

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: Nick Smith

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)	Emery Planning
Agent name (if applicable)	Nick Smith
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.

OS5 Lymm – Rushgreen Road

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

Both 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).

Please see attached representations

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.

Please see attached representations

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.

Please see attached representations

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.

Please see attached representations

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 wish to attend the hearings to make oral submission, respond to the Inspector's questions and respond to the Council's case. The issues are complex and there is a need for detailed examination of the evidence.

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: Warrington UPSVLP - Watercress Farm (Mr Peake) Reps.pdf - [REDACTED]

You have just completed a Representation Form for OS5 Lymm – Rushgreen Road.

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.

GB1 Warrington's Green Belt

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

Both 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).

Please see attached representations

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.

Please see attached representations

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.

Please see attached representations

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).

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Please be as precise as possible.

Please see attached representations

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- File: Warrington UPSVLP - Watercress Farm (Mr Peake) Reps.pdf - 

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)**

Warrington Borough Council
Planning Department
New Town House
Buttermarket Street
Warrington
Cheshire
WA1 2NH

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

[REDACTED]
www.emeryplanning.com

15 November 2021

EPP ref: 19-177

Nick Smith

T: [REDACTED]
[REDACTED]

By Post & Email: [REDACTED]

Dear Sir or Madam

Re: Warrington Borough Council Updated Proposed Submission Version Local Plan
2021-2038 Consultation – [REDACTED]

Emery Planning are instructed by Mr Peake to submit representations to the above consultation document. This follows previous representations in December 2016, September 2017 and June 2019.

Our client's particular interest relates to land at [REDACTED] A location plan is enclosed for ease of reference.

Please note that separate representations have been made to the above document by this Practice including land immediately to the east of Watercress Farm which forms part of the same proposed allocation as Watercress Farm.

The site

The site is located within the Green Belt as identified in the current local plan. It is approximately 0.49ha in size and could potentially accommodate around 15 dwellings based on a density of 30 dwellings per hectare.

Agricultural land to the east is under separate ownership and is also being promoted for development by this Practice. The existing properties to the north and west, and to the south on the opposite side of the canal, are within the defined settlement of Lymm.

As the site is bounded on three sides by existing residential development, the site is well-contained and forms a highly logical urban extension to the settlement boundary. Access is available onto Thirlmere Drive, if required.

Warrington Updated Proposed Submission Version Local Plan 2021-2038 – September 2021

Our client's site is currently located on the edge of the defined settlement of Lymm as identified in the adopted local plan.

The land is identified for allocation under draft Policy OS5 – Lymm (Rushgreen Road) for a residential led mixed-use development providing a minimum of 136 new homes and a health facility. We can confirm that our client's section of the proposed allocation is available for development in the short term.

The site is available and suitable for residential development, and we fully support the proposed allocation.

Green Belt Site Selection – Implications of Green Belt Release – 26 August 2021

As set out above, it is proposed to remove the site from the Green Belt and allocate the land for development. The site is identified in the Green Belt Selection document under references SHLAA Ref: 1504 / Site Ref: R18/018 / Site Ref: R18/P2/055.

The land to the east, which forms part of the same allocation, is identified under references R18/P2/085 / R18/P2/132 and is assessed separately in the Green Belt site selection.

The Green Belt assessment concludes that the site makes a 'weak contribution' to the Green Belt. It states:

"The site currently makes a weak contribution to Green Belt purposes. Whilst development of the site would entail a very small incursion into undeveloped countryside, the removal of the site from the Green Belt alongside the adjacent site (Site Ref: R18/P2/085 / R18/P2/132) will not harm the overall function and integrity of the Green Belt around Lymm. A new recognisable and permanent Green Belt boundary would be created consisting of the Bridgewater Canal and through strengthening the other existing boundaries."

We agree that the site at Thirlmere Drive should be removed from the Green Belt as the site is very well-contained and a logical urban extension; bounded on three sides by residential development. Its allocation would not harm the purposes of the Green Belt as it performs no Green Belt function, being bounded by development on three sides. It is in a highly sustainable edge of settlement location and given the need to release Green Belt land for development.

Summary

The development of the site would represent a logical rounding of the urban area. The site is not physically constrained by flood risk, ecological issues or topography and has good access to Thirlmere Drive to the west and the surrounding highway network. The site is highly sustainable within walking distance of the centre of Lymm and is well related to local infrastructure, amenities, schools and convenience stores.

We can confirm that the site is available and suitable for residential development. Removal of the land at Watercress Farm from the Green Belt would not harm the purposes of the Green Belt and would provide deliverable residential development which would contribute towards the Borough's housing requirement in the short term. We fully support the proposed allocation under draft Policy OS5.

It is not proposed for the existing property and its garden to be included within the proposed allocation. However, the existing property (edged blue on the location plan enclosed) would be removed from the Green Belt within the new local plan as its garden curtilage would be bounded by the allocation and the existing settlement of Lymm. We support this proposed amendment.

This concludes our representations. Should you have any queries, please do not hesitate to contact this office.

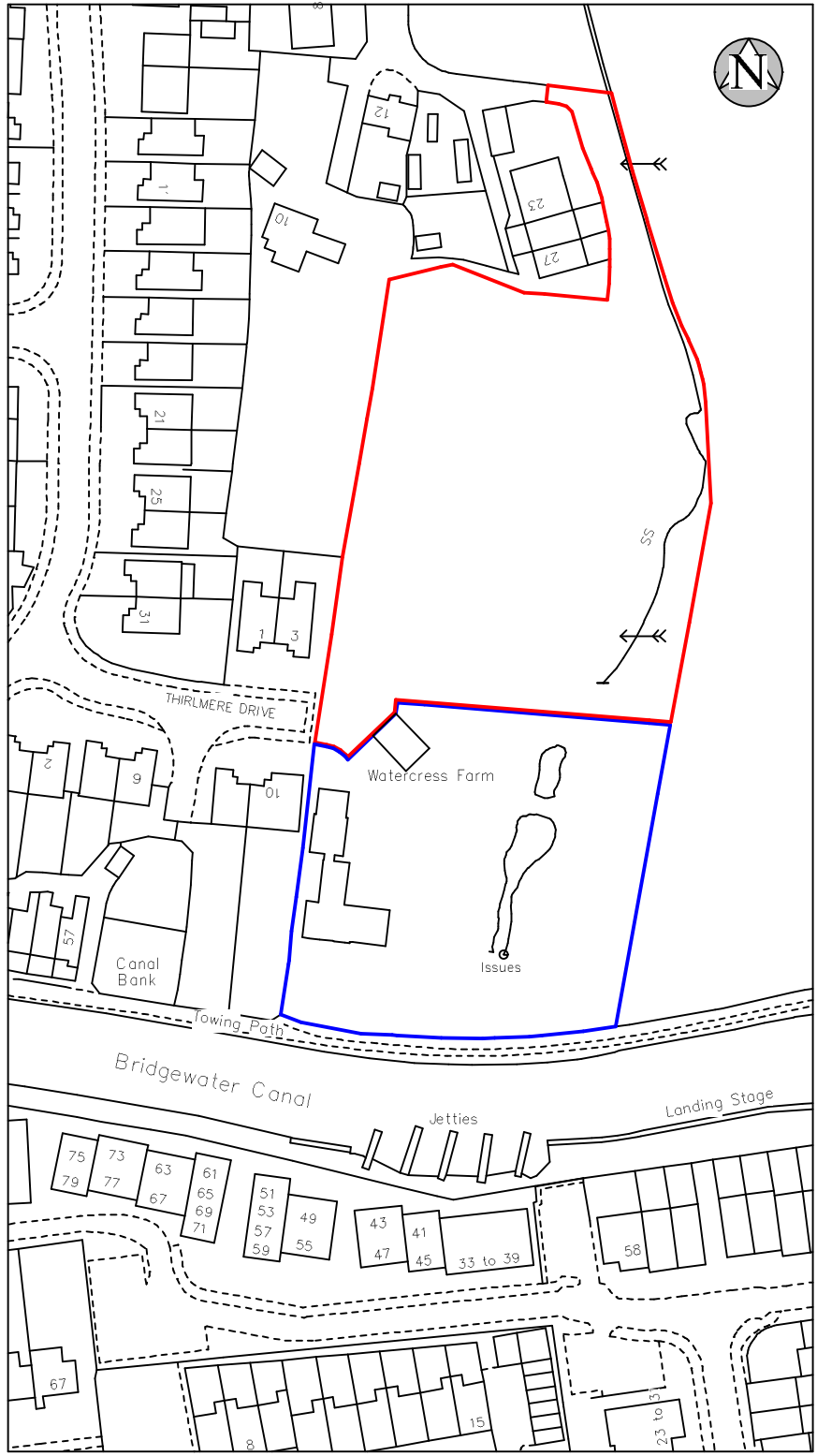
Yours sincerely
Emery Planning



Nick Smith BA (Hons), DIP TP, MRTPI
Principal Consultant

Enc: Location plan

Cc: Client



msa architects



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