

Response 90

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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: Catherine Bower

Email address: [REDACTED]

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

A local resident who lives in Warrington

Other (please specify):
owner of land, incorrectly, identified as available for development

3. Please complete the following:

Contact details	
Organisation name (if applicable)	-
Agent name (if applicable)	-
Address 1	[REDACTED]
Address 2	[REDACTED]
Postcode	[REDACTED]
Telephone number	[REDACTED]

PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy OS5 Lymm - Massey Brook Lane

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

None of the above

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

	Yes	No
Legally Compliant		X
Sound		X
Compliant with the Duty to Co-operate	X	

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.

I own land included in this site, but have never indicated I am willing to sell the land for development. Land registry Title number CH588235.
Crowley Associates on behalf of Ashall Land Ltd submitted a Call for Sites form on 5th December 2016. This indicated land at the north of the plot, but not our land. Location Plan 367099, 386980. ref number R018/036.
A letter to Warrington Borough Council, dated 29th September 2017, from Cushman & Wakefield, on instructions by Lane End Strategic Land Limited refers to the Crowley Associates submission on behalf of Lane End.
In their letter they state 'the site area has since expanded to 2.7 ha'. Their supporting site plan includes our land in addition to the original submission plot.
I have had not instructed or engaged with any land agent or building developer, including the companies listed above. Specifically I have not been contacted between 2016 and September 2017 to indicate this change.
I do not wish our land to be shown as available for development.

What impact do trees and established hedge rows have in maintaining air quality, especially along the line of M6?

What provision of 'Net Gain' - creation of natural habitat and protect nature, is provided in the Local Plan? Provision of habitat to maintain bio diversity destroyed by development is required.

5. If you answered 'Yes' to any of the options in question 3 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.

Representatives from Warrington Planning, Policy and Programmes and Planning teams met with myself and husband to explain our land was included in the plan on information provided to them from a land agent.
We explained we had not instructed or engaged with any land agent or building developer and do not wish for our land to be developed. False information was accepted 'in good faith'.

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.

Remove our land from the plan.
We have not indicated we wished for it to be included and the supporting information is factually incorrect.

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.

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:
To ensure the information considered is factually correct and represents our knowledge of the plot. Incorrect information has resulted in our land being included in the plan. The first I knew of the plan, was on publication of documents following Planning meeting on 11 March 2019. This was a shock and has caused great distress. I wish to ensure a third party is not able to present false information, which may be 'accepted in good faith'.

You have just completed a Representation Form for Policy OS5 Lymm - Massey Brook Lane. What would you like to do now? Please select one option.

Complete the rest of the survey (Part C)