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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): The Old Rectory Nursing Home

Address: C/O Emery Planning, 2-4 South Park Court, Hobson Street, Macclesfield, SK11 8BS

(please mark correspondence: FAO ■ ■)

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

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Other, please specify

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24 September 2017

EPP ref: 17-316

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

Dear Sir or Madam

Re: Regulation 18 consultation – The Old Rectory, Grappenhall

We are instructed by our client, ██████████ to make representations to the Regulation 18 consultation in relation to his site known as the Old Rectory, in Grappenhall. The site is a care home for the elderly, and is currently set within the Green Belt in its entirety. It is set to the west of the Bridgewater Canal, off Church Lane. The site is comprised of the care home complex itself, substantial hardstanding currently used as car parking and the grounds to the north. A site location plan is enclosed.

These representations are made on the following three grounds:

1. Our client does not object to the strategic allocation identified in the emerging plan as the 'South East Garden City Suburb', and welcomes the authority's commitment to delivering housing in the borough.
2. We consider the map provided at figure 7 of the consultation document unclear and does not contain an appropriate level of detail.
3. The site is considered to be suitable, available and achievable for mixed use development, and should be included as an allocation within the proposed South East Warrington Garden City Suburb on that basis.

We address each in turn below.

The 'South East Garden City Suburb'

As stated in previous representations made on behalf of this client, Grappenhall Village is a highly logical location for Green Belt release, particularly in the context of the significant housing requirement over the plan period. The village benefits from the following facilities:

- St Wilfrid's primary school;

- GP surgery;
- A village hall;
- Local community centre;
- Post office;
- Good bus services into Warrington and to outlying areas; and
- Parr Arms and Rams Head pubs.

The village benefits from a variety of residential development, and also has excellent access to the motorway network, including the M6, M56 and M62.

Notwithstanding the above, we have concerns about the realism of the proposed delivery rates for the 'South East Garden City Suburb' as set out in the consultation document. Nevertheless, our client does not object to the allocation in principle, and welcomes the authority's commitment to delivering much needed growth in the borough.

Warrington Garden City Suburb map

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.

For example, it is unclear what is proposed to happen to the sliver of Green Belt that would remain to the north of the Garden City Suburb but to the south of the Bridgewater Canal in the event of the allocation coming forward. Our client's site is within this land. It would be illogical for the allocation to the south to be removed from the Green Belt and the small sliver of land to the north to remain. It would be set between two urban areas, and would make no meaningful contribution towards protecting openness, or any other aims of Green Belt policy as set out in the National Planning Policy Framework.

We assume that the land described above would be removed from the Green Belt on this basis, and this has been verbally confirmed by planning officers at the drop in session at The Pyramid in Warrington on Thursday 7 September. However, there is no reference to it in the consultation document. Therefore, we would seek clarity on this issue in the first instance.

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."

The discrepancy between the plans available online and those available at consultation events is contrary to the above. This submission is therefore made following a review of the best information available to us.

Allocation of the site

The site is considered to be suitable, available and achievable for residential development. It is not included as part of the 'Warrington Garden City Suburb'. As stated above, it is anticipated that this land would be removed from the Green Belt, and it is our view that it should be allocated for mixed

uses comprised of C2 residential, assisted living and more conventional residential development. It is well located to the existing road networks, and is adjacent to development along the northern side of Church Lane. As stated above, it is a highly sustainable site, situated within walking distance of a range of facilities and amenities.

Therefore, these representations are made on the basis that the Old Rectory should be included within the 'Warrington Garden City Suburb' as an allocation for mixed use development and removed from the Green Belt. The site benefits from good access, and we are not aware of any issues relating to land contamination, trees, topography or ecology that could not be mitigated by any proposed residential scheme. Furthermore, it is in Flood Zone 1 on the Environment Agency flood risk map, which means that it has a low probability of flooding.

As stated above, the site is suitable, available and achievable for residential development, and should be released from the Green Belt, particularly in the context of the authority's aspirations for delivering the 'Warrington Garden City Suburb' in order to address the significant housing need in the borough.

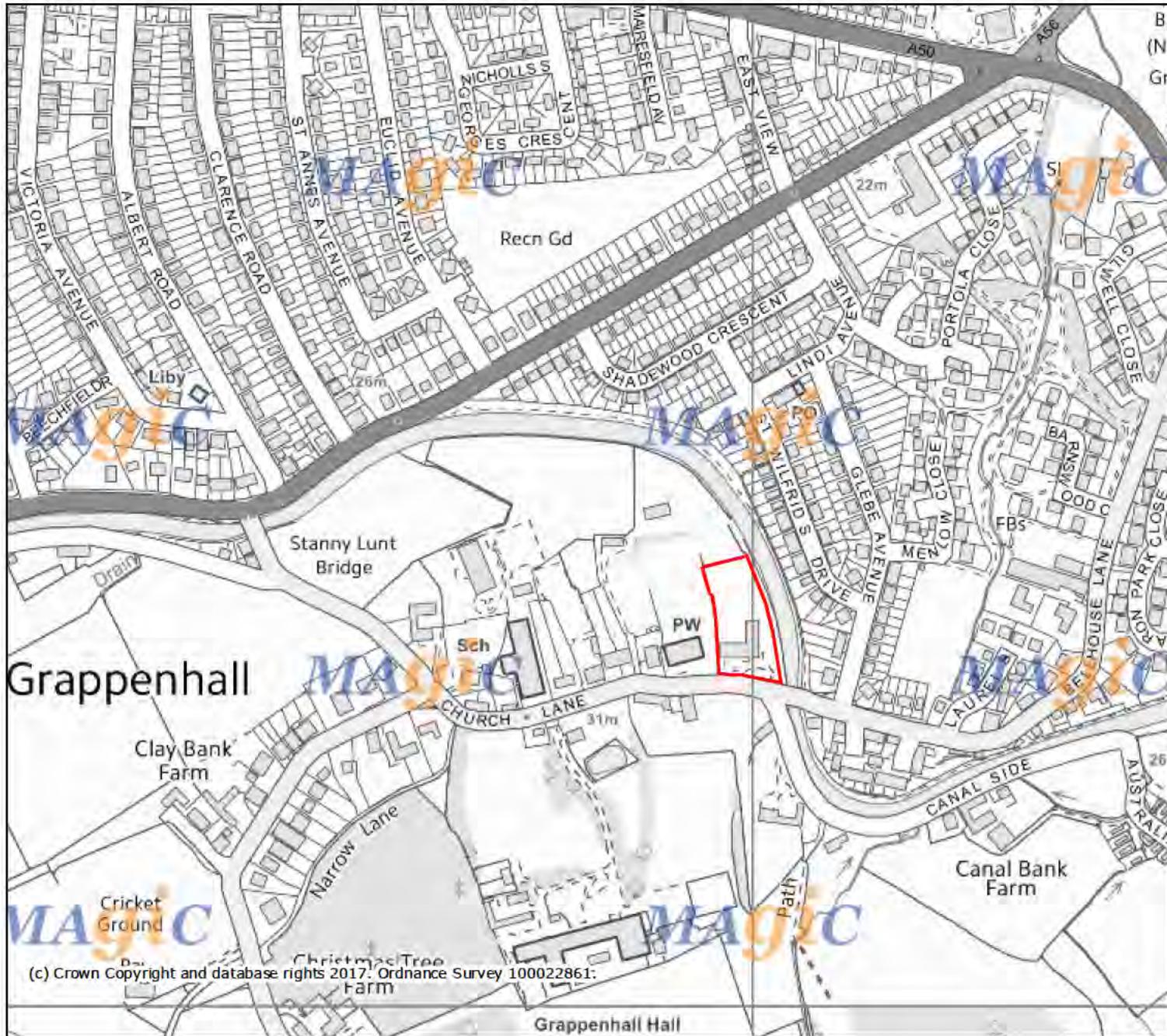
This concludes our representations. Should you require any further information, please do not hesitate to contact me or my colleague, [REDACTED]

Yours sincerely
Emery Planning

[REDACTED]
Consultant

Enc: Site Location plan

MAGiC The Old Rectory, Grappenhall - Location Plan



Projection = OSGB36
xmin = 362600
ymin = 385800
xmax = 365100
ymax = 387000

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