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Warrington Borough Council

Local Plan

Preferred Development Option

Regulation 18 Consultation

Standard Response Form

July 2017

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1: Contact Details (Compulsory)

Title:

First Name:

Last Name:

Organisation (if applicable):

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(please mark correspondence: FAO)

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Which best describes you? (tick ✓ one option only)

Resident in Warrington

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Business

Other, please specify

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29 September 2017

EPP ref: 17-316

██████████
██████████
████████████████████

Dear Sir or Madam

Re: Representations to the Preferred Options consultation – Land at Chester Road, Higher Walton

We are instructed by our client, ██████████ to make representations to the Regulation 18 consultation currently being conducted by Warrington Borough Council. The representations relate to his site known as the land at Runcorn Road. The site is a greenfield, triangular parcel of land bounded to the south and east by Runcorn Road and Chester Road respectively. It is bounded to west by woodland and to the north by residential development. The site falls within the proposed South Western Urban Extension, and is currently designated as forming part of the proposed 'Strategic Green Corridor' within it.

We make initial comments to the consultation administration in the first instance. The plans provided as part of the package of online documents are of a poor quality and extremely low resolution. This has led to some ambiguity in establishing the extent of proposed allocations as well as the proposed uses within them.

Furthermore, it was apparent that the plans provided online were of a lower standard than those provided at the drop-in sessions at various locations throughout the borough. Numerous requests were made for higher resolution plans, but none have been provided by the authority. This is contrary to guidance set out in NPPG paragraph 010 (Reference ID: 12-010-20140306) which states that:

"Where sites are proposed for allocation, sufficient detail should be given to provide clarity to developers, local communities and other interests about the nature and scale of development (addressing the 'what, where, when and how' questions).

The policies map should illustrate geographically the policies in the Local Plan and be reproduced from, or based on, an Ordnance Survey map."

respect due to the chemical works to the north and the potential link road. Therefore, it should be removed from the proposed 'Strategic Green Corridor' and allocated for residential development on this basis.

This concludes our representations. Should you have any further queries, please do not hesitate to contact me or my colleague, [REDACTED]

Yours sincerely
Emery Planning

[REDACTED]
Consultant

Enc: Site location plan

MAGiC Land at Runcorn Road, Walton - Location Plan



Legend

Projection = OSGB36

xmin = 358200

ymin = 384500

xmax = 360700

ymax = 385700



Map produced by MAGiC on 29 September, 2017.
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