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Warrington Local Plan Examination in Public	
Representor/Number	Mr and Mrs C Rothwell 0451
Document Title	Hearing Statement – Matter 3
Version/Date	V1 18 July 2022
GTP ref	2109011
Site	Land at 420 Stockport Road Thelwall WA4 2TA

1 Introduction

1.1 Groves Town Planning has been appointed by Mr and Mrs C Rothwell to make representation objecting to the provisions of the Warrington Local Plan Submission Document in respect of their property at 420 Stockport Road.

1.2 Objection to the Preferred Submission Version of September 2021, by representation dated 10 November 2021, which is recorded in the representations contained in the evidence and background data base on the Council's website.

1.3 The basis for the representation is objection to notation of the proposed plan which continues to place the subject property within Green Belt. This contrasts with the status

of adjoining land which is to be removed from the Green Belt and placed within the urban area.



1.4 The Programme Officer has advised that this representation is most appropriately addressed under matter 3 – The Spatial Strategy.

2 Green Belt Assessment

2.1 The principle basis for objection to the Green Belt boundary in this case relates to inconsistency in consideration of appraisal and the impact of development

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management decisions made in relation to neighbouring properties.

2.2 It is worthy of note that the complete set of background papers is not specifically included in the PSV Sept 2021. The Green Belt appraisals of 2016 and 2017 have not been reviewed but continue to provide the basis of assessment notwithstanding the significant period of time which has passed and the changes, new development etc which has taken place over the last 6 years.

2.3 The only re-appraisal of Green Belt relates to the large, strategic allocations.

2.4 It is considered that the soundness of the proposals of the Local Plan should be question in the absence of an up to date assessment.

2.5 The earlier assessment of Green Belt identified the site which is subject this representation as a single site,

together with all the land north of the former Altrincham – Warrington (Arley Yard) railway now occupied by the Transpennine Trail (TPT), from the railway bridge in the west to the junction with Half Acre Lane in the east. Parcel WR34. Warrington Green Belt Assessment Appendix F Oct 2016



2.6 Appendix H to the 2016 Arup appraisal – page H30 includes specific appraisal of WR34. The parcel including the representation site is assessed against the purposes of the Green Belt and is found to make either a weak

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contribution to the prevention of urban sprawl; to encroachment into the countryside, a moderate contribution to the promotion of brown field development and no contribution to either the prevention of towns merging or the protection of historic settlements.

2.7 Overall the whole parcel is considered to perform weakly when assessed the function of the Green Belt. This seems to largely reflect the recognition of existing development on the southern side of Stockport Road and the existence of a robust boundary to the Green Belt in the form of the TPT.

2.8 Since this appraisal was completed planning permission has been granted on appeal for the siting of a temporary agricultural workers dwelling on land attached to Barondale Grange – now known as Woodlands Alpaca Farm. This land lies immediately to the west of 420

separated only by a nondescript agricultural track. PINS ref APP/M0655/W/21/3268173.

2.9 The Inspector was clearly swayed by the very special circumstances presented but also noted given the locational circumstances of the site impact on the purposes of the Green Belt and on openness would be limited.

2.10 Land to the south east of the site which is the subject of this representation, has been the subject of a planning permission for a new dwelling based on the provisions of the NPPF to accept that the development of previously developed land in the Green Belt is no inappropriate development. 2018/33359

2.11 This site is on the southern side of the TPT but north of the Bridgewater Canal.

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2.12 In contrast to 420 Stockport Road officers noted that the site which received planning permission provided strong or moderate contributions to the purposes of the Green Belt.



3 WBC proposals

3.1 In the context of the above and the submissions made in previous representations it is considered that the Council has applied the Green Belt assessment inconsistently and illogically. The grant of planning permission for the

development of adjoining sites has in any case changed the character of this part of the Green Belt in particular it has changed the role which the representation site fulfils in term of the purpose and function of the Green Belt.

3.2 The Council's response to the objection, apart from being difficult to locate and separate from other documentation relating representation was perfunctory and failed to respond to the issues raised. There is no clarity as how the Council have concluded that it is appropriate to treat different parts of the site in the Green Belt appraisal it has commissioned in different ways.

3.3 There is no consideration of the impacts of recently approved developments on the openness and character of the Green Belt or the continued rationale of using the TPT as a boundary in part and Stockport Road in others.

4 Conclusion

4.1 It is respectfully suggested that the exclusion of land in the Green Belt as proposed in the PSV should be changed to include land at 420 Stockport Road as suggested in representation to the 2021 consultation process.

John Groves MRTPI

July 2022.