

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

LED/14
15th November 2021

Dear Sirs

**RE: WARRINGTON UPDATED PROPOSED SUBMISSION VERSION LOCAL PLAN
ON BEHALF OF OSBOURNE AND CO.**

On behalf of our Client, Osbourne and Co, 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 at Dingle Farm, Dingle Lane, Appleton Thorn, Warrington, WA3 3HR.

Objective W1 – Planning for Warrington’s New Homes

This Policy sets out the ambition to deliver a minimum of 14,688 new homes across Warrington between 2021 and 2038. This equates to an average of 816 homes per annum, as documented in Policy DEV1.

Our Client is supportive of the requirement to deliver ambitious housing growth in Warrington, which goes hand in hand with the Borough’s economic growth aspirations; as such, the aforementioned targets should very much be viewed as a minimum, and capable to being exceeded through additional housing land in order to boost significantly the supply of housing in Warrington consistent with the NPPF. It is equally important that the Council builds a contingency into the emerging Local Plan for a slippage/shortfall in housing delivery during the Plan period.

It is noted that the Council is proposing to allocate land as part of the South East Warrington Urban Extension for a minimum of 4,200 new homes, with c. 2,400 homes expected to be delivered in the Plan

period. Our Client has no objection to the principle of this allocation, which is directly adjacent to their land interests, as documented later in this letter.

Exceptional Circumstances for Green Belt Release

Our Client supports the Council's position set out in paragraphs 3.4.7 to 3.4.10 of the PSVLP in relation to the exceptional circumstances for Green Belt release. It is imperative that a positive approach to Green Belt release is adopted if Warrington is to have any prospect of achieving the vision and strategic objectives set out within the PSVLP.

As demonstrated through the Council's PSVLP evidence base documents, there is a shortage of alternative non-Green Belt land on which to meet the Borough's future housing and employment land requirements up to 2038 and beyond.

Accordingly, a positive approach is needed to meet these needs, and inevitably this will require Green Belt release owing to the tightly drawn Green Belt boundaries across the Borough. The requirements of paragraphs 140 and 141 of the NPPF are therefore considered to have been followed and satisfied.

Site Allocations – Policy MD2 *South East Warrington Urban Extension*

This Policy is intended to inform the delivery of the proposed South East Warrington allocation during and beyond the Plan period. A comprehensive development framework to the development of the Site is required; this will require active engagement between all landowners and various consultee bodies to feed into and inform the framework and spatial masterplan, and delivery strategy/phasing plan. Our Client has no objection to this approach.

On review of Figure 18 of the PSVLP, it would however appear that our Client's land interests at Dingle Farm (as appended to this letter) do not form part of the proposed allocation South East Warrington Urban Extension.

Instead, it is our Client's understanding, through e-mail communication with the Planning Department at Warrington Council, and based on the draft PSVLP Policies Map, that the land will instead form part of the Warrington Urban Area (as undesignated land).

Our Client's land interests will not be retained as Green Belt land, and thus will be released from the Green Belt through the Local Plan. Our Client is fully supportive of this logical approach. The retention of their land interests as Green Belt would not otherwise fulfil any of the five purposes of Green Belt set out in paragraph 138 of the NPPF, and effectively result in land-locked Green Belt. Our Client is supportive of this approach.

At the same time however, it must be ensured that our Client's land interests do not form part of any landscape buffer/open space/facilities for the adjacent South East Warrington Urban Extension given that it

lies outwith the boundary for this proposed allocation. It is subject to private ownership, and is not in the control of the adjacent landowner (Homes England).

Our Client's land interests are evidently capable of coming forward for a stand-alone residential development for in the region of 28 no. dwellings, as shown on the appended site layout plan. Naturally, any proposal would need to have regard to the proposals for the South East Warrington Urban Extension and the framework masterplan such that it in no way prejudices its delivery; the same applies in return. Our Client is satisfied that the site layout as proposed would ensure that this is not the case.

In the event that more housing land is required to be allocated in the emerging Local Plan, the Site would represent a logical and sustainable housing allocation now; notwithstanding this, it is also capable of making a valuable contribution as part of the Council's "windfall" supply of housing within the urban area, delivering a mix of new housing on a sustainably located parcel of land in a desirable location. This has historically had a key role to play in delivering new housing Warrington, and emerging Policy DEV1 recognises the continued role that the urban area of the town will have to play in meeting future needs. The Site could positively contribute towards this.

Summary

Our Client welcomes the opportunity to submit this representation in response to the current consultation on the PSVLP. They trust that the comments set out will be noted and afforded full consideration.

They look 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, or require any further information on our Client's land interests at Dingle Farm, Warrington then we would be happy to assist.

Yours Sincerely



Steve Grimster
Director

Enc: Site Ownership Plan
Potential Development Layout

notes:

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client: OS licence number 100007395
 project: Lane End Strategic Land
 New Housing
 Dingle Lane,

drawing no: 16163-01
 drawing title: SITE LOCATION PLAN
 scale: 1:1250
 date: 27 Sep 2017

sheet: A4
 checked: SH

rev	date	description	by
status:			

INFORMATION

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Houses			
Ref	B/P	No	Area
A	5b/7p	5	195m ² / 2100ft ²
B	5b/7p	7	176m ² / 1900ft ²
C	4b/6p	11	108m ² / 1176ft ²
D	3b/5p	3	120m ² / 1296ft ²
E	4b/6p	2	145m ² / 1560ft ²
Total		28	2,975m ² / 32,023ft ²
SITE AREA		1.82 ha / 4.49 ac	
Type A & B - + integral double garage			
Type C + detached garage			
2no existing farm buildings to be retained			



0 50m
SCALE 1:1000

Title

SKETCH SITE PLAN



Unit 2 Station Court Stockport Road Thelwall Warrington WA2 4GW 01925 907920 www.laneend.org

A	1st issue	---	12-11-21
rev	amendment	by	date

Status FEASIBILITY

Project DINGLE FARM

Drawn BLW

SCALE 1:1000 @ A3

DATE NOV 2021

Job No. DINGLE_FARM

Dwg No. SK-01

Rev. A