

██████████
Planning Policy Manger
Warrington Borough Council
New Town House
Buttermarket St
Warrington
WA1 2NH

Our Ref: SA27665/HH
Date: 26th September 2017

Dear ██████████

Sites at Delph Lane and at Newton Road, North Warrington / Winwick

We represent ██████████ the landowner of the above two sites, identified on the aerial image below. In response to the Council's consultation on its emerging Local Plan, please find attached:

- Our response to the Preferred Development Option
- Amended 'Call for Sites' form for the Delph Lane site as explained below
- Site promotional documents for each site



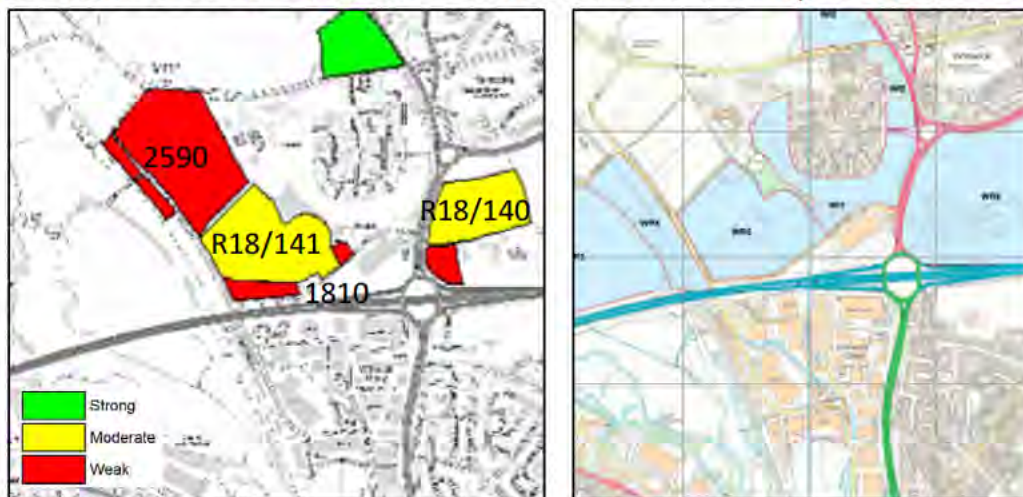
Reason for amended 'Call for Sites' forms

Following my email of 15th August requesting clarification as to whether we could submit a revised 2016 'Call for Site' form, ██████████ in the Planning Policy team replied confirming that we could submit amended forms as part of the current consultation on the 'Preferred Development Option'.

Our reasons for amending the forms are:

- For the site at Delph Lane, to draw together the 2014 Call for Sites submission (site 2590) and the 2016 submission of site R18/141, updating these with a revised site boundary covering all 37.63 hectares of land and clarifying that the southern 13 hectares would comprise 'phase 1' and the remaining 25 hectares would comprise phases 2 and 3;
- To reflect the Council's Additional Site Assessments for the Green Belt which finds site 2590 to make a 'weak' contribution to the purposes of the Green Belt when extended to the strong boundaries of the railway line and Watery Lane as shown in the extracts from the relevant maps below;
- In light of the published 'Preferred Development Option', we wish to change the proposed uses of both sites more clearly towards employment-related development (B1, B2, B8, sui generis, and health-related uses) with housing and leisure as alternative uses.

Extracts from the Council's 'Additional Site Assessments' and Arup Green Belt Study



Summary of site suitability

Both sites are strategically located close to junction 9 of the M62 and A49, close to the well-established employment area of Winwick Quay. The area has proved perennially popular amongst businesses of all types and therefore forms a natural area for organic growth.

The sites score very highly when assessed against the BE Group's criteria for employment sites, as detailed in the attached site promotional documents. They will make a positive contribution to achieving Warrington Borough Council's strategy, helping to deliver the 381ha of employment land needed over the plan period plus additional 'safeguarded' land to meet development needs over the longer term.

A current issue with the Plan is that the majority of current supply is from strategic sites with comparatively little choice of locally based employment land. Businesses need a variety of sites of different sizes and locations to meet their needs and to provide choice and competition in the market. These two sites will widen the range and choice of employment land in the borough in a location that has proved perennially popular with businesses.

We welcome the opportunity to discuss the site in further detail with the planning policy team, and would be willing to provide any further evidence that you require regarding the deliverability of the sites to support their allocation in the emerging Plan.

Yours sincerely,

[Redacted signature]

[Redacted contact information]

