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chartered surveyors

Contact Warrington,
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Our Ref: Mason.SM

14 September 2017

Dear Sirs,

WARRINGTON LOCAL PLAN REVIEW – HOLLINS GREEN – SITE RO18/53 - CLEVELANDS FARM, MOSS SIDE LANE, RIXTON-WITH-GLAZEBROOK, WARRINGTON, WA3 6HQ

I act on behalf of the landowner of the above site and previously promoted the site under the last call for sites exercise. I attach a copy of the plan showing the site edged red for clarification.

The Green Belt Assessment (Additional Site Assessments of Call for Sites Responses and SHLAA Green Belt Sites) July 2017 identified site 53 as having a strong contribution to the Green Belt. I completely disagree with this assessment. The West of the site is covered in buildings and an existing house. The buildings are in a poor state of repair and are an eyesore when approaching Hollins Green from the West and leaving it from the East. At present the existing yard and buildings create a huge impact on the openness of the Green Belt. Why realise Green Belt land that is completely undeveloped in favour of a site littered with buildings? Site 53 provides a good opportunity to tidy up an eyesore with a residential land use consistent with the local area. The site gained a planning consent for the change of use from a former poultry building to storage/workshop use including the removal of an adjacent building for parking and turning in 2015 (2015/26020). Accordingly, part of the site already comes under the definition of brownfield land and would contribute to Warrington Council aim to increase redevelopment of brownfield sites.

The site, along with sites 55 and 56 (both infill sites) will produce 40-60 houses, utilising a previously built up area, and infills. Site 53 can be developed completely independently, without the risk of further adjoining development encroaching on the Green Belt.

The recent High Court ruling confirms that there is insufficient land to meet Warrington's housing needs in accordance with the requirement of the NPPF. If these two sites are developed they will not result in any development beyond the existing building lines and will still protect Warrington's wider Green Belt. Finally, infrastructure for this sustainable site is available from the adjoining residential estates.

Preferred Development Option Regulation 18 Consultation July 2017 document proposes 40 new houses in the Green Belt around Hollins Green. As already stated, sites 55, 56 and 53 are ideal sites to fulfil those numbers and some more as they are either infill sites or eyesores with a great deal of existing visual impact. A wider observation of this Option Paper is that the outlying settlements do not have the proposed number of houses to meet local need. Development in Warrington should be spread further to widen the additional burdens on existing infrastructure and local facilities. At the moment, proposed housing numbers do not meet local demand and need for different housing types in the area. Both sites have the ability to provide a mixed housing type development of high quality design.

Accordingly, on behalf of the landowner, I duly request site 53 is reallocated in the emerging local plan as within the settlement area.

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