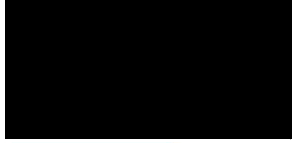


Date: 22nd July 2022

Kerry Trueman Programme Officer (Warrington Local Plan)
Programme Officer Solutions Ltd
Pendragon House
1 Bertram Drive
Wirral
CH47 0LG

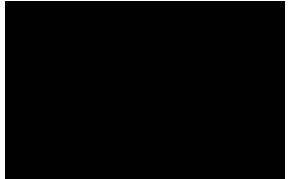
Lancashire Office



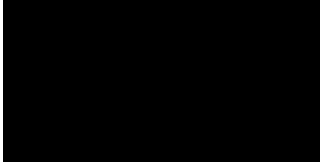
Cheshire Office



North Wales Office



South East Office



Dear Kerry,

**RE: WARRINGTON BOROUGH LOCAL PLAN 2021-2038
EXAMINATION HEARING MATTERS STATEMENT –
RESPONDENT REFERENCE NO.: UPSVLP 2289**

I write on behalf of Mr WJ Bradbury in respect to the Warrington Borough Local Plan 2021-2038 Examination Hearing, and in particular in relation to our representations made for 'Land on the Corner of Lady Lane and Mustard Lane, Croft', and 'Land to the West of Warrington Road, Glazebury', under the following respondent reference number: UPSVLP 2289.

Architects
Building Surveyors
Town Planners
Principal Designers

This Matters Statement is submitted in advance of the hearing session on 6th September 2022, to support our participation in Matter 3. This particular Statement seeks to address the issues and questions set out for Matter 3, and provide some further comments and justification for our representation sites.

A detailed Statement was submitted with the original representation and this remains of relevance to our position.

With reference to document 'ID02 – Matters, Issues and Questions identified by the Inspectors', the key issue is as follows:

Issue: Whether the Spatial Strategy is justified, effective and consistent with national policy, including in terms of the distribution of development across the Borough, site selection, the overall approach to the Green Belt and the overall approaches to infrastructure provision and viability.

Our representations broadly relate to the questions raised by the Inspectors but specifically to Green Belt and the borders and www.cassidyashton.co.uk

boundaries relating to the Smaller Settlements and Inset Settlements:

In summary, the changes requested are to revise green belt boundaries in respect to each of the two subject sites to more accurately reflect the situation in each location.

Green belts should have a degree of permanence and in doing so should provide firm, defensible boundaries that follow clear features on the ground.

The purpose of these representations is to highlight the fact that we do not consider the Plan, as submitted, to meet the tests of soundness in respect to the green belt boundaries in the vicinity of the two subject sites and identify what changes need to be made to rectify this position.

There appears to be no suitable justification for either site to remain within the Green Belt.

First of all, the Land on the Corner of Lady Lane and Mustard Lane comprises part of Croft, which has already, in part, been removed from the Green Belt and identified as an Inset Settlement. Croft and Little Town operate as a single settlement. As such, it is considered that the Inset Settlement designation should be extended to cover the entirety of the settlement. This would provide a more logical and defensible boundary for the green belt which also reflects the existing pattern of development and allow for small scale development that will meet the needs of the local community without harming the character of the settlement. To not allow Croft and Little Town to operate as a single settlement is illogical and undermines the local community.

The Land to the West of Warrington Road, Glazebury, in part comprises built development, on a street which is already partly within the Inset Settlement boundary and the remainder represents part of the residential curtilage of an existing property. It is considered that all residential properties and their associated gardens and curtilage in this immediate area should be included within the Inset Settlement boundary in this location as has been done elsewhere for properties along Warrington Road. The current boundary is also illogical, cutting through a residential curtilage and not following any firm defensible boundaries. It also does not reflect the boundary to the south and the location of new housing development nor features upon the ground.

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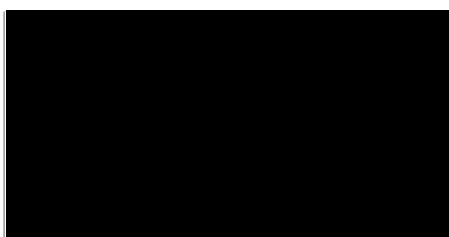
Architecture + Building Surveying + Town Planning

The character of the sites are associated with the built-up area, and do not serve the five purposes of the Green Belt, in accordance with the National Planning Policy Framework (NPPF).

As such, the sites should be removed from the Green Belt boundary through a simple revision to the Proposals Map, therefore ensuring the soundness of the Plan.

This may be possible through Minor Modifications or Major Modifications.

Yours sincerely



ALBAN P CASSIDY
For and on behalf of
CASSIDY + ASHTON
ARCHITECTS, TOWN PLANNERS AND BUILDING SURVEYORS

Email: 