

Proposed Submission Version Local Plan

PART A - About You

1. Please complete the following:

Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique reference number.

Name of person completing the form: Philip Andrew Moseley

Email address: [REDACTED]

2. What type of respondent are you? Please select one option only.
If you are an agent please select the type of client you are representing.

A Developer / Landowner

3. Please provide your contact details:

	Contact details
Organisation name (if applicable)	-
Agent name (if applicable)	-
Address 1	[REDACTED]
Address 2	[REDACTED]
Postal Town	[REDACTED]
Postcode	[REDACTED]
Telephone number	[REDACTED]

PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate?

From the drop down list please select one option.

DEV1 Housing Delivery

2. What does your comment relate to? Please select one option.

A specific policy sub-number (s)

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).

Sub numbers 2. Housing Distribution and 3. Sites removed from the Green Belt

3. Do you consider the Draft Local Plan to be: Please select one option in each row.

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

4. If you have answered 'No' to any of the options in the above question then please give details in the box below 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.

Please be as precise as possible.

Based upon the following information we believe the Policy to be unsound, not justified or effective.

DEV1 Clause 2. Distribution

Strategic Housing Land Availability Assessment (SHLAA) and Brown Field Register.

The Plan heavily relies on the delivery of housing within the existing urban area, the existing inset settlements and any other sites identified in the Council's Strategic Housing Land Availability Assessment (SHLAA) and on its brownfield register. Given the environmental issues and significant remediation works that these types of sites can often be subject to and issues around land ownership and assembly, we suggest that of the 11,785 new homes proposed on brownfield land it is likely that not all will be capable of being delivered within the plan period or at all. WBC acknowledges that the availability of brown field land will reduce during the Plan period but believes that technological advances the remediation and design will free up additional sites for development. No evidence has been provided to demonstrate this adding to the uncertainty of housing delivery.

DEV1 Clause 3. Sites to be removed from the Green Belt and allocated for residential development

It is uncertain that the number of new homes identified on sites removed from the Green Belt can be delivered within the plan period. Given the environmental issues and significant remediation works required at Fiddlers Ferry we suggest that of the 1,310 new homes proposed not all will be capable of being delivered within the plan period or at all (refer to representation on Policy M3). In addition, the 2400 homes identified for the South East Warrington Urban Extension are heavily reliant on significant infrastructure improvements to be delivered up front. The sizable investment needed for this is not yet secured and there is likely to be lengthy delays in the delivery of homes.

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.

Please be as precise as possible.

To support the WBC's Local Plan objectives we believe that additional Green Belt sites need to be allocated for residential development. In particular sites that have a low adverse impact on habitats and local heritage, do not require land assemblage or infrastructure investment and that can deliver homes in the early part of the plan (refer to attachment Representation Moseley Land, Grappenhall).

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

Yes, I wish to participate at the oral examination

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

We believe that Moseley Land, Grappenhall should be added to the list of sites to be removed from the Green Belt or considered as a 'reasonable alternative' to other Green Belt land. We believe that there is a compelling case for the site to be allocated for housing in its own right and that it can deliver a minimum of 300 homes early in the plan without the need for significant infrastructure improvements or by adding unsustainable pressure on existing roads, schools and community facilities. Development would represent a natural extension to the settlement of Grappenhall and would be a quick win for WBC as a contribution to its 5 year housing supply.

The site was allocated for development as part of the Warrington Garden Suburb (WGS) in both the PDO 2017 and the PSVLP 2019. As part of the Warrington Garden Suburb Landowner Group, the owners made representations during both previous rounds of consultation supporting the WGS concept and the supporting evidence base presented by Warrington Borough Council.

Along with a developer partner we would wish to participate at the examination in order to have the opportunity to provide evidence on why this site should be considered in its own right for residential development (refer to attachment Representation Moseley Land, Grappenhall).

8. If you wish to upload documents to support your representation form then please select 'choose file' below. You can upload a max number of 2 files (up to 25MB each).

If you are submitting more than one representation form please note: If this file upload supports more than one representation form then please do not attempt to upload the same file on subsequent forms. On additional representation forms please use the comments/file description box to type in the 'name of the file', or 'see previous form'.

If the file upload is a different document for additional representation forms then please continue to upload the file as normal.

- File: Moseley Land Plan.pdf - [REDACTED]
- File: Representation Moseley Land, Grappenhall.pdf - [REDACTED]

Comments/file description

Representation Moseley Land, Grappenhall
Moseley Land Plan

You have just completed a Representation Form for DEV1 Housing Delivery.

Please select what you would like to do now?

Complete another Representation Form on a different policy or part of the plan (**Part B**)

PART B - Representation Form 2

1. To which part of the Local Plan does this representation relate?

From the drop down list please select one option.

GB1 Warrington's Green Belt

2. What does your comment relate to? Please select one option.

A specific policy sub-number (s)

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).

3. Land removed from the Green Belt

3. Do you consider the Draft Local Plan to be: Please select one option in each row.

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

4. If you have answered 'No' to any of the options in the above question then please give details in the box below 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.

Please be as precise as possible.

Based upon the following information we believe the Policy to be unsound, not justified or effective. Much of the Green Belt land identified requires either significant up front infrastructure investment before homes can be built (a. South East Warrington Urban Extension) or wide scale remediation and ecological mitigation before homes can be delivered (c. Land to the east and south of Fiddlers Ferry Power Station).

Land at Thelwall Heys and Fiddlers Ferry both require Heritage Impact assessments and Fiddlers Ferry requires the owners to produce a comprehensive Development Framework document including a Project Specific Habitat Regulations Assessment setting out ecological mitigation requirements. Thelwall Heys and Fiddlers Ferry have significant constraints on development that limit the number of homes that can be delivered on the area of land being removed from the Green Belt.

According to the Green Belt Assessment, land allocated at Fiddlers Ferry is judged as making a moderate and high contribution.

There is not sufficient evidence provided to show that other sites in the Green Belt, that were previously allocated in the PSVLP 2019 for residential development, and where there would be less of an adverse impact on ecology and heritage, have been considered as reasonable alternatives.

There is a reliance on those sites identified to be removed from the Green Belt to be sufficient in meeting the housing need and the trajectory for the delivery of homes. However, if as expected the housing numbers are not achieved on other land the existing list will be insufficient. There is an over-reliance in the plan for homes to be delivered from the Council's Strategic Housing Land Availability Assessment (SHLAA) Brown field Register and Fiddlers Ferry. Given the environmental issues and significant remediation works that these types of sites can often be subject to, particularly on the scale of Fiddlers Ferry, and issues around land ownership and assembly, we suggest that of the 13095 new homes proposed it is likely that not all will be capable of being delivered within the plan period or at all.

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.

Please be as precise as possible.

Addition of Green Belt land that was previously allocated in the PSVLP 2019 for residential development, and where there is less of an adverse impact on ecology and heritage. In particular the addition of Moseley Land, Grappenhall, as a reasonable alternative to Thelwall Heys or Land to the south of Fiddlers Ferry Power station.

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

Yes, I wish to participate at the oral examination

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

The site was allocated for development as part of the Warrington Garden Suburb (WGS) in both the PDO 2017 and the PSVLP 2019. As part of the Warrington Garden Suburb Landowner Group, the owners made representations during both previous rounds of consultation supporting the WGS concept and the supporting evidence base presented by Warrington Borough Council for the land to be removed from the Green Belt.

Along with a developer partner we would wish to participate at the examination in order to have the opportunity to provide evidence on why the Moseley Land, Grappenhall should be considered in its own right to be added to the sites identified for removal from the Green Belt (refer to attachment Representation Moseley Land, Grappenhall).

8. If you wish to upload documents to support your representation form then please select 'choose file' below. You can upload a max number of 2 files (up to 25MB each).

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Comments/file description

See previous form

You have just completed a Representation Form for GB1 Warrington's Green Belt.

Please select what you would like to do now?

Complete another Representation Form on a different policy or part of the plan (**Part B**)

PART B - Representation Form 3

1. To which part of the Local Plan does this representation relate?

From the drop down list please select one option.

MD3 Fiddlers Ferry

2. What does your comment relate to? Please select one option.

A specific policy sub-number (s)

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).

MDA3.2 Delivery and phasing

MD3.3 Detailed Site-specific Requirements (Clause 24)

3. Do you consider the Draft Local Plan to be: Please select one option in each row.

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

4. If you have answered 'No' to any of the options in the above question then please give details in the box below 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.

Please be as precise as possible.

Based upon the following information we believe this Policy to be not legally compliant and unsound.

Green Belt land at Fiddlers Ferry, in particular land to the south, with its open mosaic habitat, local wildlife designations and location to the Mersey Estuary SPA / Ramsar has a high ecological value. In the Habitat Regulations Assessment (HRA) it identifies that development of the Green Belt could have significant effects on European protected sites. Policy MD3 sets out the need for a further Project Specific HRA to be produced. The presumption therefore is that before this Project Specific HRA is undertaken, it is unknown whether any development proposed is deliverable, or if it is, the scale of the on-site mitigation that would be required and the number of homes that could be delivered.

In accordance with Clause 24 a Project Specific HRA is required to assess the adverse impacts of development on the integrity of the Mersey Estuary Special Protection Area. If the results from the ecological surveys as required under para. 10.3.24 confirm that the land to the south of Fiddlers Ferry constitutes a significant area of supporting functionally linked land (FLL) the potential on-site mitigation could reduce the housing numbers considerably. This could be to the extent where the economics of delivering the mitigation outweighs the return from the number of homes that could be delivered. There is therefore significant uncertainty around the 900 homes (450 within the plan period) identified on land to the south, being delivered at all.

Therefore, before the project specific HRA is produced and mitigation known there is no certainty any of the residential development proposed can be delivered.

Other Green Belt sites, previously allocated for residential development in the PSVLP 2019, with a lower potential for adverse impacts on European protected sites and important habitats and with a similar potential for delivering homes, should be considered as reasonable alternatives to land at Fiddlers Ferry (refer to attachment Representation Moseley Land, Grappenhall).

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.

Please be as precise as possible.

MD3.2 The inclusion of land to the south of Fiddlers Ferry and housing numbers identified should be removed from the plan period.

MD3.3 Detailed Site-specific Requirement - The requirement for a project specific HRA detailing potential mitigation to be used to inform housing delivery.

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

Yes, I wish to participate at the oral examination

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Along with a developer partner we would wish to participate at the examination in order to have the opportunity to provide evidence as to why the Moseley Land, Grappenhall should be considered in its own right as a reasonable alternative to Green Belt loss at Fiddlers Ferry.

8. If you wish to upload documents to support your representation form then please select 'choose file' below. You can upload a max number of 2 files (up to 25MB each).

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Comments/file description

See previous form

You have just completed a Representation Form for MD3 Fiddlers Ferry

Please select what you would you like to do now?

Submit response (I am a Developer / Landowner / Group / Organisation)

REPRESENTATION TO THE WARRINGTON LOCAL PLAN UPDATED PROPOSED SUBMISSION VERSION 2021: MOSELEY LAND, GRAPPENHALL

This representation has been made by Philip Andrew Moseley on behalf of the Moseley family and refers to land owned by the family at Grappenhall, as shown on the red line boundary plan appended to this representation ('the site').

The site does not benefit from an allocation for development within the Warrington Local Plan Updated Submission Version 2021 ('WLPSV') and is therefore proposed to remain within the Green Belt.

The site was allocated for development as part of the Warrington Garden Suburb (WGS) in both the PDO 2017 and the PSVLP 2019. As part of the Warrington Garden Suburb Landowner Group, the owners made representations during both previous rounds of consultation supporting the WGS concept and the supporting evidence base presented by Warrington Borough Council.

This representation seeks to demonstrate the sites' sustainability credentials and its suitability for a residential allocation as a stand-alone 'Top -Up Site' within Warrington's Local Plan. We believe that the sites' location on the edge of the existing settlement of Grappenhall can result in its delivery early within the Plan period, as it does not require any land assemblage, it is physically unconstrained and will not require the implementation of any significant new infrastructure to facilitate its delivery.

We therefore believe that the site should be considered as a 'reasonable alternative' to other Green Belt land allocated in the Updated PSVLP 2021, where adverse impacts are greater and deliverability less certain. In particular land covered under Policy MD3 Fiddlers Ferry and MD5 Thelwall Heys.

In summary the site demonstrates the following,

- Is a logical and natural extension to Grappenhall;
- Would not result in unacceptable harm or loss to important natural, built or historic environmental assets and does not have any identified constraints that would prevent it coming forward early in the plan period;
- Is sustainable and accessible, with access to key existing and future services and facilities;
- Is wholly available, achievable and suitable to accommodate new development in accordance with the NPPF;
- Could deliver approximately of 350 high quality new homes at an appropriate density;
- and can deliver on-site Biodiversity Net Gain providing an attractive network of green infrastructure and greenspace that will benefit future occupiers of the site and the wider community.

The Site

The Moseley land, comprising approximately 22.25ha, is in one single family ownership and is located south-east of Grappenhall Village, south of the Bridgewater Canal and west of the A50 between Grappenhall Village and the motorway junctions for the M6 and M56. It is in Green Belt and currently farmed for cereal production.

Located on the edge of Grappenhall Village, it is well placed within walking distance of two Primary Schools, pubs, a range of shops, community facilities and frequent local buses. The land abuts the A50 providing the opportunity to create direct road access to the site from the east and avoiding complicated infrastructure investment. The site is within 2 miles of the M6 / M56 junction, existing employment land at Appleton Thorn and the proposed South-East Warrington Employment Area.

Hedge boundaries, ditches, ponds and mature trees do form some constraint but can be successfully retained and enhanced through good development design, thereby increasing biodiversity and allowing greater public access to the area. There is no heritage constraint associated with the site and it is entirely deliverable for residential purposes.

Green Belt Assessment and Boundaries

The land was judged to be making a moderate overall contribution in the PSVLP 2019

Parcel Ref WR37

The parcel makes a strong contribution to one purpose, a moderate contribution to two, and a weak contribution to two. In line with the methodology, professional judgement has therefore been applied to evaluate the overall contribution. The parcel has been judged to make a moderate overall contribution as it supports a strong-moderate degree of openness and whilst there are non-durable boundaries between the parcel and the countryside, the boundaries between the parcel and the settlement consisting of the Bridgewater Canal are durable enough to prevent development from encroaching into the parcel and therefore not threatening the openness and permanence of the Green Belt. The parcel makes a moderate contribution to checking unrestricted sprawl, and a weak contribution to preserving the special character and setting of historic town.

The land is adjacent to the existing urban edge of Warrington and has clear, recognisable and durable Green Belt boundaries with the A50 to the east and a Public Right of Way and green corridor to the west. The boundary to the north is defined by the Bridgewater Canal and to south by an existing hedge, ditch and ponds that could be easily strengthened to provide a permanent boundary.

The site is a self-contained parcel with strong natural boundaries to all sides, which would limit any further future encroachment into the Green Belt. The site should therefore be considered for Green Belt release as part of Policy GB1 which would allow the delivery of high-quality housing in a sustainable location early within the Plan period.

Development

As the site was allocated for development as part of the Warrington Garden Suburb (WGS) in both the PDO 2017 and the PSVLP 2019 the owners have received numerous offers to enter into option agreements including from 3 of the top 5 national house builders. By the spring of 2020 they had reached an advanced stage of legal negotiation on the signing of an option agreement. The owners and developer acknowledged the opportunity to deliver homes as part of a wider Warrington Garden Suburb scheme whilst recognising the land's potential to also support a stand-alone, workable and deliverable model for housing early in the plan.

If the land is allocated no land assembly would be required as the land is under single ownership and the owners would build on the significant interest they have had to select a partner to bring forward one planning application to ensure timely delivery of residential development. The investment in infrastructure required would be entirely self-funded by the landowner/developer.

Biodiversity Net Gain

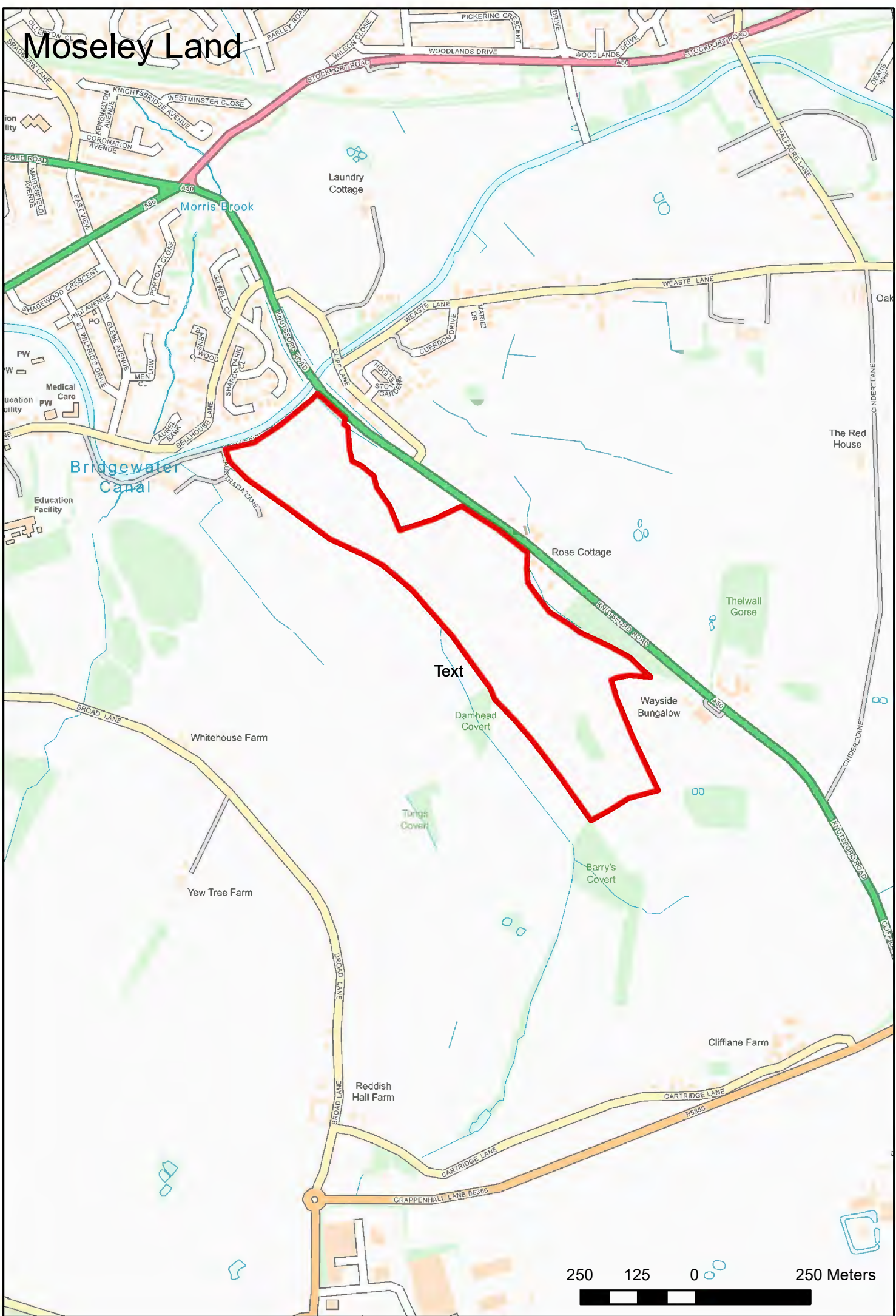
An on-site scheme for measurable biodiversity net gain can be demonstrated through the use of the Defra Metric. A landscape offset from the Bridgewater Canal with tree planting and pond creation would ensure the character of the Canal and its visual presence in the landscape is retained, as well as provide a robust edge to development to the north. The green corridor running along the Public Right of Way to the west of the land could be widened either side of the path, further strengthening a permanent boundary adjacent to the Green Belt land. Similar to the north, the boundary to the south could be significantly strengthened forming a green buffer with ponds and tree planting.

Supporting the Objectives of Warrington Borough Council's Local Plan

We believe that there is a compelling case for the site to be allocated for housing in its own right and that it can deliver a minimum of 300 homes early in the plan without the need for significant infrastructure improvements or by adding unsustainable pressure on existing roads, schools and community facilities. Development would represent a natural extension to the settlement of Grappenhall and would be a quick win for WBC as a contribution to its 5 year housing supply.

It is sustainable proposition, with low adverse impacts on high value habitats and heritage features. The allocation of the site for residential development would support Policy Dev1. It should therefore be considered as an addition or as a reasonable alternative to other Green Belt allocations to meet the objectives in WBC's Local Plan.

Moseley Land



Text

