



# Proposed Submission Version Local Plan Representation Form

## Introduction

Please read the appended documents and guidance notes before completing this representation form.

- Advice and Guidance on completing this representation form
- Proposed Submission Version Local Plan (full plan)
- Data Protection and Privacy Notice ([https://www.warrington.gov.uk/privacy\\_policy](https://www.warrington.gov.uk/privacy_policy))
- Statement of Representations Procedure

*The guidance notes are taken from "Examining Local Plans Procedural Practice" published by The Planning Inspectorate and will assist you in making your representations effectively.*

More information can be found by visiting [www.warrington.gov.uk/localplan](http://www.warrington.gov.uk/localplan)

**The form is split into 3 parts:**

**Part A Your details** – 3 questions (only complete this part once)

**Part B Representation Form(s)** – 8 questions (fill in a separate form for each representation you wish to make)

**Part C Customer 'About You' questionnaire** – 9 questions (only complete this part once)

**All representations must be received by the Council no later than 5.00pm on Monday 17th June 2019. Please note that late representations will not be accepted.**

Should you encounter any problems completing the representation form please email [localplan@warrington.gov.uk](mailto:localplan@warrington.gov.uk)

## PART A - About You

**1. Please complete the following:** Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique ID number for future reference (pdf attachment)

\*Name of person completing the form:

Email address:

**2. What type of respondent are you?** Please select all that apply.

A local resident who lives in Warrington

A person who works in Warrington

Local Borough, Town or Parish Councillor

Local Business owner/Manager

A group or organisation

Visitor to Warrington

An agent

Other (please specify):

**3. Please complete the following:**

Organisation name (if applicable):

Agent name (if applicable):

\*Address 1:

\*Address 2:

\*Postcode:

Telephone number:

## PART B - Representation Form 1

1. To which part (chapter/policy) of the Local Plan does this representation relate?

Objective W5

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

- A paragraph number(s)
- A policy sub-number(s)
- Both of the above
- None of the above

If a paragraph or policy sub-number then please use the box below to list:

Policy DC1 – Warrington's Places

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Compliant with the Duty to Co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.

Please be as precise as possible.

The representor does not support this policy, with specific reference to points 8 – 10 (Countryside and Settlements). As previously set out in representations made to Policy GB1, we question whether the proposed de-designations and reallocations for development can be justified in the context of NPPF policy and do not currently support the Green Belt designations.

**5. If you answered 'Yes' to any of the options in question 6 then please give details in the box below the reasons why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate.**

Please be as precise as possible.

(Continue on a separate sheet and attach if necessary)

**6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination).**

You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text.

Please be as precise as possible.

Please refer to the representations made to Policy GB1.

(Continue on a separate sheet and attach if necessary)

**Please note:** your representation should succinctly cover all the information, evidence and supporting information necessary to support / justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he / she identifies for examination.

**7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.**



No, I do not wish to participate at the oral examination



Yes, I wish to participate at the oral examination (I understand details from Part A will be used for contact purposes)

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

(Continue on a separate sheet and attach if necessary)

**8. If you wish to attach documents to support your representation form then please submit with your response and provide a description of each document in the box below.**

**Comments / file description**

Question 5 and 6 continue on separate sheets below

(Continue on a separate sheet and attach if necessary)



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## PART B - Representation Form 1

1. To which part (chapter/policy) of the Local Plan does this representation relate?

Objective W1

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

- A paragraph number(s)
- A policy sub-number(s)
- Both of the above
- None of the above

If a paragraph or policy sub-number then please use the box below to list:

Policy DEV4 – Economic Growth and Development

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Compliant with the Duty to Co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.

Please be as precise as possible.

The representor generally supports Policy DEV4 which will provide a minimum of 362 hectares of land for B1, B2 & B8 uses to support both local and wider strategic employment needs (Point 1). Further to this, point 5 of the policy is also supported which will support opportunities for small scale B1 uses. However, we do not support point 4 and the Green Belt land release allocations that have been proposed. This is to be discussed in greater depth in representations made to Policy GB1.

**5. If you answered 'Yes' to any of the options in question 6 then please give details in the box below the reasons why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate.**

Please be as precise as possible.

(Continue on a separate sheet and attach if necessary)

**6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination).**

You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text.

Please be as precise as possible.

Please refer to the representations made to Policy GB1.

(Continue on a separate sheet and attach if necessary)

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No, I do not wish to participate at the oral examination



Yes, I wish to participate at the oral examination (I understand details from Part A will be used for contact purposes)

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

(Continue on a separate sheet and attach if necessary)

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## PART B - Representation Form 1

1. To which part (chapter/policy) of the Local Plan does this representation relate?

Objective W2

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

- A paragraph number(s)
- A policy sub-number(s)
- Both of the above
- None of the above

If a paragraph or policy sub-number then please use the box below to list:

Policy GB1 – Warrington’s Green Belt

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Compliant with the Duty to Co-operate	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.

Please be as precise as possible.

The representor is of the view that, having examined the Draft Plan, it is not fully consistent with national policy. As such the representor is of the view that it cannot be regarded as being legally compliant nor sound.

A key concern relates to how the plan’s development strategy is justified with emphasis on related plans covered in the Draft Plan for amending the current Green Belt boundary, this by reference to guidance set out in NPPF.  
(Continued on separate sheet)

**5. If you answered 'Yes' to any of the options in question 6 then please give details in the box below the reasons why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate.**

Please be as precise as possible.

(Continue on a separate sheet and attach if necessary)

**6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination).**

You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text.

Please be as precise as possible.

The modification that is considered necessary in order to make the plan sound is a reassessment of the proposed Green Belt land releases.

This is because the representor feels the land/sites that are proposed to be released from Green Belt do not satisfy Green Belt policy on the same as set out in NPPF.

(Continued on separate sheet)

(Continue on a separate sheet and attach if necessary)

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No, I do not wish to participate at the oral examination



Yes, I wish to participate at the oral examination (I understand details from Part A will be used for contact purposes)

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

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Question 4 and 6 continue on separate sheets below

(Continue on a separate sheet and attach if necessary)

Q4) Section 13 of NPPF on 'Protecting Greenbelt Land' notes that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, the essential characteristics of Green Belts are their openness and their permanence (paragraph 133).

NPPF (paragraph 134) goes on to identify five purposes of the green belt. These are as follows:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The Draft Plan proposes to remove a number of areas of land from Green Belt so they can be re-designated as allocations for development. Having considered these proposals, in the context of the stated aims of Green Belt, we would question whether these proposed de-designations and reallocations for development can be justified in the context of NPPF policy.

In the first instance the proposals would do little to meet the requirement of checking the unrestricted sprawl of large built-up areas. In fact they would have the opposite effect.

With regard to the aim of preventing neighbouring towns merging into one another, while the proposals would not cause Warrington to merge with any other settlements, they would have the effect of merging areas of Warrington which are currently separate from becoming merged, thus losing the separation that currently exists between key independent areas of development.

The proposals would not assist in safeguarding the countryside from encroachment; they would have the opposite effect.

The criterion relating to preserving the setting and special character of historic towns does not apply.

The proposals would not assist in urban regeneration, by encouraging the recycling of derelict and other urban land. Instead, they would encourage developers to ignore brownfield development opportunities and bypass the need to invest in a number of areas of Warrington that are in need of regeneration, in favour of easier to develop greenfield sites that will come forward due to land being released from Green Belt.

Connected with these points, and of relevance to the key points we make, is how the Green Belt boundary should be defined.

The NPPF (paragraph 139) notes six things a local plan should consider when defining a greenbelt boundary, including setting a new one, which are as follows:

- a) ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
- b) not include land which it is unnecessary to keep permanently open;
- c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;

d) make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;

e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and

f) define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

We are of the view that the strategy for Green Belt removals does not ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development, largely since the allocations are biased in terms of their geographical locations.

The Green Belt removals includes land which it is necessary to keep permanently open and offers obvious value as Green Belt given the stated aims of Green Belt set out earlier.

Criteria relating to safeguarded land is not relevant to the points we wish to go on and make regarding a better Green Belt strategy.

We would suggest that there is every prospect that at the end of the plan period Green Belt boundaries will need to be altered to accommodate further development needs.

The proposed new Green Belt boundary does not always appear to follow clearly defined boundaries nor uses physical features that are readily recognisable and likely to be permanent.

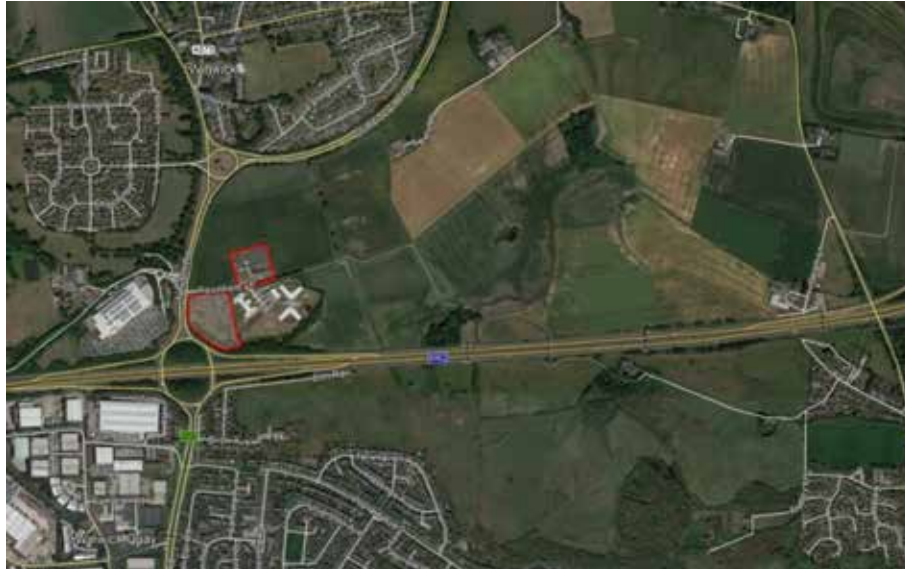
We are of the view that although the Draft Plan seeks to ensure consistency with the plan's development strategy for meeting the identified requirements for sustainable development (point a of para 139), the plan ignores land that is in but could be released from Green Belt without clashing with the five purposes of including land in Green Belt, and which would result in a new, fully justified, Green Belt Boundary. Furthermore, some of the land in question, particularly the representor's land off Townfield Lane, is in use and/or brownfield in character.

In the 2018 SHELAA, which forms part of the evidence base for the Draft Plan, the site was identified as suitable for development by reference to its general and brownfield profile, but was dismissed because it was in Green Belt.

In the context of this land, which is relatively small in scale, it is unnecessary to keep the land permanently open, particularly given that if it were to be developed this development would not be in isolation given there is a large B&Q store to the west, which incidentally was excluded from Green Belt, and a large Private hospital to the east.

There are far more sensible and sustainable planning arguments why the representor's land should be removed from Green Belt and reallocated for development than apply to most of the Green Belt releases planned through the proposed Draft Plan. As such, and given the requirements of NPPF in this regard, the Draft Plan cannot be regarded as legally compliant or sound.

Q6) The continued inclusion of Land off Townfield Lane within the Green Belt is unacceptable given its location, profile and very limited usefulness as Green Belt land, particularly when the purposes of including land in the Green Belt are applied to the land. A much better, and convincing planning profile for this land, is an allocation for development.



Furthermore, it should be acknowledged, and given weight, that a portion of the sum of the land is brownfield, currently holding outbuildings and a tarmacked area for parking. Given that some of the proposed allocation is brownfield, removing the land's Green Belt status would encourage the recycling of derelict and other urban land as per NPPF para 134 point E.

It is also important to take into account the Draft Plan's reliance on neighbourhood planning to release small scale Green Belt land within outlying settlements (Para 4.1.28 and 5.1.4).

Since the adoption of the localism act in 2011 only one neighbourhood plan has been 'made' in Warrington (Appleton Thorn Neighbourhood Plan) and only three other areas have been designated as plan areas (Grappenhall and Thelwall Parish; Lymm Parish; and Stretton Parish). Given the limited commitment to the neighbourhood planning process it is then somewhat unfortunate that the Council ignores the potential of small-scale sites such as the Land off Townfield Lane, and we would argue that it is incumbent upon the Council to take this role on, i.e., allocate the site through the local plan process.

Overall, it is the representor's view that the inclusion of the subject site in the Draft Plan as an allocation would contribute towards making it more compliant with NPPF, thus pushing the plan closer to satisfying relevant test of legal compliance and soundness.