

25 September 2017

Warrington Borough Council  
New Town House  
Buttermarket Street  
Warrington  
WA1 2NH

Sent by email

Dear Sir/Madam

Preferred Development Option Consultation – Representation – Call for Sites ref no: R18/001

Regarding the recently published Preferred Development Regulation 18 Consultation I set out representation to have land in my family ownership at Liverpool Road/Friends Lane/ Stocks Lane, Penketh included as a preferred development site.

Site Description (hatched in red and yellow on the enclosed map)

The site extends to approximately 32 hectares to the west of Stocks Lane, Penketh and as such the site is immediately available for development. The site is located within the Green Belt directly adjacent to the urban boundary, the land falls into Flood Zone 1 with a flat topography. There are no trees or hedgerows within the site boundary and the site benefits hugely from a recently laid surface water main drain by United Utilities.

To the South the site is bound by the Warrington to Liverpool railway line – a fixed boundary. To the East and North are residential properties extending to the Warrington boundary line and to the West open farmland which bounds St Helens, the nearest settlement being Bold Heath 2.25km away.

The site benefits from great access to commuter services – the train station is 1.6km away providing regular services to Warrington, Manchester and Liverpool, there are various bus stops in close proximity as well as cycle routes to Omega and Lingley Mere Business Parks. There is excellent road access via either Stocks Lane, Laburnham Lane, A57 and Sandy Lane. There are a wide range of employment sources locally, namely Omega, Lingley Mere, Inner Warrington and the Town Centre. I have detailed in blue on the attached plan a possible link road that could be constructed through the Site.

To this extent the site proves that it is sustainable and accessible and most importantly immediately available for residential development with no technical or physical constraints.

The site would be immediately available with no physical constraints - there are no covenants, ownership disputes or ransom strips on any of the land. The site is held in one family ownership and the three parties are in agreement of the need for green belt land to be released for development.

#### Green Belt Assessment

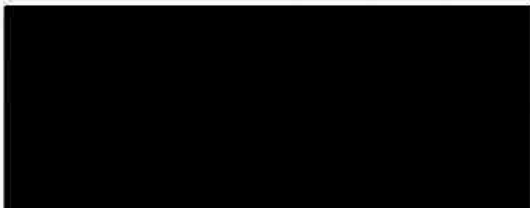
The recent Green Belt Assessment was undertaken as part of a much wider site which included land on the south side of the railway line. Taken in isolation the Stocks Lane site (hatched red on the enclosed map) poses very little contribution to the Green Belt, it has a fixed boundary to the south being the railway line and to the north the current development is built up to the Warrington boundary at Lingley Green. The Warrington boundary at this point adjoins St Helens and not Widnes which is on the other side of the railway line. As such the site in isolation forms a weak contribution to the Green Belt

#### Summary of the site:

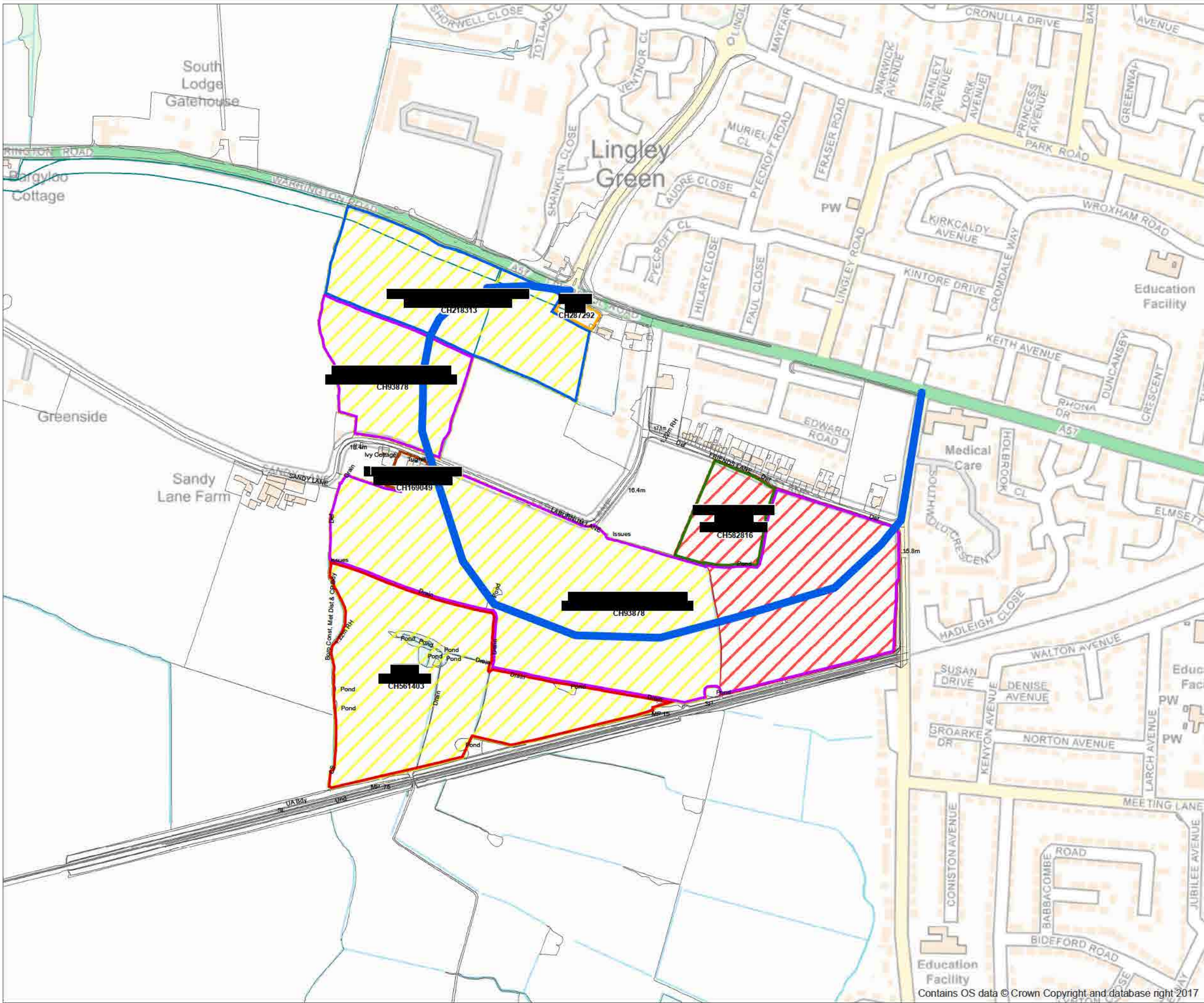
- The site is capable of providing approximately 1000 dwellings immediately
- No covenants or ransom strips on the land regarding access. Family ownership and all parties in agreement of development
- Well contained by existing development and forms a cohesive relationship with Penketh/ Great Sankey
- Is locationally sustainable, with services, employment and public transport all easily accessible by foot/ cycle
- Makes a weak contribution to the Green Belt purposes when assessed in isolation as the site adjoins St Helens and not Widnes
- A landscaped strip could be incorporated on the westerly boundary as a permanent buffer
- The site could form part of a wider release in the west of Warrington if required

In order for WBC to meet its objectively assessed housing need it is evident that sites will need to be removed from the green belt. The site at Stocks Lane, Penketh offers an attractive site for green belt removal due to its natural containment. The site is also highly sustainable and accessible and will allow direct access on foot or by public transport for new residents to local schools and the town centre.

We trust that our comments will be taken on board during the site assessment process for the preferred options stage of the Local Plan.

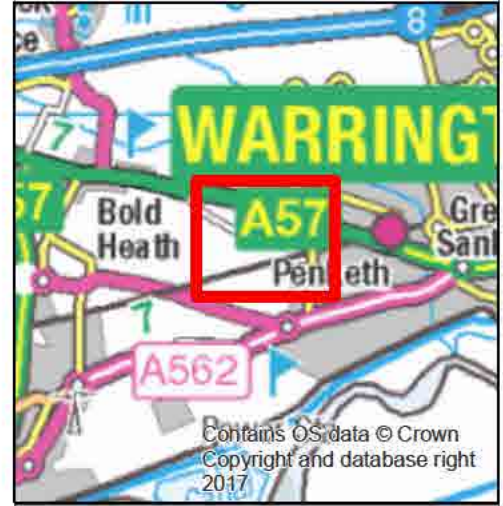






Legend

-  Proposed Link Road
- Ownership Title**
-  CH169049
-  CH218313
-  CH287292
-  CH561403
-  CH582816
-  CH93878



Project :  
Land at Liverpool Road/  
Friends Lane/Stocks Lane



Title :  
Proposed Land Parcels  
Page 1 of 1

Revision: 1	Date: 29/09/2017
Drawn By: RK	Checked By: KCP
Paper Size: A3	Scale: 1:5,000
