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Dear Sir/Madam

Preferred Development Option Consultation – Representation – Call for Sites ref no: R18/013

Regarding the recently published Preferred Development Regulation 18 Consultation I set out representation to have land in my family ownership at Friends Lane/Stocks Lane, Penketh included as a preferred development site.

Site Description (outlined and hatched red on enclosed plan)

The site extends to approximately 6.8 hectares to the west of Stocks Lane, Penketh and as such the site is immediately available for development. The site is located within the Green Belt directly adjacent to the urban boundary, the land falls into Flood Zone 1 with a flat topography. There are no trees or hedgerows within the site boundary and the site benefits from a recently laid surface water main drain by United Utilities.

To the South the site is bound by the Warrington to Liverpool railway line – a fixed boundary. To the East and North are residential properties extending to the Warrington boundary line and to the West open farmland which bounds St Helens, the nearest settlement being Bold Heath 2.5km away.

The site benefits from great access to commuter services – the train station is 1.5 km away providing regular services to Warrington, Manchester and Liverpool, there are various bus stops in close proximity as well as cycle routes to Omega and Lingley Mere Business Parks. Road access is via Stocks Lane and onto the A57 (highlighted blue on the enclosed map.) There are a wide range of employment sources locally, namely Omega, Lingley Mere, Inner Warrington and the Town Centre.

To this extent the site proves that it is sustainable and accessible and most importantly immediately available for residential development with no technical or physical constraints.

Further land is available (outlined yellow) all in the same family ownership and all immediately available for development.

Green Belt Assessment

The recent Green Belt Assessment was undertaken as part of a much wider site which included land on the south side of the railway line. Taken in isolation the Friends Lane/Stocks Lane site (red on the enclosed map) poses very little contribution to the Green Belt, it has a fixed boundary to the south being the railway line and to the north the current development is built up to the Warrington boundary at Lingley Green. The Warrington boundary at this point adjoins St Helens and not Widnes which is on the other side of the railway line. As such the site in isolation forms a weak contribution to the Green Belt

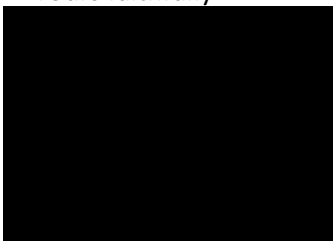
Summary of the site:

- **The site is capable of providing approximately 150 dwellings immediately**
- **No covenants or ransom strips on the land regarding access. Family ownership and all parties in agreement of development**
- **Well contained by existing development and forms a cohesive relationship with Penketh/Great Sankey**
- **Is sustainable, with services, employment and public transport all easily accessible by foot/cycle**
- **Makes a weak contribution to the Green Belt purposes when assessed in isolation**

In order for WBC to meet its objectively assessed housing need it is evident that sites will need to be removed from the green belt. This site at Stocks Lane, Penketh offers an attractive site for green belt removal due to its natural containment. The site is also highly sustainable and accessible and will allow direct access on foot or by public transport for new residents to local schools and the town centre.

I hope that my comments will be taken on board during the site assessment process for the Local Development Plan.

Yours faithfully





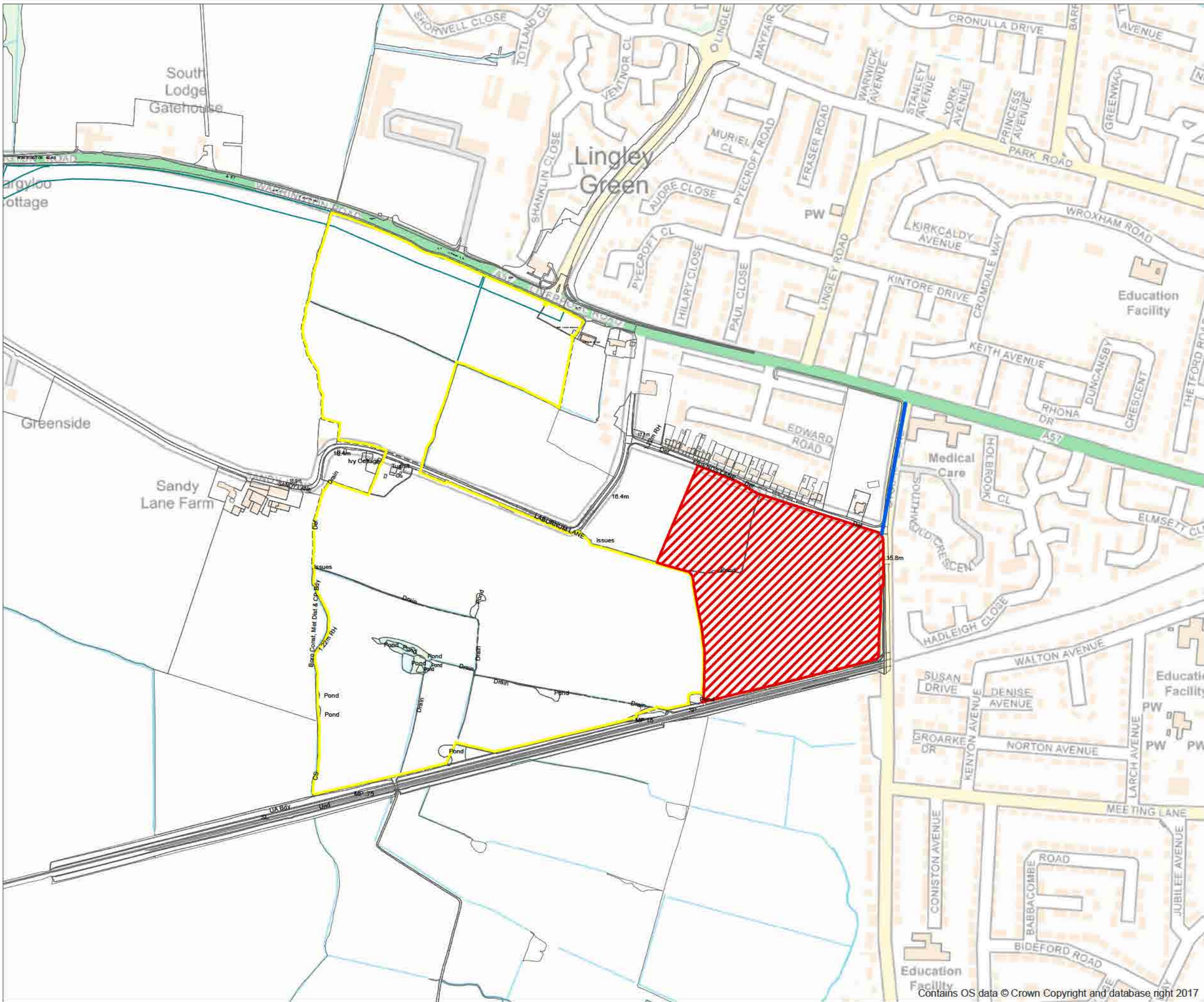
Lingley Green

Google Earth

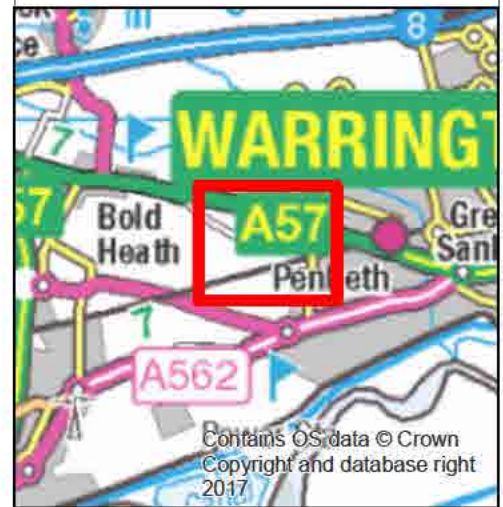
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Legend



Project :
Land at Liverpool Road/
Friends Lane/Stocks Lane



Title :
Proposed Land Parcels
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Revision: 1	Date: 29/09/2017
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