

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: Miss Claire Parker

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 local resident who lives in Warrington

3. Please provide your contact details:

	Contact details
Organisation name (if applicable)	Mr. W. J. Bradbury
Agent name (if applicable)	Cassidy + Ashton Group Ltd.
Address 1	[REDACTED]
Address 2	-
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.

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).

GB1 section 3 and 4

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.

It is considered that the land referred to within our supporting statement should be removed from the Green Belt and designated instead within the Inset Settlement boundary for Croft. This land would then comprise part of the land referred to under section 3 part f of Policy GB1 and section 4 part c.

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

Please be as precise as possible.

On this matter there would not appear to be any conflict between legal compliance and the duty to co-operate.

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.

The land identified within the supporting statement should be removed from the Green Belt on the Policy Map and included within the Inset Settlement boundary of Croft.

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:

It is important that the long term boundary of the Green Belt is correctly established given the intention to make no further changes until 2050.

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: 8993 Warrington Representation - Lady Lane.pdf - [REDACTED]

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

Please select what you would you 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.

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).

Section 4 of Policy DEV1

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.

It is considered that the Local Plan is unsound as it fails to take into consideration all appropriate sites for new residential development which could accommodate new housing within the lifetime of the Plan.

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

Please be as precise as possible.

On this matter there would not appear to be any conflict between legal compliance and the duty to co-operate.

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.

The site referred to within our supporting statement should be allocated for residential development.

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.

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

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.

Comments/file description

See previous form - 8993 Warrington Representation-Lady Lane

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

Please select what you would you 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.

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).
GB1 part 3

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.

It is considered that Policy GB1 sub-section 3 is not sound as it does not include the removal of necessary land from the Green Belt in reference to Glazebury. It is considered that the inclusion of the land referred to in our supplementary statement within the Green Belt is an anomaly which should be rectified. The land referred to should be included within the adjacent Inset Settlement boundary of Glazebury to which its location and use relates.

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

Please be as precise as possible.

On this matter there would not appear to be any conflict between legal compliance and the duty to co-operate.

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.

The land referred to within our supporting statement should be removed from the Green Belt and designated within the adjacent Inset Settlement boundary. The land removed should then be referenced under sub-section 3 of Policy GB1 alongside the other areas of land removed from the Green Belt.

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:

It is important that the long term boundary of the Green Belt is correctly established given the intention to make no further changes until 2050.

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

- File: 8993 Warrington Representation - Warrington Road.pdf - [REDACTED]

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

Please select what you would you like to do now?

Complete the final part of the form, Customer 'About You' questions and submit response **(Part C)**

**Consultation on the
Updated Proposed Submission Version
Local Plan for Warrington**

**REPRESENTATIONS IN RESPECT OF LAND ON THE
CORNER OF LADY LANE AND MUSTARD LANE,
CROFT**

1.0 INTRODUCTION

- 1.1 This statement sets out further justification in respect of the removal of land located on the corner of Lady Lane and Mustard Lane from the Green Belt as part of the Local Plan.
- 1.2 The land in question comprises overgrown, previously developed land bound by hedgerow or fencing on all sides and currently contains a storage cabin. Existing built development is found on all sides of the site, with Saint Lewis' Catholic Church to the west, Saint Lewis Catholic Primary School to the north, alongside residential and commercial premises.
- 1.3 Due to the location of the site and existence of built development on all sides, it is considered that this represents an appropriate infill development site and that, like the remainder of Croft, the site and its surroundings, should be removed from the Green Belt and redesignated as part of an Infill Settlement.
- 1.4 Accordingly, the remainder of this statement summarises why the land referred to above should be removed from the Green Belt and also the appropriateness of the Lady Lane site for development.

2.0 LOCATION

- 2.1 The land in question is situated at the junction of Lady Lane and Mustard Lane in Croft.
- 2.2 Currently, the Updated Proposed Submission Version Local Plan's Policy Map, designates all of this part of Croft, named Little Town, within the Green Belt.

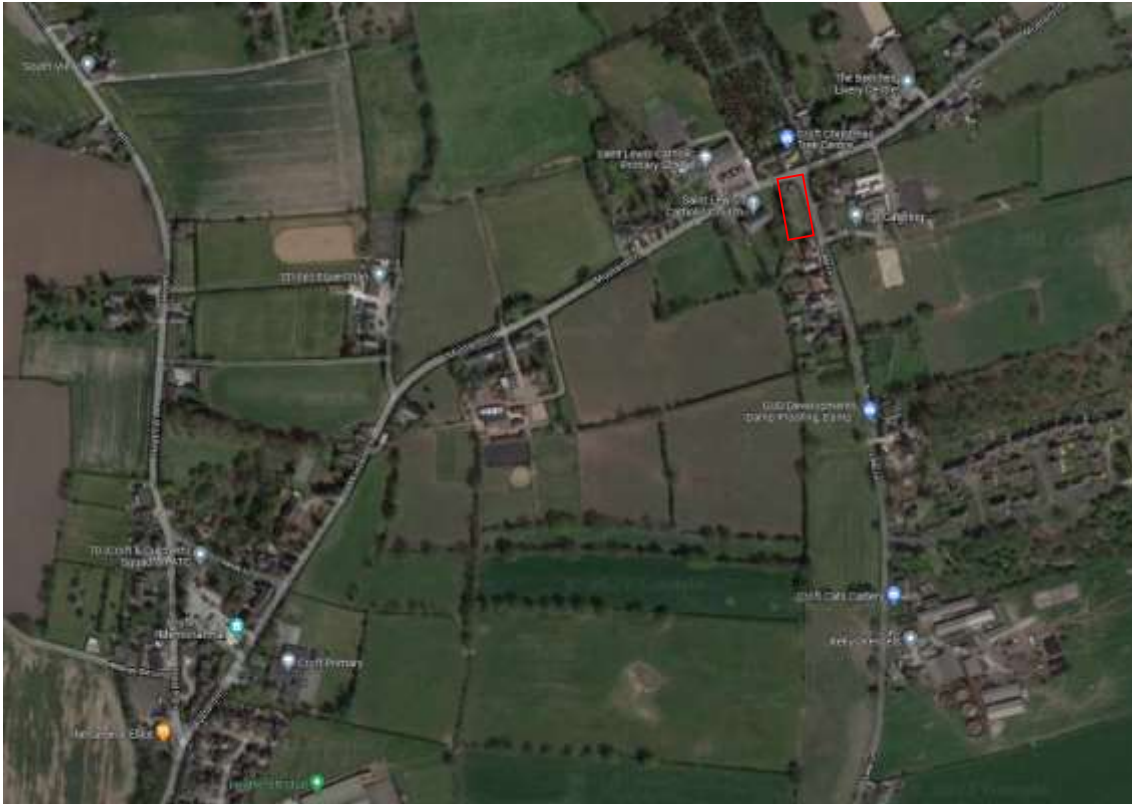


Figure 1. Site Location

3.0 LOCAL PLAN REVIEW

3.1 The Warrington Updated Proposed Submission Version Local Plan 2021-2038 states that one of the overall objectives of the Plan has been ‘to ensure Warrington’s revised Green Belt boundaries maintain the permanence of the Green Belt in the long term’.

3.2 This objective is supported; however, it is considered that there is an opportunity to refine the Green Belt boundary, removing small areas of land which comprise built development or are associated to it, which will have no impact upon the reasons for including land within it.

4.0 JUSTIFICATION FOR REMOVAL FROM GREEN BELT

4.1 The Green Belt extends across the northern portion of the Borough around the Inset Settlements of Croft and Culcheth.

4.2 Croft consists of Croft and Little Town. Croft is located outside of the Green Belt on the Submission Version’s Policy Map, whilst Little Town is washed over. It is considered that

this difference in designation does not make sense as they operate as a single settlement.

- 4.3 The land submitted for removal from the Green Belt boundary comprises built form and associated infrastructure located at the junction of Lady Lane and Mustard Lane.
- 4.4 It is considered that Little Town should also be included within the Inset Settlement boundary as per the remainder of the settlement of Croft. The area comprises built development and therefore its removal would not be detrimental to the purposes of the Green Belt in this location. With the remainder of Croft within the confines of the Inset Settlement boundary there is no justification for all of Croft not to be within it.
- 4.5 It is also considered that the site at the corner of Lady Lane and Mustard Lane could accommodate 2 to 4 new dwellings within the lifetime of the Local Plan. The site has good highway access and is within a sustainable location with strong boundaries. Ultimately, providing a small but important contribution towards the Local Authority's housing land supply, in an appropriate location. Historically, the land has been (as part of a wider site) subject to a planning approval for four dwellings but only two, no's 6 and 8 Lady Lane were built out, meaning that the previous consent may indeed be extant. Due to this, alongside the site's location and existing presence of built development on all sides of the site, the site is considered appropriate for new residential development.

5.0 SUMMARY AND CONCLUSIONS

- 5.1 The proposed removal of this land from the Green Belt will correct an anomaly in the Green Belt boundary in this location.
- 5.2 There appears to be no suitable justification for this land to remain within the Green Belt considering that it comprises part of Croft, which has already, in part, been removed from the Green Belt and identified as an Inset Settlement. It is considered that this designation should be extended to cover the entirety of the settlement.
- 5.3 Therefore, the land should be removed from the Green Belt boundary and included in the land referred to under section 3 of Policy GB1. The site should be allocated specifically for residential development under Policy DEV1.

**Consultation on the
Updated Proposed Submission Version
Local Plan for Warrington**

**REPRESENTATIONS IN RESPECT OF LAND TO WEST
OF WARRINGTON ROAD, GLAZEBURY**

1.0 INTRODUCTION

- 1.1 This statement sets out further justification in respect of the removal of land to the west of Warrington Road from the Green Belt as part of the Local Plan.
- 1.2 The land in question comprises garden land, used by no. 306 Warrington Road and as such represents a part of their residential curtilage, alongside land to the south, comprising properties and associated curtilage and highways infrastructure on Glazebury Mill Close. This comprised part of the Inset Settlement on earlier versions of the Local Plan.
- 1.3 Due to the use and nature of this land it is considered to be incorrectly designated on the Updated Proposed Submission Version Local Plan's Policy Map.
- 1.4 Accordingly, the remainder of this statement summarises why the land referred to above should be removed from the Green Belt and redesignated within the Inset Settlement.

2.0 LOCATION

- 2.1 The land in question is situated to the western side of Warrington Road, to the rear of no. 306 Warrington Road and includes properties located along Glazebury Mill Close. The extent of the area is identified on Figure 1.
- 2.2 Currently, the Updated Proposed Submission Version Local Plan's Policy Map designates this land within the Green Belt, which covers much of the open land in the north-eastern portion of the Borough, whilst land to the east and south is contained within the Inset Settlement boundary, demarcating built development along this part of Warrington Road in the settlement of Glazebury.
- 2.3 The Inset Settlement boundary contains all properties along Millbrook Close, the properties fronting Warrington Road and a small portion of Glazebury Mill Close in this location.



Figure 1. Site Location

3.0 LOCAL PLAN REVIEW

- 3.1 The Warrington Updated Proposed Submission Version Local Plan 2021-2038 states that one of the overall objectives of the Plan has been 'to ensure Warrington's revised Green Belt boundaries maintain the permanence of the Green Belt in the long term'.
- 3.2 This objective is supported; however, it is considered that there is an opportunity to refine the Green Belt boundary, removing small areas of land which comprise built development or are in use associated to it, which will have no impact upon the reasons for including land within it.

4.0 JUSTIFICATION FOR REMOVAL FROM GREEN BELT

- 4.1 The land submitted for removal from the Green Belt boundary comprises garden land, part of the residential curtilage of no. 306 Warrington Road and the properties, curtilage and associated highways infrastructure on the western extent of the cul-de-sac to the south, Glazebury Mill Close. This land represents brownfield sites.
- 4.2 The land to the rear of no. 306 Warrington Road has been used for residential purposes for circa twenty years. This land has significant landscaping demarcating it as part of the residential curtilage and follows the rear garden line of neighbouring properties to the south, on Glazebury Mill Close. The north and west boundaries comprise trees 10-15m deep, presenting a significant boundary to the Green Belt beyond. Photographs of this land are provided below.
- 4.3 The residential curtilage of no. 306 Warrington Road has always shared the same boundary with the site to the south (now Glazebury Mill Close development), which is 130m west from Warrington Road. Historically, this has been part of the inset of the settlement. The extract below shows the historic policy mapping for this location with this previously extended boundary identified. In 2002, a planning application for the site was recommended for approval to committee on this basis and as referred to above, the land has been used as such for the last twenty years.

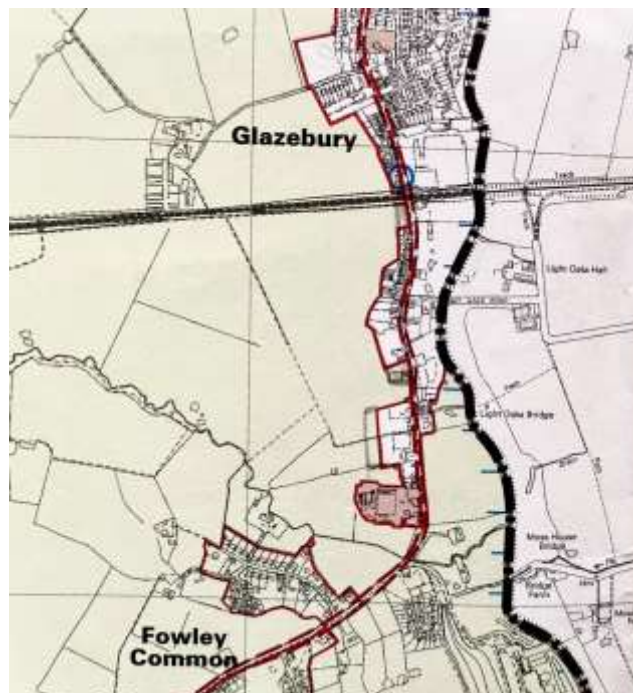


Figure 2. Previous Local Plan Policy Mapping with extended boundary indicated



View 1. From site looking onto domestic and residential curtilage



View 2. From Public Footpath



View 3. From rear of site looking towards Warrington Road and mature tree line



View 4. Shared boundary with neighbouring residential development



View 5. Public footpath



View 6. Public footpath route alongside no. 302 Warrington Road



View 7. Existing tree boundary illustrating significant screening even during winter months



View 8. Corner of site from public footpath

	
<p>View 9. Neighbouring development with same boundary location. Photo taken within residential curtilage of no. 306 Warrington Road</p>	<p>View 10. Significant definable boundary to site</p>

- 4.4 The Green Belt in this location extends to the west towards Culcheth and the A580 to the north.
- 4.5 The limit of the Inset Settlement boundary falls directly to the east of the identified land encompassing the extent of properties along Millbrook Close and Warrington Road and part of those on Glazebury Mill Close. As such, this puts half of the built-up area in this location within the Inset Settlement and leaves the remaining portion (which following lawful planning approval for residential use has now been built out) within the Green Belt with no justification for treating the two separately. It is considered that all residential properties and their associated gardens and curtilage should be included within the Inset Settlement boundary in this location as has been done elsewhere for properties along Warrington Road.
- 4.6 Bringing the land identified within this submission, into the Inset Settlement would provide an opportunity to tidy up this anomaly on the Green Belt boundary without impacting upon the purposes of the Green Belt, to which it currently makes no contribution. The boundary of the Inset Settlement would then make a logical and definable boundary with the Green Belt.

5.0 SUMMARY AND CONCLUSIONS

- 5.1 The proposed removal of this land from the Green Belt will correct an anomaly in the Green Belt boundary in this location.
- 5.2 There appears to be no suitable justification for this land to remain within the Green Belt considering that part comprises built development, on a street which is already partly within the Inset Settlement boundary and the remainder represents part of the residential curtilage of an existing property.
- 5.3 Therefore, the land should be removed from the Green Belt boundary and listed as such under section 3 of Policy GB1.