



p wilson & company
chartered surveyors

Contact Warrington,
New Town House,
Buttermarket Street,
Warrington,
WA1 2NH

Our Ref: Mason.SM

14 September 2017

Dear Sirs,

WARRINGTON LOCAL PLAN REVIEW – HOLLINS GREEN – SITE RO18/55 & RO18/56

I act on behalf of the landowner of the two above sites and previously promoted the site under the last call for sites exercise. I attach a copy of two plans showing the two sites 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 56 as having a weak contribution and site 55 as having a strong contribution to the Green Belt. Whilst I agree with the overall assessment of site 56, if the release of this site is combined with site 55 they will deliver a meaningful number of houses for Hollins Green. Indeed, sites 53 (full of buildings), 55 and 56 (both infill sites) will produce 40-60 houses, utilising a previously built up area, and infills. There is no solid planning reason to keep the housing on Marsh Brook Close as Green Belt land as the development does not serve any of the five purposes of the Green Belt. Accordingly, the adjoining 55 and 56 sites provide logical, sound infill sites that 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 sites 55 and 56 are reallocated in the emerging local plan as within the settlement area.

[Redacted]
for P Wilson & Company

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