

**121 Billinge Road, Garswood,
Ashton-in-Makerfield, Wigan. WN4 0XD**

**REPRESENTATIONS TO THE WARRINGTON
PROPOSED SUBMISSION VERSION LOCAL PLAN**

ON BEHALF OF [REDACTED]

**LAND AT NEWTON ROAD
WINWICK**

(Property edged in red on the attached plan)

1. Introduction

1.1 Frank Marshall & Co. is instructed to submit representations to the Warrington Local Plan on behalf of the above mentioned land owner. The area edged in red on the attached plan amounts to about 1.25 hectares. ('The Property')

2. Planning Context and Green Belt Assessment

2.1 According to the National Planning Policy Framework ('NPPF') adopted in February 2019, a Local Planning Authority should identify a variety of land to accommodate growth during the Plan period.

2.2 Paragraph 133 of the NPPF states 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”. The purposes of the Green Belt are (para. 134):

- 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.”

2.3 An evaluation of the Property against the principles relating to Green Belt is necessary to justify its removal.

2.3.a *To check the unrestricted spread of large built-up areas.*

The proposed site forms a small extension to an existing residential area which will be contained within logical and defensible boundaries.

2.3.b *To prevent neighbouring towns merging into one another.*

Whilst such development would constitute a small extension it would not result in the merging of towns.

2.3.c *To assist in safeguarding the countryside from encroachment.*

The physical limits referred to in 2.3.a above fulfil this objective and the Property makes, overall, a very moderate contribution to safeguarding from encroachment into the Green Belt.

2.3.d *To preserve the setting and special character of historic towns.*

This is not a relevant consideration in this case.

2.3.e *To assist in urban regeneration by encouraging the recycling of derelict and other urban land.*

Green Belt releases are needed following the fulfilment of the objectives of the current Green Belt, as the Plan recites.

2.4 Paragraphs 136 and 138 explain that Green Belt boundaries should only be altered under exceptional circumstances supported and justified with evidence through the preparation of local plan reviews. Local Councils are required to promote sustainable development when reviewing the Green Belt boundaries, ***“authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary”***.

2.5 The NPPF also outlines the criteria for defining Green Belt boundaries in paragraph 139. They are to ensure “consistency with the development plan’s

strategy for meeting identified requirements for sustainable development” and to “identify areas of safeguarded land between urban area and Green Belt, in order to meet longer-term development needs stretching well beyond the plan period”. Plans should “demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period”.

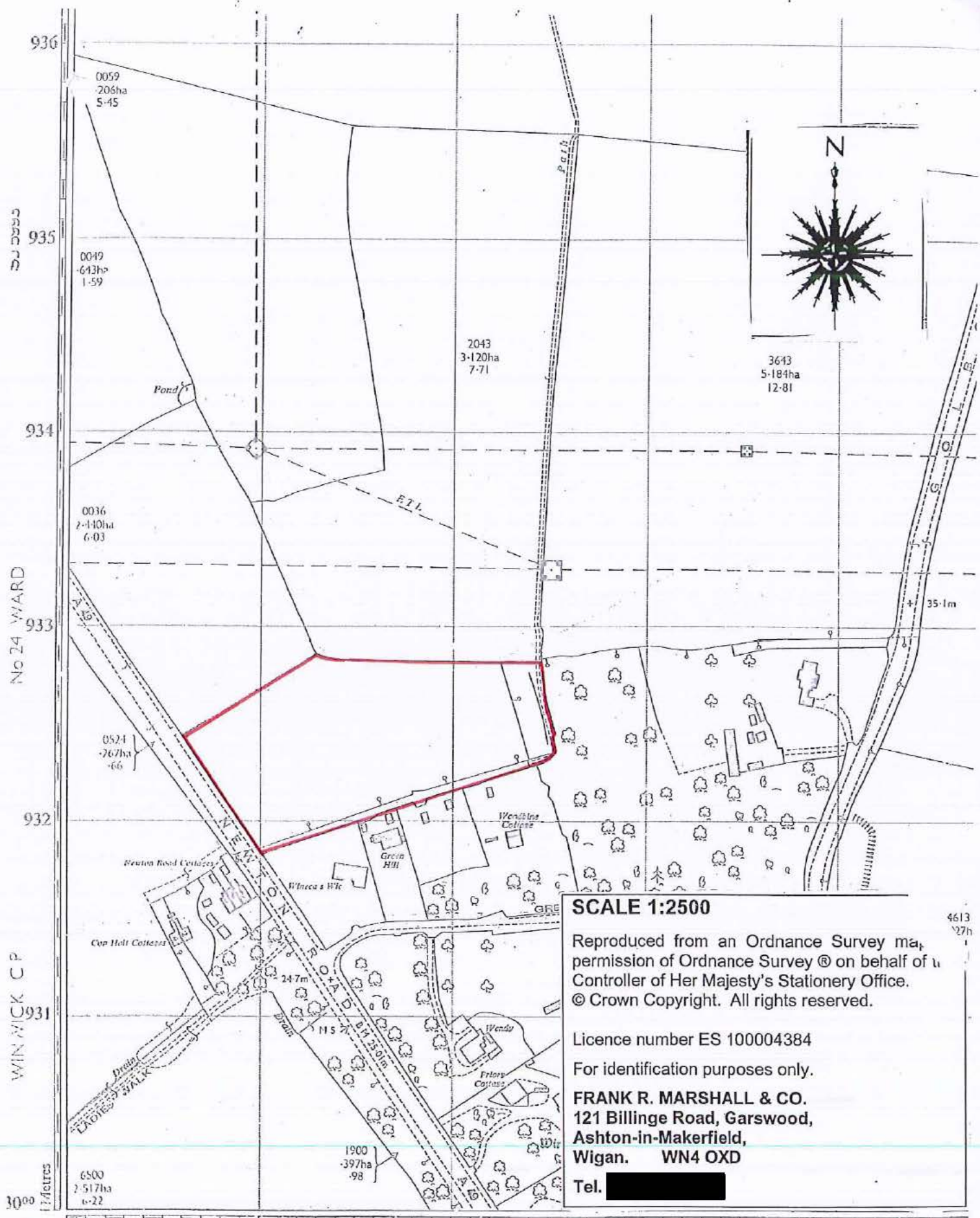
- 2.6 This representation demonstrates that the site fails to meet the five purposes for including land in the Green Belt, as outlined in Paragraph 134 of the National Planning Policy Framework and that it would relate well to the existing urban form and settlement boundary.
- 2.7 The site is of no particular ecological or landscape value, in a sustainable location with services and facilities nearby in Winwick village within walking distance and has easy access to larger urban centres. Its release would be in line with the spatial strategy and principles of development.
- 2.8 The site is both deliverable and developable in terms of the NPPF definitions, being in a suitable location with a realistic prospect that housing will be delivered in the next five years. The landowner is willing to sell the Property.

3. Capacity and Policy DEV1

- 3.1 The Property would be capable of providing residential land in one of the outlying settlements with capacity for about 20 houses.
- 3.2 Policy DEV1 provides for 4201 houses in the Garden suburb and 1631 houses in the South Western extension in the Plan period with only 1085 in the outlying settlements. A greater choice should be available to those seeking a new home in the Borough in the Plan period, there being an over emphasis on two large allocations.
- 3.3 The topography of the Property does not present an obstacle to development.

4. Conclusion

- 4.1 The allocation of the site for housing development in the Plan is advanced which widens choice of sites in the Borough and would provide a small readily deliverable site with no development constraints.



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COMPILATION DATA



Levelled 1963

