

Warrington Updated Proposed Submission Version Local Plan 2021 - 2038

September 2021

Representations on behalf of Brooklyn Limited,
Clay Lane, Burtonwood, Warrington

1. The draft Local Plan is unsound as:
 - a. It fails to address housing need over the plan period by
 - i. Failing to take a positive and aspirational approach to the housing requirement (paragraph 16(b) NPPF).
 - ii. Failing to make sufficient housing provision to allow for job growth.
 - iii. Failing to make adequate provision to allow a sufficient number of affordable homes to be delivered
 - iv. Adopting an inappropriate 'stepped' approach to housing delivery
 - b. It fails to significantly boost the supply of housing (NPPF paragraph 60).
 - c. It fails to identify a sufficient supply and mix of housing sites (NPPF paragraph 68).
2. The detailed reasoning in support of the contentions set out in these representations is to be found in the documents prepared by Lichfields and submitted on behalf of the Consortium of Developers and Housebuilders (which includes Brooklyn Ltd). That reasoning is relied upon but not repeated in this representation.
 - Warrington Local Plan- Issues Report
 - i. Appendix A- Housing Needs Technical Note
 - ii. Appendix B- Housing Land Supply Technical Note
 - iii. Appendix C- Fiddlers Ferry Technical Note
 - iv. Appendix D- Viability Consultation Response – Warrington Local Plan.
3. In order to make the plan sound it will be necessary to allocate further land for housing.
4. The local plan has been formulated on the basis that land will need to be released from the Green Belt in order to meet future development needs (3.2.8) and in particular that land will need to be released to meet housing needs (3.3.7). The Council have concluded that there are

exceptional circumstances which justify altering the Green Belt to meet development needs (section 3.4).

5. In order to make sufficient housing provision, it will be necessary to make further releases from the Green Belt.
6. These representations seek the inclusion of a new OS allocation policy, Land at Clay Lane, Burtonwood, for up to 250 homes. This allocation will contribute to making the plan sound.
7. The site at Clay Lane is shown on the plan attached to this statement at **A**. It is well related to the built-up area and the revised Green Belt boundary can be clearly defined without needing to be altered at the end of the plan period. The Green Belt will continue to serve the five purposes set out at paragraph 138 of the NPPF. We also attach a landscape master plan for the site demonstrating how the development could be laid out at the detail stage, at **B**. Areas for open space and biodiversity off setting can be achieved within the objector's ownership.
8. Burtonwood is a sustainable settlement with a good range of facilities and services, capable of accommodating development (as evidenced in the March 2019 draft plan which allocated a site to the north of Burtonwood for development supported by full SEA of the plan).
9. The site at Clay Lane is the subject of a screening application (pre-application for development) and all relevant impacts can be mitigated so no unacceptable adverse impacts arise from the development of the site. The Council's response that EIA is not required is attached at **C**. This confirms there are "*no significant environmental effects associated with these proposals*". Safe and convenient vehicular access is available to the site, and it is well placed for pedestrian and cycle links to Burtonwood and Warrington. The site is sustainable.
10. The policy proposed should include the following essential information for clarity and guidance.
 - a. A minimum of 250 homes, in a range of tenures, types and sizes to contribute to the boroughs housing needs.
 - b. A minimum of 30% affordable housing.
 - c. An average minimum density of 30dph.
 - d. Open space to council standard to be provided on site.
 - e. A scheme for biodiversity net gain to be submitted.
 - f. The southern boundary to define the green belt boundary.
 - g. A package of necessary and related transport improvements to be delivered.