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**Local Plan**

Planning Policy and Programmes  
Growth Directorate  
Warrington Borough Council  
East Annexe  
Town Hall  
Sankey Street  
Warrington  
WA1 1HU

Our Ref:

Your Ref:

***By Email Only***

Date: 26<sup>th</sup> April 2023

Dear Sir / Madam

**Warrington Local Plan: Main Modifications  
Policy OS3 (Land North of the A57, Hollins Green)**

Thank you for providing an opportunity to comment on the Warrington Updated Proposed Submission Version Local Plan (2021 - 2038) Main Modifications ("Main Modifications") as part of the Examination into the emerging Warrington Local Plan. Asteer Planning LLP acts on behalf of Richborough Estates ("Richborough") in relation to land under its control at Land North of the A57, Hollins Green (which is subject to a draft allocation under Policy OS3).

**Background**

As set out at Examination and in our Hearing Statement in relation to Matter 7c (Examination Document ref: M7c.03), and as demonstrated in Richborough's duly made representations in June 2019 and in November 2021 (Rep ID number: 0429); we consider the allocation of the site at Hollins Green to be justified, effective and consistent with national policy.

In summary, these representations and a Statement of Common Ground ("SoCG"), agreed with the Council on 11th August 2022 (Examination Document ref: SG07), demonstrate that the site proposed to be allocated under Policy OS3:

[Redacted]

[Redacted]

- Represents a logical and wholly appropriate extension to the existing urban area of Hollins Green.
- Demonstrates the 'Exceptional Circumstances' that support an amendment to the Green Belt boundary. In addition to contributing to Warrington's overall development needs, the site will increase housing choice, provide affordable housing and support the vitality and viability of local services in Hollins Green.
- Is self-contained and has strong visual and physical boundaries, with Manchester Road/A57 to the south-east and existing housing to the north-east and north-west.
- Is wholly deliverable. Richborough has a proven track record of facilitating the delivery of high-quality housing developments on suitable and sustainable sites and is currently preparing an Outline Planning Application in anticipation of the adoption of the Local Plan, to ensure that the site can be brought forward to deliver much needed housing early in the Plan Period (as set out in the Programme and Housing Trajectory at Tables 6.1 and 6.2 of the agreed SoCG).

## Response to Main Modifications

The Main Modifications to Policy OS3 propose the following changes to Part 13 of the policy (MM Ref: MM027):

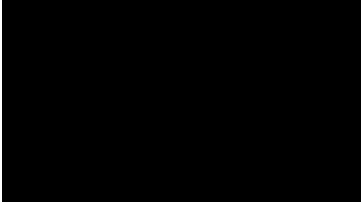
*A scheme of compensatory improvements to the environmental quality and accessibility of land remaining in the Green Belt will be required ~~to be provided~~. **In the first instance, the improvements should be made in the immediate vicinity of the site and delivered by the developer. The Council will consider improvements in the wider area where it can be demonstrated that the improvements cannot be delivered in the immediate vicinity of the site or where this will provide greater benefits.** Financial contributions will **only** be considered where this would help to ensure that the benefits of compensatory improvements can be maximised by providing them in ~~the most~~ **a more** appropriate location.*

Richborough supports MM027, the wording of which was agreed with the Council during the Examination, as part of the agreed SoCG between the Council and Richborough.

Richborough consider both the Local Plan and Policy OS3 should be found sound, following Main Modifications, and support the timely adoption of the plan in order to deliver much needed market and affordable housing in Warrington early in the next Plan Period. As set out above, Richborough is preparing an Outline Planning Application and has undertaken a Pre-Application meeting with the Council in anticipation of the adoption of the Warrington Local Plan. This underpins the

deliverability of the site and demonstrates Richborough's commitment to bringing forward the site for residential development early in the Plan Period.

Yours Sincerely



**Jon Power**  
**Associate Partner**



**For and on behalf of Asteer Planning LLP**