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Date: 17/06/2019

Michael Bell
Planning Policy and Programmes Manager
Warrington Borough Council
New Town House
Buttermarket Street
Warrington, WA1 2NH

Submitted online and emailed to:
localplan@warrington.gov.uk

Dear Michael,

**WARRINGTON PROPOSED SUBMISSION VERSION LOCAL PLAN 2017 - 2037, MARCH 2019
REPRESENTATIONS ON BEHALF OF LONE STAR LAND LIMITED
IN RESPECT OF LAND AT BROAD LANE, GRAPPENHALL**

- 1.1 I write on behalf of Bidwells' Client, Lone Star Land Limited (LSLL), in response to the above consultation by Warrington Borough Council (the Council).
- 1.2 LSLL applies its expertise in the planning for development and delivery of development on sites across the UK. The strategic land portfolio ranges from smaller housing sites through to mix-use but residential-led urban extensions on a strategic-scale.
- 1.3 LSLL have previously made representations in respect of the emerging Local Plan and they should be viewed as a key stakeholder in the delivery of land for development in Warrington Borough.

Background

- 1.4 LSLL own land at Broad Lane, Grappenhall which comprises some 27.5 hectares. In previous submissions the Site has been referred to as Land Adjoining Yew Tree Farm, Grappenhall.
- 1.5 I have enclosed a plan of the Site. The Site forms part of site references R18/P2/110 and R18/P2/116 in the Call for Sites submissions under the plan for Barleycastle.
- 1.6 In past representations we have supported identification of the Site and the wider area as a location for development of a Garden Suburb including removal of the Site from the Green Belt.
- 1.7 LSLL is part of a landowner group who are co-operating closely in respect of the proposed development which is covered by emerging Policy MD2 – Warrington Garden Suburb. The Warrington Garden Suburb Landowner Group is committed to working with the Council and other relevant stakeholders in the preparation of a Supplementary Planning Document to set the framework between Policy MD2 and future planning applications.

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- 1.8 We consider the plan is sound and we continue to support emerging Policy MD2. Below we make comments about some of the detail of this policy and we request an amendment to the specific wording of this policy.

Policy MD2 – Warrington Garden Suburb

- 1.9 The Site is located within the land area covered by this proposed policy and as shown on Figure 18 – Illustrative Development Concept for Garden Suburb.
- 1.10 The proposed policy is for a Garden Suburb to deliver approximately 7,400 homes and 116 hectares of employment land. Around 5,100 homes and all of the employment land is proposed to be delivered within the Plan Period i.e. to the year 2037. Proposed Policy DEV1 – Housing Delivery, states a minimum capacity of 6,490 homes of which a minimum of 4,201 homes will be delivered in the Plan Period.
- 1.11 The proposed Garden Suburb is strategic in scale and the level of detail proposed would suggest that this is a strategic policy as defined under section 3 of the NPPF. Paragraph 23 of NPPF states that land-use designations and allocations should be identified on a policies map.
- 1.12 The Proposals Map, although not technically a development plan document for examination, identifies an area of land for the Garden Suburb MDA (MD2) and various other proposed allocations and designations.
- 1.13 MDA 2.2 Delivery and Phasing, point 6, states that the Council is committed to working with landowners/developers to prepare a Development Framework for the Garden Suburb as a whole, including more detailed masterplans for each of the three Garden Villages and the Neighbourhood Centre, with a delivery strategy and phasing plan.
- 1.14 LSL as part of the Warrington Garden Suburb Landowner Group has participated in meetings and discussions with the Council and other relevant stakeholders in respect of the emerging strategic policy MD2 and this close working is expected to continue through and beyond the examination into the Plan.
- 1.15 We support the approach of a Development Framework and we note this is intended to become a SPD as a requirement under Policy MD2 (limb 7). We continue to work with the Council and other stakeholders regarding the scope, timing and resourcing of an SPD. We trust this will be a vehicle to deliver development on the Site and wider land area.
- 1.16 We acknowledge that a SPD can only add further detail to development plan policies and cannot set development plan policy but it should set the framework for future planning applications building on Policy MD2.
- 1.17 It is relevant to note that the approach of an SPD supplementing a strategic policy has been found sound elsewhere, notably for the Rugby South West Urban Extension. The Rugby Borough Local Plan 2011-2031 was adopted by Rugby Borough Council on 4 June 2019 following examination in public and main modifications. Policy DS8 within the Local Plan relates to the strategic allocation at South West Rugby. Details can be found at:
<https://www.rugby.gov.uk/meetings/meeting/1041/council>

1.18 We support proposed limb 14 of Policy MD2 with the following amendment shown below in bold text:

14. No further residential development will be permitted until **the Development Framework has been approved and the following has taken place, unless a development proposal is able to physically and financially deliver the necessary essential infrastructure required to support the development and the wider objectives of this policy:**

a. The funding and programme for delivery of the Green Infrastructure Network including Country Park have been confirmed.

b. The funding and the programme for the delivery of a strategic link to connect the Garden Suburb to the local and strategic road network have been confirmed.

c. The funding and the programme for the delivery of community infrastructure within the District/Local Centre have been confirmed.

d. Where development is within one of the Garden Villages, the funding and the programme of the delivery of the community infrastructure within the relevant Garden Village have been confirmed.

1.19 The Greenway Network identified on the Proposals Map does not appear to connect to green infrastructure shown on Figure 18 and hence we request this is reviewed.

Conclusion

1.20 Lone Star Land Limited is a key stakeholder in the delivery of land for development in Warrington Borough.

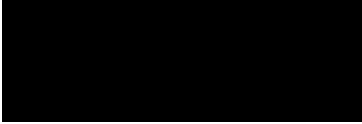
1.21 These representations and past representations support identification of the Site and the wider area of land for a Garden Suburb to the south east of Warrington and for this land to be removed from the Green Belt.

1.22 We look forward to receiving confirmation of receipt of these representations and to receive notification of submission of the Local Plan for examination under Section 20 of the Planning and Compulsory Purchase Act 2004.

1.23 We are likely to wish to participate in the examination into the Local Plan comprising preparation of relevant hearing statements and participation at relevant examination hearings. Our participation might be as part of the Warrington Garden Suburb Landowner Group.

1.24 Finally, we would welcome any comments and/or queries in respect of these representations.

Yours sincerely



David Bainbridge, MRTPI
Partner

Enclosures: Plan of Land at Broad Lane, Grappenhall

Copy: Lone Star Land Limited

