

# Updated Proposed Submission Version Local Plan

Our draft Local Plan, otherwise known as our Updated Proposed Submission Version Local Plan, will be our guiding framework for future development and infrastructure provision in Warrington.

Our previous draft Local Plan, published in March 2019, received around 3,200 responses to the consultation. We have taken on board many of the views of local people - much of which focused on how brownfield sites should continue to be prioritised ahead of Green Belt. This, along with the profound impact of the COVID-19 pandemic and changing Government housing methodology, has meant that, in preparing our updated draft Local Plan, we are proposing some big changes.

## Useful documents

You can read about these changes in more detail on our website, [warrington.gov.uk](http://warrington.gov.uk) where you can also read guidance to help you make your representation. You can also request a paper copy by emailing [localplan@warrington.gov.uk](mailto:localplan@warrington.gov.uk).

## Data Protection and Confidentiality

We comply with all legislation governing the protection of personal information, including the Data Protection Act 2018 and the General Data Protection Regulation (GDPR). The information you provide through this survey will be kept secure and analysed by Warrington Borough Council.

To find out more please see our [data protection policy](#) and [privacy policy](#).

## Other formats

If you have any concerns or questions about the survey, require the questionnaire in another language or format including large print, Braille, audio or British Sign Language or simply require assistance in completing the form please email [equalities@warrington.gov.uk](mailto:equalities@warrington.gov.uk).



## Part A - About You

### 1. Please complete the following:

Name of person completing the form **Mr Paul Johnson**

Email Address [REDACTED]

### 2. What type of a respondent are you?

If you are an agent please select the type of client you are representing.

**A local resident who lives in Warrington**

A person who works in Warrington

Local Borough, Town or Parish Councillor

Local Business owner/Manager

A group or organisation

Visitor to Warrington

A Developer / Landowner

Other (please specify):

### 3. Please provide your contact details

Organisation name (if applicable)

Agent name (if applicable) **Mr Paul Johnson & Mrs A Johnson**

Address 1 [REDACTED]

Address 2 [REDACTED]

Postal Town [REDACTED]

Postcode [REDACTED]

Telephone number [REDACTED]



**WARRINGTON**  
Borough Council

## Part B Representation Form

### 1. To which part of the local plan does this representation relate?

Plan as a whole

### 2. Does your comment relate to a specific paragraph(s) or policy sub-numbers

A paragraph number(s)

A policy sub-number(s)

Both of the above

**None of the above**

If a paragraph or policy sub-number then please use the box below to list. (For example - Policy MD2.1 part 3 or paragraph 10.2.13 etc as applicable).



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### 3. Do you consider the Draft Local Plan is:

	Yes	No
Legally Compliant	YES	
Sound		NO
Compliant with the Duty to Co-operate		NO

### 4. If you have answered 'No' to any of the options in question 3 then please give details of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.

The representation that was first submitted on the very first occasion Glazebury as a whole wasn't included in the plan in 2019, then due to covid 19 put on hold however, on the next to review to submit to the government again it appears that in hasn't had any consideration on the next review leaving Glazebury short of affordable housing and we feel this falls under the duty to co-operate statement and the plan being sound. As been informed Glazebury wasn't included in the plan yet part of Warrington Borough

### 5. If you answered 'Yes' to any of the options in question 3 then please give details of why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate.

Application Is legally compliant as per government guide lines



**6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination).**

You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text.

**All areas within the Warrington Borough should at least of been considered and when plan was reviewed for a second time included in the plan/review**

**Please note:** your representation should succinctly cover all the information, evidence and supporting information necessary to support / justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues identified for examination.

**7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?**

No, I do not wish to participate at the oral examination

**Yes, I wish to participate at the oral examination YES we would like to be present**

(If yes, I understand details from Part A will be used for contact purposes)

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary: **We feel that it is imperative that Glazebury families have the same opportunity to purchase affordable housing as other residents in other areas and support an upcoming area along with supporting the community, schools and local businesses and therefore would like the opportunity to put this across in more detail to support our application the benefits this valuable contribution towards meeting the housing needs of Glazebury and to help Warrington Council meet current and future housing needs, which can be backed up with the lack of housing available on rightmove in Glazebury**



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Borough Council

8. If you wish to include documents to support your representation form then please attach to your submission and use the space below to provide a brief description.

Plan (12 detached houses or 6 detached & 10 Qusi-Semi detached)

[Redacted text block]

[Redacted text block]

- [Redacted list item]
- [Redacted list item]
- [Redacted list item]
- [Redacted list item]

[Redacted text block]

[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]
[Redacted]	[Redacted]

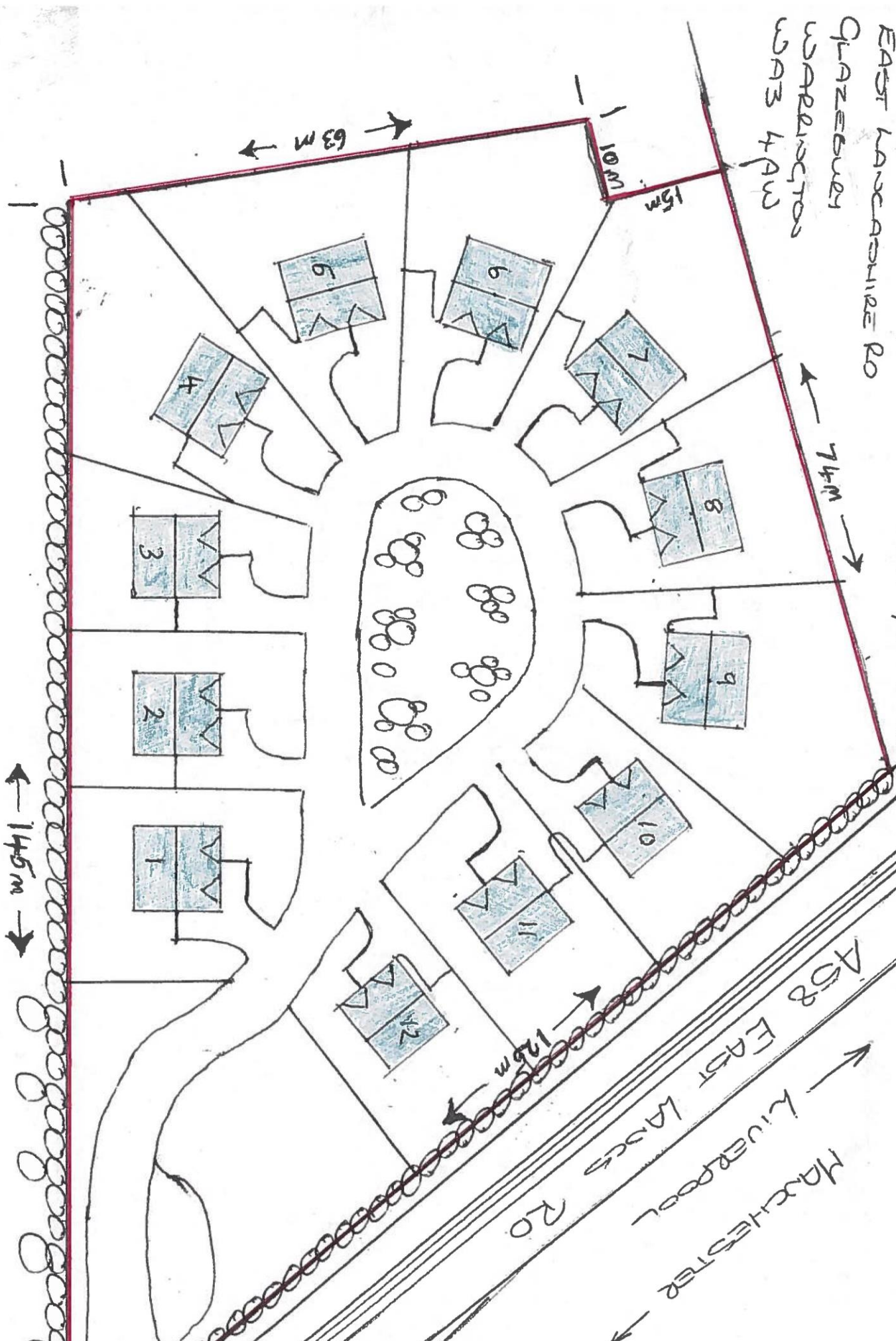
PRESENTATION FOR:-

THREE ACRES FARM, GLAZEBURY, WARRINGTON WA3 4AW

(12 Detached Houses or 6 Detached Houses & 10 Qusi-Semi Detached)

1. INTRODUCTION
2. REPRESENTATION TO THE LOCAL PLAN REVIEW
3. THE SITE
4. GREEN BELT ASSESSMENT
5. TECHINICAL CONSIDERATION AND OPPORTUNITIES
6. CONCLUSION

EAST LANCASHIRE RD  
GLAZEBURY  
WARRINGTON  
WA3 4PW



12 DETACHED HOUSES

← 145m →

← 63m →

15m

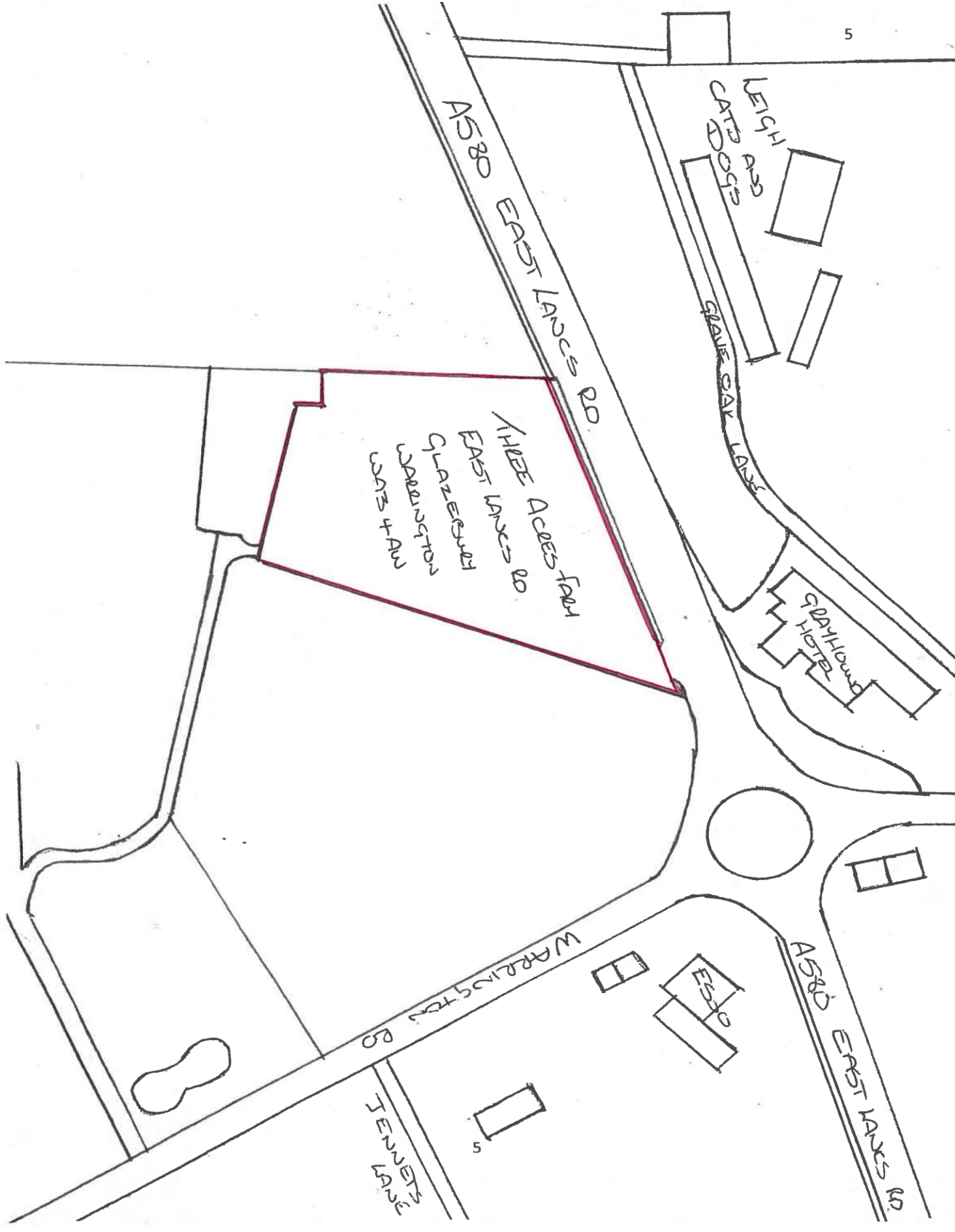
10m

← 74m →

← 125m →

MANCHESTER  
LIVERPOOL  
A58 EAST LANCS RD





# 1. Introduction

- 1.1 This presentation has been submitted by the land owner of [REDACTED]. This plan relates specifically to the said land of Three Acres Farm (“the site”) as shown edged red on the accompanying site location plan as appendix A
- 1.2 The purpose of this document is to further demonstrate the suitability, availability and deliverability of the site as an appropriate location for the allocation of new homes in the Warrington Local Plan Review. As the landowner, we will be seeking for the “Site” a high quality house builder who is able to demonstrate they are committed to the delivery of new homes at the earliest opportunity upon realignment of the site to form a Site Vision Document which will be then submitted to the Council in due course.

## Contextual Background

- 1.3 The Development Plan for WBC comprise the Warrington Local Plan Core Strategy (“Core Strategy) which was adopted in July 2014. Following a High Court Challenge lodged by Satnam Millennium Limited to the adoption of parts of the Core Strategy the Judge ruled in favour of the claimant on three of the nine issues resulting in the removal of the following element of the housing policies from the plan.
- 1.4 The housing target of 10,500 new homes (equating to 500 per Year) between 2008 and 2027;
- 1.5 Reference to 1,100 new homes at the Omega Strategic Proposal to be completed in an achievable time scale.

- 1.6 In April 2015 the WBC Executive Board approved a revised Local Development Scheme (LDS) which set out a work programme to re-instate the Local Plan housing target – which set out a work programme to re-instate the Local Plan housing Target – which has been quashed by the February High Court judgement – through a Primary Plan Alteration and introduce a Community Infrastructure Levy (CIL) A Primary Plan Alteration (or Local Plan Review) was to be progressed by the council as a matter of urgency in order to establish a new housing target and to provide guidance on the location of the new homes
- 1.7 In a report of the Executive Board in October 2015, Council Officers acknowledged that through its evidence base work “it is becoming increasingly apparent that the Council is not currently able to identify sufficient land to meet its likely housing need in accordance with the requirements of the National Planning Policy Framework (NPPF) This means that the Council need to take a more fundamental review of the plan than currently envisaged in the LDS and with further work required to enable the Council to assess the options for and implications of meeting it housing need in full.
- 1.8 In January 2016 the Council published its Strategic Housing Land Availability Assessment (SHLAA) which identified a number of potential development sites within the Borough, although discounted sites situated in green belt due to policy constraints.
- 1.9 The Council Jointly commissioned GL Hearn to undertake a Strategic Housing Market Assessment (SHMA), in partnership with Halton and St Helens Council who together with Warrington form the Mid-Mersey Housing Market Area (HMA). This confirmed the ‘Objectively Assessed Need’ for the HMA equated to 1.756 homes per annum of which 839 homes per annum should be apportioned to Warrington. This figure was updated in October 2016 in a SHMA Addendum which suggested a revised housing need in Warrington of 984 dwellings per annum.
- 1.10 The Council has now published a Local Plan Review Scope and Contents document for consultation which omitted to include the Glazebury submissions made in the plan it identifies a minimum housing target of around 1,000 dwellings per annum across the plan period with sufficient Green Belt land release to accommodate approximately 5.000 new homes

## Purpose of the Representation

1.11 The Key purpose of this representation is to Promote land at Three Acres Farm, Glazebury for Green Belt release and secure its designation through the Local Plan Review for housing and to support the Glazebury community and growth which at the present time has very limited affordable housing.

## Structure of the Representation

1.12 Site specific representation presenting the justification for the release of the site from the Green Belt and its allocation for housing in the Local Plan Review. Having checked the Green Belt Assessment results, planning at WBC confirmed that the site makes a weak contribution to Green Belt purposes

## Collaborative Working

1.13 The builder that is assigned will seek to work collaboratively with the WMBC to deliver a 'sound' Local Plan Review which meets the identified housing need in the Borough. Who would also need to meet with the WMBC Policy Officers and local community to discuss the development opportunities at the site.

A comprehensive review of the Local Plan Review to include Glazebury in the Strategic Housing Land Availability Assessment (SHLAA)

2.1 The SHLAA seeks to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. We have noted that there are a very limited number of sites within the Glazebury Settlement boundary which can realistically deliver housing over the plan period. Given that all suitable, available and achievable site with the settlement boundary have been identified in the SHLAA the only option is to release sustainable Green Belt sites an approach which accords with paragraph 84 of the NPPF that states

“When drawing up or reviewing green belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development”

2.2 The need to boost significantly the supply is a key ambition of the NPPF. The local plan review represents a key opportunity to meet the OAN, address the housing delivery shortfall and tackle growing affordability issues especially in rural areas like Glazebury to release green belt land for the following reasons

- The SHLAA and Urban Capacity Study has demonstrated that the OAN for housing cannot be met within the existing built up area.
- Northern Power House agenda and bold vision contained in the local plan review is driving growth
- The Green Belt is tightly drawn around settlements in some locations which has led to high demand which can't be met and affordability issues
- Lack of opportunities to provide the sites the market wants, especial in areas such as Glazebury
- At the present time opportunity to buy any affordable family housing new/existing buildings in Glazebury extremely low. Can be confirmed by figures from right move (14 properties for sale none new).
- Significant deficit of affordable 3 bedroom family homes, in the settlement
- Releasing such a site as three acres farm offers opportunities to provide a sustainable patterns of development at a scale which can be linked to existing and/or potential transport networks, respond to market demand and; have transformational potential.
- The Local Plan Review therefore represents an excellent opportunity to review the Green belt boundary to meet its development needs beyond the plan period. The residence of Three Acres Farm Glazebury strongly believes that the 'site' especially in settlements where growth has been stifled by tightly drawn green belt boundaries such as Glazebury.

- Creating affordable housing and with this being a relative Small Site building being able to be started and finished in a viable time scale supporting the Local plans objectives.

2.2 Paragraph 001 (Reference ID: 50-001-20160519) recognises that there are Particular issues facing rural areas in terms of housing supply and Affordability. It Acknowledges that housing has a role in supporting the The broader sustainability of villages and smaller settlements. The Guidance states

“A thriving rural community in a living working countryside depends, in part, on retaining local services and community facilities such as school, local shops, cultural venues public houses and places of worship. **Rural housing is essential to ensure viable use of these local facilities** “

2.3 The guidance continues

“Assessing housing need and allocating sites should be considered at a strategic Level and through the Local Plan and/or neighbourhood plan process.

HOWEVER, ALL SETTLEMENTS can play a role in delivering sustainable development in rural areas:- and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.

2.4 The need for housing in sustainable rural locations such as Glazebury should therefore be fully explored in the Local Plan Review to ensure that growth is balanced and responds to local needs across the whole of the borough.

### Settlement hierarchy

2.5 Whilst not being explicit about requiring planning authorities to develop a settlement hierarchy to distribute future growth, Government planning guidance details a number of objectives which should be achieved through the development of planning policy which effectively require this to happen (i.e. Delivering Sustainable Patterns of development – focusing development in locations which offer a range of community facilities, services, jobs, and infrastructure)

Glazebury village is well served by a range of services and facilities and amenities, and is well connected in terms of public transport and the strategic highway network. Page 5

## 3. The Site

- 3.1 Three Acres Site extends to approximately 2.5 acres based in Glazebury. Which benefit from many facilities within the village and being a joint parish with Culcheth and Glazebury with Culcheth being recognised as a neighbourhood Centre which also reflects the high level of services and facilities that Glazebury village benefits from.
- 3.2 The allocation of new site for development in Glazebury will assist the Council in meeting housing needs and help safeguard the vitality and vibrancy of existing services in the settlement.
- 3.3 The Site is within a single ownership and is available for residential development (subject to release from the Green Belt) There are no legal or ownership constraints to its delivery.
- 3.4 The site is Greenfield and is currently being used as mainly residential use along with a Kennels which is run by the owner of the land and does not have any other employers in the business besides the owner who runs this on a semi-retirement basis.
- 3.5 Three Acres Farm is situated on the boundary of Warrington/Leigh in a highly sustainable location within walking distance to many facilities and schools. Many local amenities are situated within a short walk of the site and would provide a day to day services and facilities for the new residents of the site.

### **Education**

- 3.6 Primary Schools Glazebury C of E (Which is undersubscribed) is within a 650m walking distance.  
Culcheth Primary School which is also within walking distance and on a main bus route (2.2 miles take approximately 25 minutes to walk 5 minutes in a car/Bus)  
Culcheth High School which is also within walking distance (2.2 miles takes approximately 25 minutes to walk 5 minutes in a car/Bus)  
Bedford Methodist primary school within walking distance (1 mile take approximately 12 minutes' walk/3 minutes in car/bus and on a main bus route)  
St Thomas primary School within walking distance (1.2 miles takes 12 minutes' walk car/bus on main bus route 5 minutes)  
Manchester Road High School within walking distance 20 minutes and car/bus 10 minutes as on main bus route

- 3.7 A footway currently exists on Warrington Road from Glazebury to
- 3.8 Culcheth with a pedestrian crossing in Glazebury along with a signal controlled pedestrian crossing point in Glazebury and also another signalled crossing across the carriage way located after Mee Brow to enable safe crossing for new residents.
- 3.9 Leigh and Warrington Hospitals are both within a short bus journey of this site.

### **Retail**

3.10 There are local retail facilities within the vicinity of the site. The closest is a retail unit located at the BP Service Station along with a Subway on Warrington Road, approximately 150m walk of the Site. A range of local amenities are located within the village or reach of Glazebury and Culcheth such as the following:

- Bents - Restaurant and home furniture/butchers and greengrocers along with plants and huge store for plants, horticultural products and garden and home furniture, Children's play area/miniature golf/children inside sand pit.
- Within 5 minute walking distance to local
- Chenni Indian restaurant
- Comfortable Gill Pub – Family eating pub with large beer garden and play area for children along with being dog friendly
- Glazebury Pub – Gastro pub for all the family with large beer garden and play area
- George and Dragon – fun kids play area and more adult dining area open long hours.
- Village store/Bakery
- Butchers with 2 minutes' walk
- Chinese with 2 minutes' walk
- Victorian Tea Room/Sweet Shop 2 minutes' walk away
- Various community buildings

### Recreation

3.11 There are a number of local recreation facilities within walking distance of the site. Sporting Lodge Gym and swimming pool, along with Glazebury Community play area along with the completion of work on the revamped play area at Mee Brow Park funded through Council capital funding along with a £50,000 grant from WREN and a £20,000 contribution from Culcheth and Glazebury Parish Council.



Accessibility by bus

3.12 The nearest bus stop to the site is located within 1 minute walk from the site both southbound and northbound bus stop has a formal waiting area with timetable information.

3.13 Table 1 below, summarises the bus services that operate in the vicinity of the site together with their frequencies per hour

Service	Route	Daytime	Evening	Sat	Sun
19	Warrington-Leigh via Winwick,Croft, Culcheth	2	2	1	1
28	Warrington-Leigh Via Padgate, Birchwood Culcheth	1	1	1	0

**Table 1 – Summary of Bus Services Operating Past The Site (Per Hour)**

3.14 The table shows that up to 3 buses per hour travel past to the site during weekdays and Saturdays.

These provide direct access to a number of destinations between Leigh and Warrington. Service to Warrington provide access to further local and regional services as well as Birchwood Railway Station network to improve the accessibility of site. Also has the benefit of the Newton le Willows Train station which the fastest journey time is 8 minutes on an average weekday, there are 20 trains per day travelling from Newton le willows to Warrington.

Accessibility by Cycle

3.15 In order to assess the accessibility of the site by cycle, it is necessary to understand what destination are located within 8km. The 8KM cycling distance refers to a recommendation by Cycling England in the document ‘Integrating Cycling into Development Proposals’ (2009)

3.16 An 8km catchment extends as far as Leigh in the north, Newton-Le-Willows to the West, Warrington to the south and Irlam to the east

## Accessibility by Rail

- 3.17 The nearest train station Newton-le-Willows is 8.5 km from the centre of the Site, also have the benefit of Birchwood train station 9.5km along with the 28A bus serves Birchwood Station
- 3.18 Both stations provides regular services to destination such as Liverpool, Manchester and Warrington. The services all three destination run twice an hour, additional there are services to areas such as Leeds and York.
- 3.19 Also a fast track bus facility from Leigh to Manchester city centre is a 15 minute walk to the bus stop/park and ride facility
- 3.20 Due to the short walking distances to key services and facilities, this reduces the pressure on new residents using the private car and is in line with the core principles of the NPPF to locate new housing in locations that make the fullest possible use of public transport, walking and cycling. We consider the site as being the most sustainable location for new residential development in Glazebury.

3.21

## 4. Green Belt Assessment

- 4.1 The site is currently located within the Warrington Green Belt, However, as acknowledged by WBS, there are clear “exceptional circumstances” to release land from the Green Belt. The Council publishes a Green Belt assessment (Undertaken by Arup) in October 2016 which assessed the site as performing a ‘WEAK’ contribution to the 5 purposes of the Green Belt.
- 4.2 For the reasons set out below, the site owners believe the site should be considered a weak contribution to the Green Belt and that the Site should be considered as a residential allocation.

Glazebury is not a large scale settlement, and its future growth is prevented by the Green Belt. Development in Glazebury would ensure much needed vitality and vibrancy of its services and facilities. The site performs **no contribution** to this purpose as it is not adjacent to an urban areas and therefore does not contribute to this purpose

To assist in safeguarding the countryside from encroachment

The site has strong boundary consists of hedge line and intermittent trees and we believe the site performs a moderate contribution to safeguarding the country side encroachment

Glazebury is not notes as a settlement of any historical significance. There are no designated historical assets nearby which would be impacted by the Site

Development for housing. It is considered therefore that the Green Belt in this location does not fulfil the role.

(Page 9)

We consider that the site performs no contribution to preserving the setting and special character historic towns.

A key purpose of the Green Belt is to assist urban regeneration. However, as set out above, the supply of brownfield land is now insufficient to meet Warrington's housing needs. The regeneration of inner urban areas will not be enough to support the Borough economic growth. Other sources of land, including the use of Green Belt land to expand sustainable settlements in Glazebury, is now urgent if Warrington is to achieve its aspirations for Growth.

There is a lack of available brownfield opportunities within Glazebury, therefore small sections of Green Belt release is crucial and required to protect the economic vibrancy of Glazebury Village.

## **Glazebury**

4.3

Glazebury needs to be considered within the Warrington Core Strategy as one of the most sustainable settlements outside of Warrington Town. Glazebury village has seen limited growth and investment for a considerable period of time due to the existing Green Belt constraints, therefore contributing to the affordability issues within the village. The emerging Local Plan provides the opportunity to deliver growth to the village to enhance the vitality and viability of the existing services and to provide much needed both affordable and market housing in an area of high demand.

### **Conclusion**

4.5 The release of the Site from Green Belt is wholly justified and necessary. It represent a logical location for release which will have relatively limited harm to the general extent of the Warrington Green Belt, as confirmed we believe the Site should be classified as providing a weak contribution to the five purposes of the Green Belt.

4.6 Development of the Site provides the opportunity to deliver much needed housing on the most sustainable Site in the Village, support the growth and vibrancy of the village which can realistically deliver within in the planned time scales due to the site being a smaller site and therefore easier to implement and progress

## 5. Technical Considerations and Opportunities

- 5.1 The site is not subject or near to any restrictive environmental designations. There are no constraints other than Green Belt which present an obstacle to development
- 5.2 Instead the Site has substantial opportunities to create an exemplar residential community. Strong place-making and high quality landscape features can be provided by the builder which will ensure that the site is an attractive areas of Glazebury adding much needed vibrancy within the settlement and enhance local character and encourage sustainable lifestyles, the proposed development will deliver long-lasting character within both the natural and built environments.

Key and unique opportunities include the ability to:

- Intergrate with the existing community at Glazebury and connect to social and economic services and facilities which are in very close proximity to the Site.
- Connect directly into the existing highway network
- Deliver much needed high quality family homes in a sought after location for families in Warrington

### Flood and Drainage

- 5.3 The Environment Agency (EA) Flood map for Planning indicates that the Site at Three Acres lies within a Low Flood Zone this means that the risk of flooding from rivers and watercourse is low. It is considered to be land assessed as having less than a 1 in 1,000 annual probability of river or sea flooding

Existing Drainage – Foul and Surface Water

- 5.4 initial investigations have indicated that the Site drainage can be achieved via an appropriately designed Sustainable Urban Drainage System (SUDS)
- 5.5 A Suitable foul drainage strategy for the proposed development will be developed through formal consultation with United Utilities.

### On Site Infrastructure

- 5.6 There is no infrastructure intersecting the Site that can preclude the delivery of housing at this location.

## Landscape and Visual Appraisal

5.7 The Site is not recognised as having a special landscape quality and is not the subject of a landscape designations. Residential development of the Site could be brought forward in a manner which was sympathetic to its local landscape and townscape context. With any landscape and visual effects minimised and further offset by a strong landscape strategy to ensure that the development was considerate of its setting. The Site is well contacted which would prevent encroachment into the country side and the development.

### Ecology and Trees

5.8 The Site is not recognised for its biodiversity value. It is not subject to any ecological designations, such as SSSI's SBI's or Local Nature Reserves and there are no such designations nearby

5.9 In due course, detailed surveys of the flora and fauna will be undertaken to ensure that there will be no harm to any high value species. Given that the Site is not used for agricultural use, all existing high value trees and hedgerows will be retained wherever possible alongside significant new tree planting to enhance the character of the new development. Overall there will be an increase in the net biological value of the Site.

### Highways

5.10 Vehicle access to the Site can be achieved from the East Lancashire Road, with potential access from Warrington Road, as this site has potential to accommodate around 16 dwellings as such it is likely only one formal vehicular access point would be required.

## 6. Conclusion

### Economic Social and Environmental Benefits

6.1 The site represents an available, suitable and sustainable Site to be released from the Green Belt having regard to the following benefits:

#### Economic Role

- The proposed development will secure a number of economic and fiscal benefit in term of job creation and additional monies to the Local Authority. In addition to attracting and retaining economically active, skilled resident who will generate significant spending in the local area.
- Development of the Site will provide increase expenditure in the local economy which will support the continued vitality and viability of the settlements existing services and facilities.

#### Social Role

- The site has the potential to deliver a high-quality new residential environment delivering approximately 16 open market and affordable homes. These will make a valuable contribution towards meeting the full objectively housing needs of Warrington.
  - The housing on the Site will be well-integrated with its surroundings.
  - The site occupies an inherently sustainable location for development of family homes with easy access to a range of services and facilities located within Glazebury.
  - The Site has the potential to secure safe vehicular access from the East Lancashire Road without having an unacceptable impact on the local highway network:
- 6.2 Glazebury is an up and coming area which is recognised as one of the most sustainable settlements in the Borough with a range of services and access to public transport to reach employment opportunities close by.
- 6.3 There is a clear and accepted need for Green Belt release within the Warrington Borough. The Council should apply a balanced approach to meeting their currently assessed OAN to grow the sustainable settlements in the rural areas and not just concentrate on delivering housing in Warrington town.
- 6.4 Three Acres Farm is demonstrated to be the most sustainable Site within Glazebury given the short walking distance to key services and facilities in the village, immediate access to the primary school and secondary schools and access to public transport.
- 6.5 In conclusion, the Site is available now, offers a suitable location to help Warrington Council meet current and future housing needs. Ultimately the site is deliverable and the present landowners will endeavour to ensure they are represented by a high quality house builder.

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Local plan  
**Date:** 15 November 2021 12:10:14

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Hi David

Sorry to trouble you but I forgot to put on our local plan that next door have had planning permission accepted recently could you please add this

Thank you

Ann and paul johnson

Sent from my iPhone