

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

Via E-mail: localplan@warrington.gov.uk

MD/01

12th November 2021

Dear Sirs

**RE: WARRINGTON UPDATED PROPOSED SUBMISSION VERSION LOCAL PLAN
ON BEHALF OF MR MARK DOUBLEDAY**

On behalf of our Client, Mr Mark Doubleday, we hereby write in response to the current Warrington Updated Proposed Submission Version Local Plan ("PSVLP") consultation.

This representation provides the comments of our Client on the PSVLP consultation document insofar as they are relevant to their land interests in Broomedge, Lymm.

Policy GB1 – Green Belt

Our Client's comments relate solely to Policy GB1.

As part of this policy, it is noted that Broomedge is listed as a Green Belt settlement that is "washed over" within the Green Belt. It is stated that within these settlements, proposals will be subject to Green Belt policies set out in national planning policy.

The policy also states that "*new build development may be appropriate where it can be demonstrated that the proposal constitutes limited infill development of an appropriate scale, design and character, unless the infill break contribute to the character of the settlement.*" The inclusion of this text is not considered to be justified, given that paragraph 149(e) of the National Planning Policy Framework (NPPF) allows for "*limited infilling in villages.*" The NPPF makes no reference to the further policy tests which the Council is seeking to include under Policy GB1. It is considered that these additional elements should be removed, particular

as the NPPF makes no reference to what constitutes “limited” nor what is “*appropriate*” in scale, design and character.

Furthermore, it is noted that the settlement boundary for Broomedge, as shown on the draft Local Plan Policies Map extract below, is based on the currently adopted Local Plan Core Strategy Policies Map:



It is our Client’s contention that the settlement boundary of Broomedge should be revised and adjusted to reflect recent new development on the ground in the settlement, as shown on the attached Plan. This clearly demonstrates that the redevelopment of the former Willowpool Garden Centre site (for 10 residential park homes under Appeal Ref. APP/M0655/A/14/2227516) has extended the village to the north, such that the village boundary should now include this land, and wrap around the existing built area/residential curtilages. When stood on the ground looking north along Burford Lane to the former Willowpool Garden Centre site, it is clear that one still considers themselves to be in the village until exiting it as they pass the former Willowpool Garden Centre site on the left-hand side of Burford Lane (travelling north).

The inclusion of the existing properties to the east of Burford Lane (north of Chapel Walks) would now reflect the extended building line/built pattern to the west of Burford Lane on the site of the former Willowpool Garden Centre, as clearly shown on the appended plan.



Our Client's suggested settlement boundary change for Broomedge is shown on the attached Plan.

The suggested minor detailed change would allow for the Green Belt/settlement boundary around Broomedge to endure beyond the Plan period and beyond, and would represent first amendment to the settlement boundary in over 15 years (since before the Warrington UDP was adopted in 2006) taking account of physical changes now firmly established on the ground.

Summary

Our Client welcomes the opportunity to submit this representation in response to the current consultation on the PSVLP.

Our Client looks forward to continuing to engage in the preparation of the PSVLP, with a view to assisting with the preparation of a 'sound' DPD which accords with national planning policy.

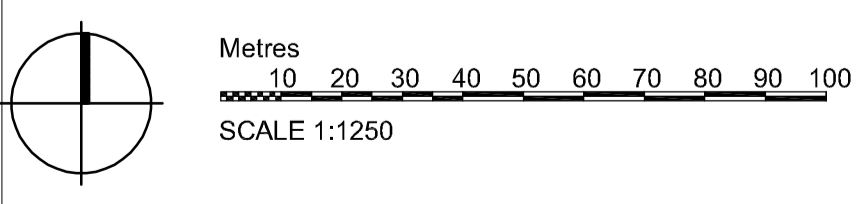
Should you have any queries on any of the information contained within this representation, then we would be happy to assist.

Yours Sincerely



Steve Grimster
Director

Enc: Plan showing Proposed Broomedge Settlement Boundary as Amended



Notes
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 2. Do not scale from plans. Use figures or on site dimensions only.
 3. The builder is to familiarise himself and fully understand the drawings before any work commences on site.

Rev	Date	Drawn	Checked	Description
Client				
Gilmer Planning				
Project				
Broomedge Proposed Settlement Boundary				
Drawing Title				
Site Location Plan				
Scale	1:1250	Paper Size	A2	Date
10,11,21		Drawn	Checked	Stage
JB	JB	PLANNING		
Job Number	21020	Drawing No.	8	Revision
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