

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

8 September 2014

Dear Sir/Madam

**MID-MERSEY HOUSING MARKET AREA – 2014 SHLAA 'CALL FOR SITES'
LAND AT LADY LANE CROFT WARRINGTON WA3 7AU**

[REDACTED]

I have been instructed by the owners of land at Lady Lane, Croft 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.

It is understood the purpose of a SHLAA is to identify and evaluate the potential of land for future housing development, to ensure that the delivery targets in the Local Plan can continue to be met.

It is also understood that any representations received will be considered in order to assist in the updating of the Council's 2012 Strategic Housing Land Availability Assessment (SHLAA) which was published in May 2013. Please ensure that I continue to be notified about this and other Local Development Framework (LDF) consultation documents.

The site to which these representations refer is located to the west of Lady Lane and to the east of the local district centre of Croft village. The site lies immediately adjacent to the residential development on the northern edge of the developed area and the settlement boundary of eastern Croft and it is proposed for future residential development as a natural extension of the built environment.

Site Description

The site comprises vacant land to the west of Lady Lane and to the north of a residential housing estate comprising properties on Eaves Brow Road, Wadeson Way, Churchfields and Chadwick Avenue which are accessed from

New Lane further to the south. The site measures approximately 3.5 hectares. Therefore, working on the basic principle of a minimum of 30 dwellings per hectare the site could yield approximately 105 dwellings. The attached plan provides a red edged boundary of the site at a scale 1:2500 at A3. 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 informal access route into the site - from Lady Lane which currently serves the land. The submission site lies to the east of land designated as a Local Wildlife Site - although the subject site is not covered by any protective designation - local or national.

It is understood the land was formerly used by the MoD and the remains of some buildings still exist on the site.

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 outside, although immediately adjacent to the settlement boundary of Croft.

However, in view of the fact the site is located immediately adjacent to neighbouring residential development which is currently the furthest extent of this area of Croft 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.

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

Constraints

The site lies to the north and east of the developed area of Croft and can be linked to the residential development to the south.

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.

There are no mature trees on the site although there are a number of 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 constraints.

Access

Vehicular access to the site can be easily achieved from Lady Lane as there is an adequate frontage onto the highway.

Lady Lane is a fairly straight and level road with a wide bend to the east – but there is adequate space to provide a satisfactory access. Satisfactory visibility splays could be provided at a new entrance to the site.

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.

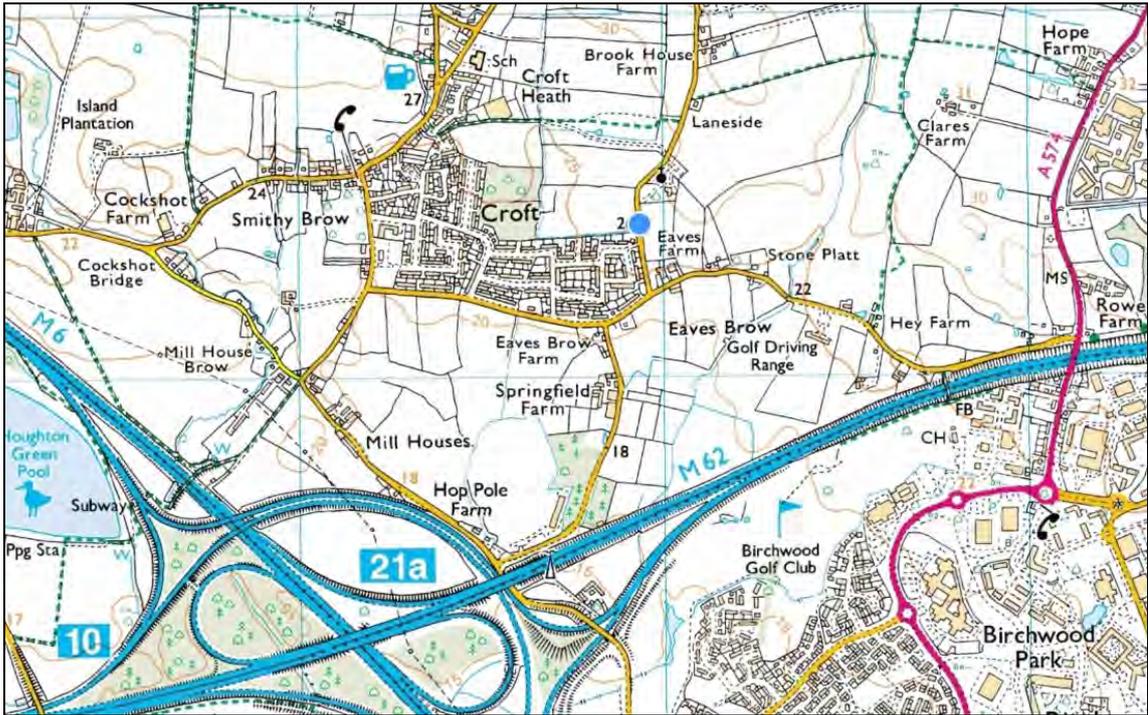
Notwithstanding the location of the site in the Green Belt it is contended that the site should be considered a reasonable location for a sustainable urban extension in the future.

In view of the above highlighted matters I promote this site and request that it is included in the SHLAA 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





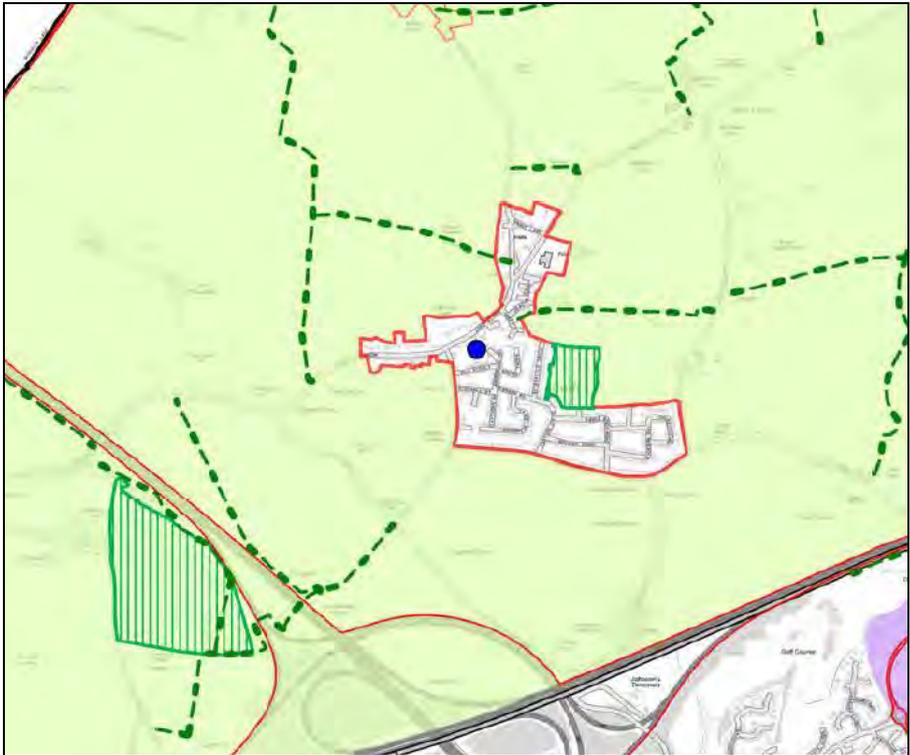
Location of site (blue dot) in relation to Croft, M6 and M62



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 Croft

General Notes :

Copyright in all documents and drawings prepared by the Architect / Technologist and any works executed from these documents and drawings shall, unless otherwise agreed, remain the property of the Architect / Technologist and must not be reproduced by, lent or disclosed to a third party without the written consent of Building Design Services.

Do not scale off this drawing, all dimensions to be checked on site by the Contractor and any discrepancies to be referred back to the Architect / Technologist before proceeding with any work.

All Levels to be checked on site by the Contractor and any discrepancies to be referred back to the Architect / Technologist before proceeding with any work.

All component sizes and references to be checked with the manufacturer prior to ordering any materials.

The positions and designation of any Manholes for Foul, Surface Water or Combined Drainage runs on site to be checked and traced by the Contractor, and confirmed prior to commencement of any new Drainage Works. Any existing drainage runs to which additional connections are to be made, to be checked as necessary to ensure they are suitable to accommodate any additional capacity and the type of effluent being connected.

All relevant Boundary positions to be checked prior to proceeding with any Building Works, and all necessary Party Wall agreements entered into prior to the commencement of any Construction.



Tag Comment Date Initials

BUILDING DESIGN SERVICES
Chartered Architectural Technologist

10 Harford Close, Brighton,
Brighton, BN1 6TN.
Tel : 01204 : 383793. Mob : 07966 : 212995.
jeff.bds93@hotmail.co.uk



Client : ██████████

Project : *Land at Lady Lane, Croft.*

Drawing : *Location Plan.* Drawn : *J. C.*
Date : *03.03.2019.*

Job Number : **26114** Scale : *1:1250 @ A1-1:2500 @ A3*
Drawing Number : **01** Rev :

Ordnance Survey (c) Crown Copyright 2014.
All rights reserved. Licence number 100022432

<i>For Office Use Only</i>	
Date received:	
Scanned /Saved:	
Plotted:	
Site Ref:	
SHLAA Site Ref:	

'Call for Sites'

Warrington Borough Council Local Plan Review

Call for Sites Registration Form

October 2016

Please note this 'Call for Sites' is for five or more dwellings or economic development on sites of 0.25 ha (or 500sqm of floor space) and above, Gypsy, Traveller and Show People and Minerals and Waste sites.

The identification of sites does not imply that the Council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application.

Potential sites that have been identified will be further tested through the Plan-making process, including through the Spatial Distribution and Site Assessment Process, Sustainability Appraisal/Strategic Environmental Assessment, several stages of public participation and independent examination.

Please also note that all the responses and information received as part of the 'Call for Sites' will be published and made available for public viewing as part of the open and transparent Plan making process.

NOTE: Please read the accompanying guidance note [here](#) before completing this form and complete a **separate** form for each site that you are submitting to the Council.

Please return your completed form and any accompanying supporting material to Planning Policy, Warrington Borough Council no later than 5.00pm on Monday 05th December 2016.

By e-mail: ldf@warrington.gov.uk

By post: Planning Policy, Warrington Borough Council, New Town House, Buttermarket Street, Warrington, WA1 2NH

Should you require further advice and guidance on completing this form, please contact the Planning Policy Team by telephone on 01925 442841 or by e-mail to ldf@warrington.gov.uk

(1) Your Details

Please provide your contact details and those of your agent (if applicable). Where provided, we will use your Agent's details as our primary contact.

	Your details	Your Agent's details
Name		
Position		
Organisation		
Address		
	Town	
	Postcode	
Telephone		
Email address		

(2) Site Details

Please provide the details of the site you are suggesting. If you are suggesting more than one site, please use a separate form.

Name of site /other names it's known by	Land at Lady Lane, Croft	
Address	Lady Lane	
	Croft	
	Town	Warrington
	Postcode	WA3 7AU
Ordnance Survey Grid Reference	Easting :	Northing :
Site area (hectares)	3.5	
Net developable area (hectares)	3.0	
What is your interest in the site? (please tick one)	Owner <input checked="" type="checkbox"/>	Lessee <input type="checkbox"/>
	Prospective Purchaser <input type="checkbox"/>	Neighbour <input type="checkbox"/>
	Other <input type="checkbox"/>	Please state:

Please Note: It is essential that you provide a map showing the site's location and detailed boundaries for each submission.

(3a) Proposed future use(s)

Please indicate the preferred use that you would like the site to be considered for. Please also indicate any other uses you would consider acceptable. If you wish the site to be considered for a mix of uses, please tick all uses that apply.

	Residential	Gypsy & Travellers	Employment	Retail	Leisure	Other*
Preferred future use	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alternative future use(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential Capacity	houses: 105	Number of Pitches:	SqM	SqM	SqM	SqM
	or flats:					
Employment Use Class (E.g. B1)						
* If "Other", please indicate which use(s):						
Potential Density	30dph					
	Has any design, viability, master planning work or other studies been undertaken for any proposed use?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	

(3b) Proposed future use(s) - Minerals and Waste

Details:

Not Applicable

(4) Site Ownership

Please record the site ownership details. If there are more than three owners, please record the fourth owner, etc. on a separate sheet. Please indicate the extent of individual landholding(s) on the site map.

If you do not know who owns the site, please state so below.

	Owner 1	Owner 2	Owner 3
Name			
Address			
Town			
Postcode			

Or: I do not know who owns the site

Has the owner (or each owner) indicated support for proposed redevelopment?

Please also record these details for the 4th and subsequent owners (where necessary).

Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Don't know	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Are there any Restrictive Covenants & Ransom Strips affecting the site?

None

(5) Market Interest

Please choose the most appropriate category below to indicate what level of market interest there is in the site:

		<i>Any comments</i>
Site is owned by a developer	<input type="checkbox"/>	
Site under option to a developer	<input type="checkbox"/>	
Enquiries received	<input checked="" type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
None	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	

(6) Site Condition

Please record the current use(s) of the site (or for vacant sites, the previous use, if known) and the neighbouring land uses.

Current use(s)	Vacant - ploughed field	
Neighbouring Uses	Residential, Open land	
If vacant	Previous use(s)	Ploughed field
	Date last used	Not applicable

What proportion of the site is made up of buildings, and what proportion is (open) land?

Proportion covered by buildings	0	%	Proportion not covered by buildings	100	%
---------------------------------	---	---	-------------------------------------	-----	---

If there are buildings on the site, please answer the following questions:

How many buildings are there on the site?	0	buildings
What proportion of the buildings are currently in use?	% in use: 0	%
	% derelict: 0	%
	% vacant: 0	%
Are any existing buildings on the site proposed to be converted?	No	

For the **parts of the site not covered by buildings**, please answer these questions:

What proportion of the land is currently in active use?	0	%
What proportion is greenfield (not previously developed)?	100	% (A)*
What proportion is previously developed and cleared?	0	% (B)*
What proportion is previously developed but not cleared? (e.g. demolition spoil, etc.)	0	% (C)*

* A plus B plus C should add to 100%.

Please provide any additional comments on a separate sheet if necessary.

(7) Constraints to Development

Please tell us about any known constraints that will affect development for the proposed use, details of what action is required, how long it will take and what progress has been made.

Please use a separate sheet where necessary to provide details. If using separate sheets, it would be helpful to make reference there to the particular constraint, e.g (7)(e) – Drainage.

	Yes, No or Don't know	Nature and severity of constraint *	Action needed, timescales and progress	Confirmed by technical study or by service provider?	
				Yes	No
a) Land contamination	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Land stability	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Mains water supply	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Mains sewerage	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Drainage, flood risk	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Tree Preservation Orders	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Electricity supply	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Gas supply	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Telecommunications	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Highways	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Ownership, leases etc.	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Ransom strips, covenants	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>
m) Other (Please provide details)	No			<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) Site Availability

Please indicate when the site may be available

Excluding planning policy constraints, when do you believe this site could be available for development?

Immediately Yes (Note: to be "immediately available", a site must be cleared, unless being considered for conversions.)

If not immediately, please state when it could be available:

If the site is not available immediately, please explain why – e.g. the main constraint(s) or delaying factor(s) and actions necessary to remove these:

(9) Any Other Information

Please tell us anything else of relevance regarding this site if not already covered above that will ensure that it contributes positively to the achievement of sustainable development. Please use a separate sheet/s if necessary.

Please refer to attached letter and plan

**Planning Policy– Warrington Borough Council,
New Town House, Buttermarket Street, Warrington, WA1 2NH**

ldf@warrington.gov.uk

01925 442841

This form is available in other formats or languages on request.



For Office Use Only	
Date received:	
Scanned /Saved:	
Plotted:	
Site Ref:	
SHLAA Site Ref:	

2014 'Call for Sites'

Local Planning Framework: Site Suggestion Form

For help in completing this form, please contact the Planning Policy team by telephone on 01925 442826 or by email to ldf@warrington.gov.uk.

(1) Your Details

Please provide your contact details and those of your agent (if applicable). Where provided, we will use your Agent's details as our primary contact.

	Your details	Your agent's details
Name	[REDACTED]	
Position		
Organisation		
Address		
Town		
Postcode		
Telephone		
Email address		

(2) Site Details

Please provide the details of the site you are suggesting. If you are suggesting more than one site, please use a separate form.

Name of site /other names it's known by	Land at Lady Lane, Croft WA3 7AU	
Address	Lady Lane Croft Warrington WA3 7AU	
Town		
Postcode		
Ordnance Survey Grid Reference	Easting :	Northing :
Approximate size (in hectares)	3.5	
What is your interest in the site? (please tick one)	Owner	<input checked="" type="checkbox"/> Lessee <input type="checkbox"/>
	Prospective Purchaser	<input type="checkbox"/> Neighbour <input type="checkbox"/>
	Other	<input type="checkbox"/> Please state:

It is essential that you provide a map showing the site's location and detailed boundaries. For information on how to obtain an appropriate map, please contact Planning Policy.

(3) Proposed future use(s)

Please indicate the preferred use that you would like the site to be considered for. Please also indicate any other uses you would consider acceptable. If you wish the site to be considered for a mix of uses, please tick all uses that apply.)

	Residential	Gypsy & Travellers	Employment	Retail	Leisure	Other*
Preferred future use	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
Alternative future use(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential Capacity	# houses: 105 or # flats:	_____ SqM				
* If "Other", please indicate which use(s):						
Has any design work been done (for any use)? Yes <input type="radio"/> No <input checked="" type="radio"/>						

(4) Site Ownership

Please record the site ownership details. If there are more than three owners, please record the fourth owner, etc. on a separate sheet. Please indicate the extent of individual landholding(s) on the site map.

If you do not know who owns the site, please state so below.

	Owner 1	Owner 2	Owner 3
Name	[REDACTED]		
Address			
Town Postcode			
Or: I do not know who owns the site <input type="checkbox"/>			
Has the owner (or each owner) indicated support for proposed redevelopment? Please also record these details for the 4 th and subsequent owners (where necessary).			
Yes	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
No	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Don't know	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

(5) Market Interest

Please choose the most appropriate category below to indicate what level of market interest there is in the site:

	Any comments
Site is owned by a developer <input type="checkbox"/>	
Site under option to a developer <input type="checkbox"/>	
Enquiries received <input checked="" type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
None <input type="checkbox"/>	
Not known <input type="checkbox"/>	

(6) Site Condition

Please record the current use(s) of the site (or for vacant sites, the previous use, if known).

Current use(s)	vacant	
If vacant	Previous use(s)	ploughed field
	Date last used	unknown

What proportion of the site is made up of buildings, and what proportion is (open) land?

Proportion covered by buildings	<input type="radio"/> %	Proportion not covered by buildings	<input checked="" type="radio"/> 100%
---------------------------------	-------------------------	-------------------------------------	---------------------------------------

If there are buildings on the site, please answer the following questions:

How many buildings are there on the site?		buildings
What proportion of the buildings are currently in use?	% in use:	%
	% derelict:	%
Approximately what year were the buildings built? (If there is a mix of buildings, please give the age of the predominant building type.)		

For the parts of the site not covered by buildings, please answer these questions:

What proportion of the land is currently in active use?	<input type="radio"/> %
What proportion is greenfield (not previously developed)?	<input checked="" type="radio"/> 100% (A)*
What proportion is previously developed and cleared?	<input type="radio"/> % (B)*
What proportion is previously developed but not cleared? (e.g. demolition spoil, etc.)	<input type="radio"/> % (C)*

* A plus B plus C should add to 100%.

Please provide any additional comments on a separate sheet if necessary.

(7) Constraints to Development

Please tell us about any known constraints that will affect development for the proposed use, details of what action is required, how long it will take and what progress has been made.

Please use a separate sheet where necessary to provide details. If using separate sheets, it would be helpful to make reference there to the particular constraint, e.g (7)(e) – Drainage.

	Yes, No or Don't know	Nature and severity of constraint *	Action needed, timescales and progress	Confirmed by technical study or by service provider?	
				Yes	No
a) Land contamination	No			<input type="radio"/>	<input checked="" type="radio"/>
b) Land stability	No			<input type="radio"/>	<input checked="" type="radio"/>
c) Mains water supply	No			<input type="radio"/>	<input checked="" type="radio"/>
d) Mains sewerage	No			<input type="radio"/>	<input checked="" type="radio"/>
e) Drainage, flood risk	No			<input type="radio"/>	<input checked="" type="radio"/>

* Nature /Severity of constraint:

e.g. Nature of constraint for (a): "hydrocarbons"; Severity of constraint: "minor"; or "requires significant (on site) remedial action"; or "requires major, off-site or 3rd party actions to resolve".

(7) Constraints (continued)	Yes, No or Don't know	Nature and severity of constraint *	Action needed, timescales and progress	Confirmed by technical study or by service provider?	
				Yes	No
f) Electricity supply	No			<input type="radio"/>	<input checked="" type="radio"/>
g) Gas supply	No			<input type="radio"/>	<input checked="" type="radio"/>
h) Telecommunications	No			<input type="radio"/>	<input checked="" type="radio"/>
i) Highways	No			<input type="radio"/>	<input checked="" type="radio"/>
j) Ownership, leases etc.	No			<input type="radio"/>	<input checked="" type="radio"/>
k) Ransom strips, covenants	No			<input type="radio"/>	<input checked="" type="radio"/>
l) Other (Please provide details)	/			<input type="radio"/>	<input type="radio"/>

(8) Site Availability

Please indicate when the site may be available

Excluding planning policy constraints, when do you believe this site could be available for development?

Immediately (Note: to be "immediately available", a site must be cleared, unless being considered for conversions.)

If not immediately, please state when it could be available: _____ (Year)

If the site is not available immediately, please explain why – e.g. the main constraint(s) or delaying factor(s) and actions necessary to remove these:

(9) Any Other Information

Please tell us anything else of relevance regarding this site, if not already covered above. Please use a separate sheet if necessary.

Please refer to attached letter + plan.

Please return this form and accompanying sheets /maps, etc. to the address below by **5pm Tuesday 9th September** to ensure your site is fully considered in the current appraisal.

Sarah Farrington, Planning Technician – Warrington Borough Council, Development Services,
New Town House, Buttermarket Street, Warrington, WA1 2NH

This form is available in other formats or languages on request. If you need another format, or any other help completing the form, please contact:

Email ldf@warrington.gov.uk Tel. 01925 442826

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

20 September 2017

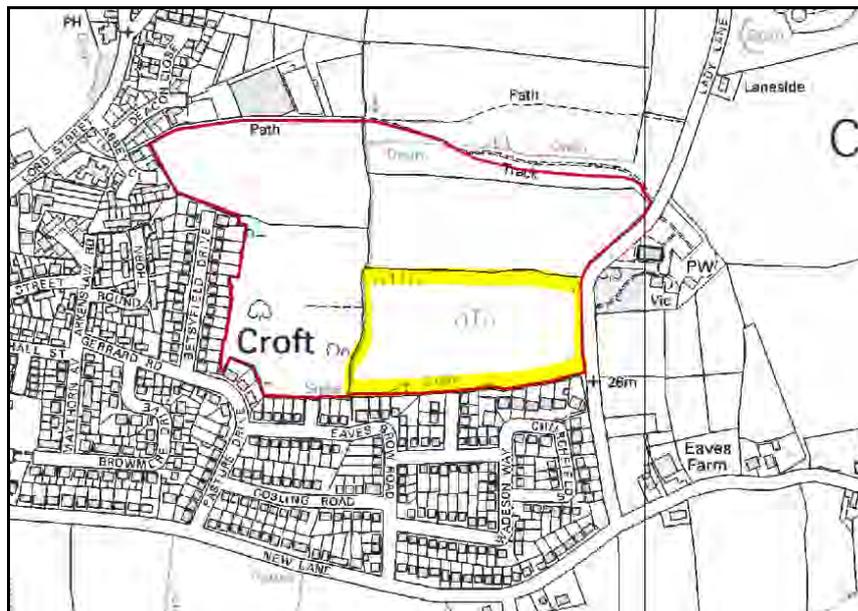
Dear Sir/Madam

**WARRINGTON – LOCAL PLAN REVIEW ‘CALL FOR SITES’
LAND AT LADY LANE CROFT WARRINGTON WA3 7AU**

Further to my telephone conversation yesterday with [REDACTED] [REDACTED] this letter serves to re-iterate the 2014 submission of the land at Lady Lane, Culcheth as a site for future housing development in the Culcheth area of Warrington.

I have completed the up to date form and as there appears to be no policy change I hereby resubmit, for your consideration, the documentation that accompanied the 2014/15 submission which comprised a letter and plan.

As per our discussion, we note with interest that my clients’ site has been included as part of a submission by Turley on behalf of Peel Holdings (R18_127 – see plan below – my clients’ land is highlighted in yellow) – where Peel are indicated as the owners.



Turley has also very helpfully provided a 'Conceptual Masterplan' to indicate how my clients' land might be developed as part of the theoretical land amalgamation.

We wish to bring this error to your attention and to confirm that my clients are the owners of the land at Lady Lane - not Peel.

We will be taking this up with Peel Holdings and Turley.

Please add this representation to your Local Plan Review documents.

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



• Suite J, 112 Market Street Westhoughton
Bolton BL5 3AZ
• www.planitwright.co.uk