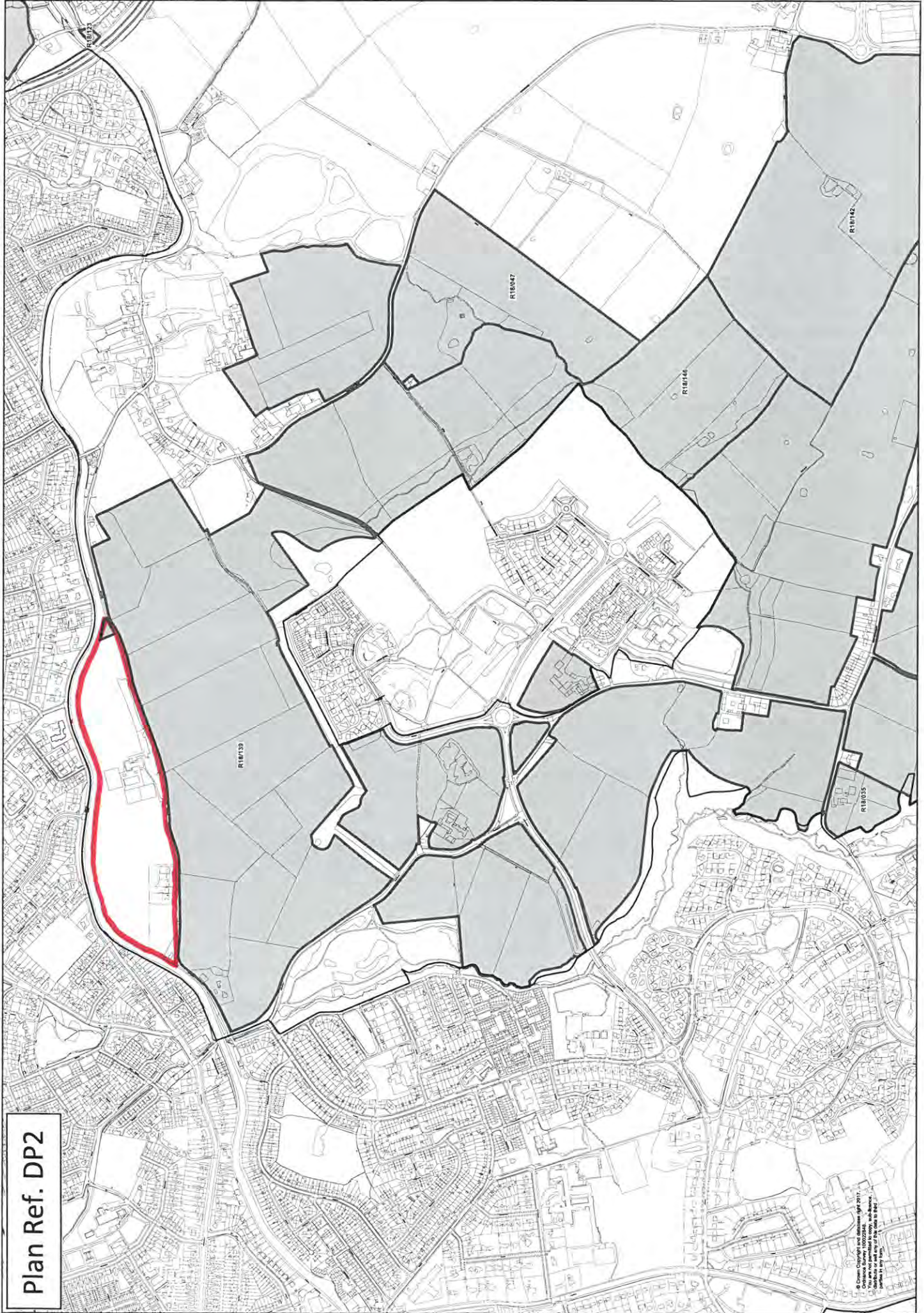
Land adjacent to
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WA4 3HQ



OS MasterMap 1250/2500/10000
scale
30 June 2016. ID: CM-00541492
www.centremapslive.co.uk
1:1250 scale print at A4. Centre:
362439 E, 386233 N
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Plan Ref. DP2

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