

PLANiT WRiGHT

Town Planning Consultancy & Development Services

Urban Policy and Programmes
Economic Regeneration, Growth and Environment
Warrington Borough Council
Regeneration & Development
New Town House
Buttermarket Street
Warrington
WA1 2NH

By Email: ldf@warrington.gov.uk

21 September 2017

Dear Sir/Madam

WARRINGTON – LOCAL PLAN REVIEW - PREFERRED DEVELOPMENT
OPTION -REGULATION 18 CONSULTATION JULY 2017
LAND AT TAYLOR BUSINESS PARK WARRINGTON ROAD CULCHETH
WARRINGTON WA3 6BH
OWNERS: TAYLOR ESTATES & HYDRA LTD

I have been instructed by the owners of land at Taylor Business Park and land fronting Warrington Road to submit representations in respect of the above consultation. These representations are specifically related to the proposed allocation of a site for future housing development in the Culcheth area of Warrington.

On behalf of the owners I propose the allocation of this site for future residential development. This is an initial response – further details will be submitted the week commencing 2 October 2017.

The site to which these representations refer is located to the east of Warrington Road (A574), Risley and to the south of Culcheth, Warrington.

Site Description

The site is an area of land and buildings comprising Taylor Business Park and land fronting Warrington Road (A574), which lies to the east of that road. These representations seek to promote this site as previously developed land for a sustainable potential future housing site.

The site measures approximately 12.32 hectares. Therefore, working on the basic principle of a minimum of 30 dwellings per hectare the site could yield approximately 370 dwellings. The attached plan provides a red edged boundary of the site. Additional illustrative information is also provided at the end of this letter.

The land is flat with no trees or hedges within the site other than those along **the boundaries. There is no footpath traversing the site, there is no 'through**

route'. At the present time there is one access route into the site - from Warrington Road.

The site has been developed over more than 40 years, being a former Ministry of Supply depot and pre-dates the introduction of the Green Belt designation

This representation seeks to promote the land as a highly sustainable option for residential development and for inclusion as a potential future housing site in the Strategic Housing Land Availability Assessment.

The Principle of Development

It is recognised that the site lies within the Green Belt and it is separated from the residential development to the north. It is also noted that the site was **identified as a 'Major Developed Site in the Green Belt' (for employment purposes)** under the provisions of Policy GRN8 of the Unitary Development Plan (adopted January 2006). However, that identification has now been removed by the Warrington Borough Council Core Strategy which was adopted on 21 July 2014.

In view of the fact the site is located in close proximity to neighbouring residential development in Culcheth to the north the site could reasonably at some point in the future provide **for an 'urban' extension. The site, therefore,** should be considered to provide a contingency plan, to allow for flexibility and shifts in the economic climate and residential need and to ensure that Warrington Council is able to fully meet its housing development requirements. Exceptional circumstances may be applied at some point in the future.

Culcheth is a village with a variety of local amenities which are within walking distance of the site. There is a local bus route along Warrington Road. The site is therefore highly sustainable.

Constraints

The site lies on Warrington Road, Culcheth approximately three miles north of junction 7 of the M62 and three miles east of junction 21a of the M6 Motorway. The site is therefore easily accessible by road.

There are no significant mature trees on the site although there are some semi mature trees and hedges on the boundaries. These are considered to be of useful amenity value and could be retained in a residential development.

The topography of the site is such that it is predominantly flat with no significant levels differences or associated constraints.

The site is developed as a Business Park with the exception of an area of grassed land fronting the A574. The site is in a sustainable location.

The site is not covered by any environmental or other protective designation.

The site does not lie in an area that is at risk of flooding (see extract from Environment Agency Flood Risk Map) and the drainage sewerage system from any development could be connected to the main system.

Access

The site lies in an area that is well served by the highways network and the A574. Access into the Taylor Business Park site is taken directly from Warrington Road onto New Hall Lane which operates as a one way system to the eastern-most part of the site and out again. This access and site road is of sufficient standard to accommodate the existing and additional residential vehicular traffic.

Satisfactory visibility splays are provided and the access is considered acceptable in terms of highway safety.

National Planning Policy Framework (NPPF) 27 March 2012

The Government streamlined national planning policy with the publication of **the National Planning Policy Framework ('The Framework') on 27 March 2012** which supersedes all previous advice contained in Planning Policy Guidance (PPGs) and Planning Policy Statement (PPSs).

The Framework largely carries forward existing planning policies and protections in a significantly more streamlined and accessible form. It also introduces the presumption in favour of sustainable development and makes adjustments to some specific policies. The Framework combines planning policy and as such should be read as a whole.

Paragraphs 79 and 80 of the Framework relate to Green Belts and state:

79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

80. Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 14 emphasises that at 'the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.'

Paragraph 15 states:

'Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay.'

It is considered that the site is in accordance with the 12 core planning principles of the Framework because the site:

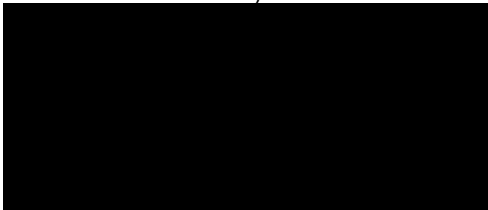
1. Will not result in neighbouring towns merging into one another;
2. it is in a sustainable location in terms of accessibility and public transport;
3. it will deliver homes and also contribute to a thriving local community; and,
4. the proposal can incorporate systems to conserve water, fuel and power, thereby contributing to the transition to a low carbon future in a changing climate.

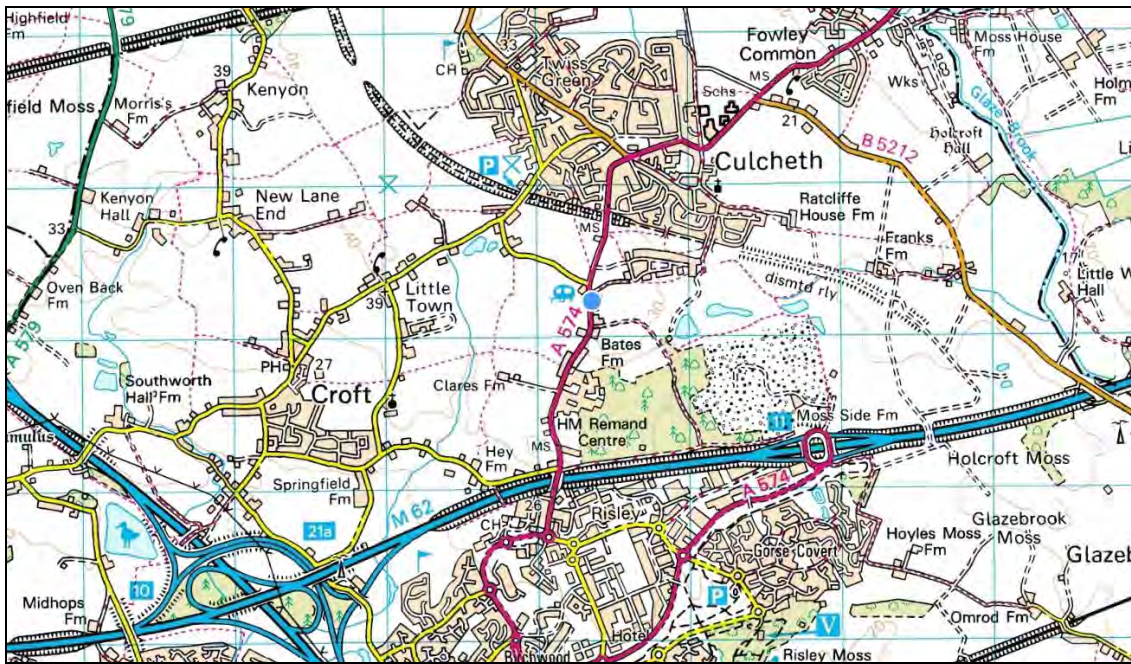
Notwithstanding the location of the site in the Green Belt it is contended that the site should be considered a reasonable location for a sustainable urban extension in the future.

In view of the above highlighted matters I promote this site and request that it is included in the Local Plan for potential future use as a housing site.

I look forward to hearing from you in due course but in the meantime if you require further any information please contact me.

Yours faithfully





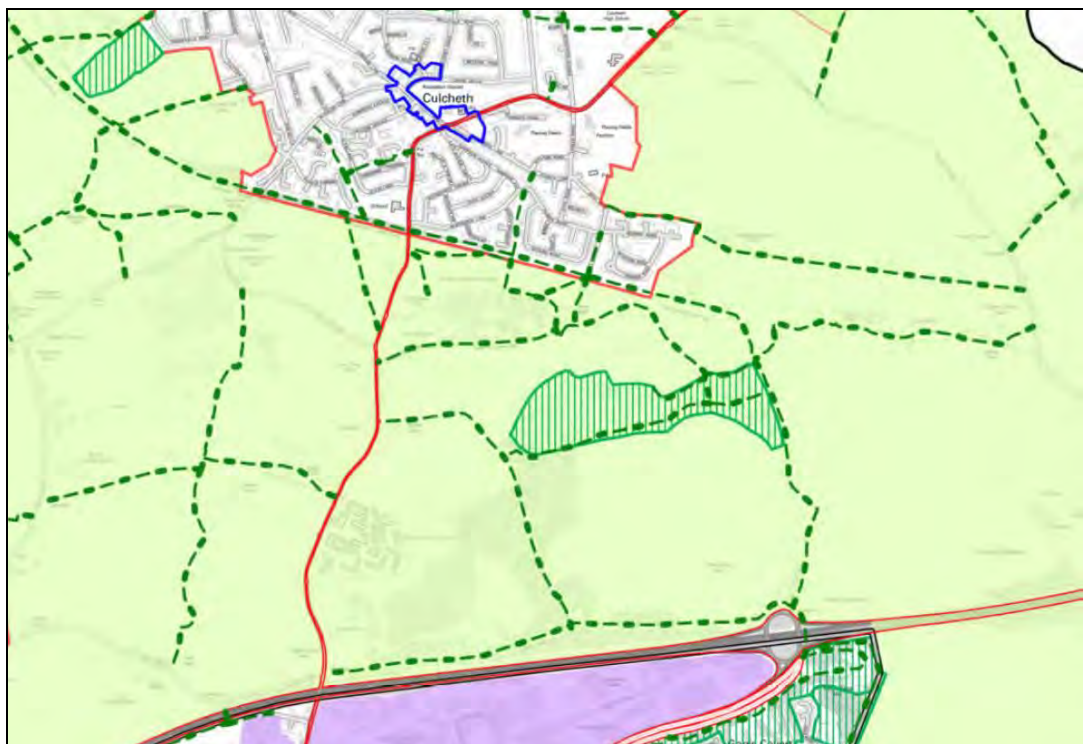
Location of site in relation to Culcheth, M62 and junction with M6



The site edged red and surrounding area



Bird's Eye view of the site from the south



Extract from the Council's Adopted Policies Map July 2014 showing Taylor Business Park to the south of Culcheth



Extract from Environment Agency Flood Risk Map showing no flood risk

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