

Warrington Local Plan EiP

Note for Inspectors regarding the relationship between the emerging Local Plan and Neighbourhood Plans

Prepared by WBC

22 September 2022

During the Matter 4 hearing session, clarification was sought by the Inspectors as to the relationship between Neighbourhood Plan areas and the emerging Local Plan. A specific query has been raised as to why the draft Local Plan does not provide housing numbers for each Neighbourhood Plan area, in accordance with Paragraph 66 of the NPPF.

There are four designated neighbourhood planning areas in Warrington:

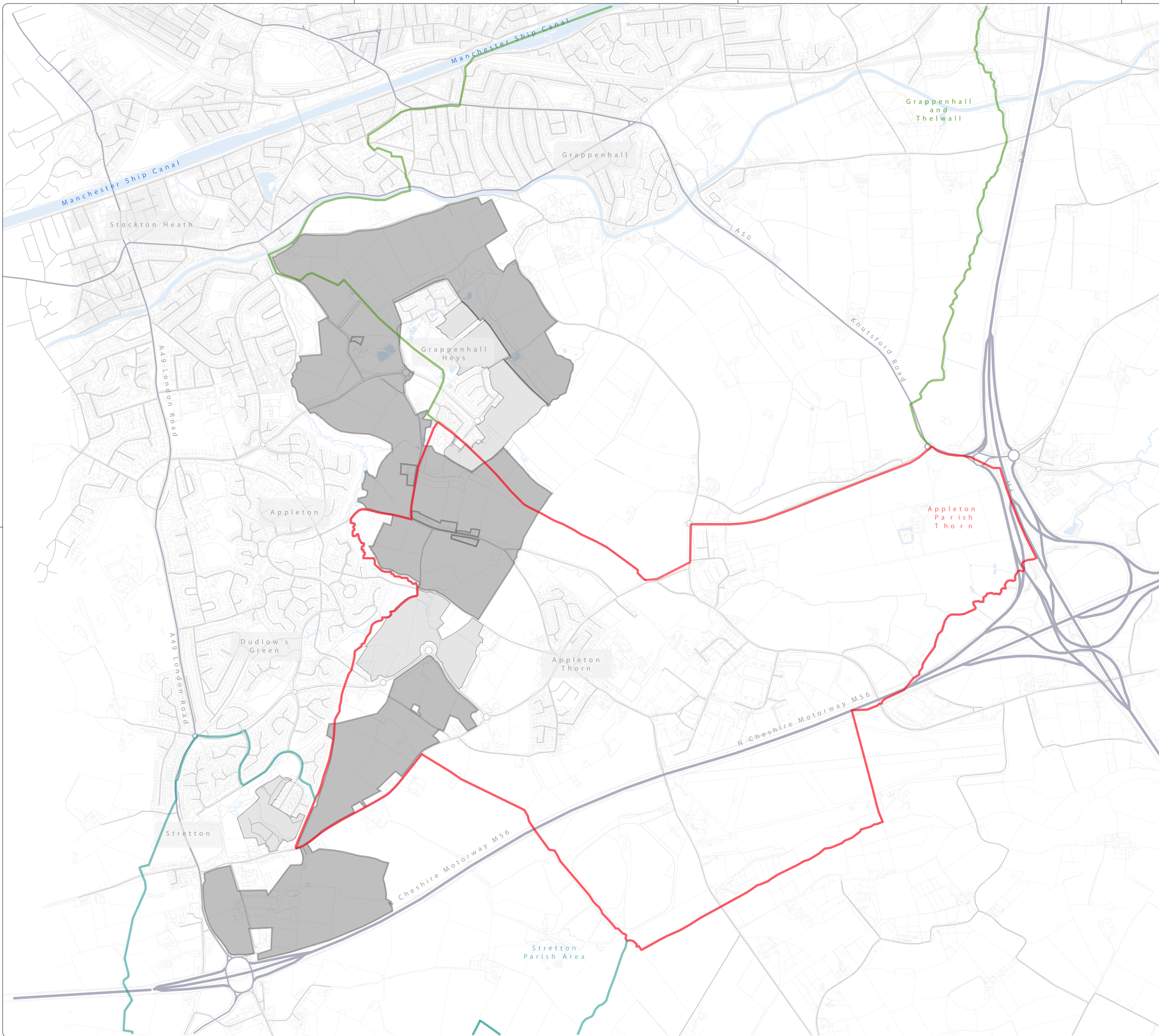
- Appleton Thorn
- Grappenhall and Thelwall
- Stretton; and
- Lymm

Appleton Thorn, Grappenhall and Thelwall and Stretton neighbourhood areas each have significant overlap with the proposed boundary of the South East Warrington Urban Extension (SEWUE). This is demonstrated on the plan included at Appendix A.

The Council has concluded that it is not practical to allocate a specific number of homes to each neighbourhood area in this instance given that a significant part of each neighbourhood area falls within the proposed allocation boundary of the largest Main Development Area proposed in the Borough. In addition, draft Policy MD2 requires a comprehensive approach to development in this area through the preparation of a Development Framework following adoption of the plan. Through the Development Framework detailed consideration will be had for the distribution of homes, amongst other factors, and it is considered that identifying numbers within the draft Local Plan would be premature and may prejudice the future role of the Development Framework.

In the case of Lymm, specific site allocations are provided through the draft Local Plan in line with the overall Spatial Strategy. The Council is able to confirm the urban capacity for Lymm (through the SHLAA) and combine this with the number of homes within the allocation sites to identify an overall number if this is considered appropriate by the Inspectors.

Appendix A – Plan showing SEWUE and Neighbourhood Plan Areas



- Notes**
1. Drawing to be read in conjunction with all other drawings and specifications forming part of the project package.
 2. Do not scale off this drawing.
 3. This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.
 4. Ownership boundaries provided by Savills / WSP.
 5. Policy MD2 boundary traced from Council website, available at https://mapping.warrington.gov.uk/wm/Map.aspx?MapName=Planning_and_LLC_External

- Grappenhall and Thelwall
- Appleton Parish Thorn
- Stretton Parish Area
- Policy MD2 allocation boundary
- Approved applications

open
optimised environments

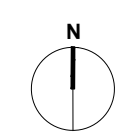
PART OF **SLR**

optimised environments ltd
 EDINBURGH 2nd Floor | Quatermill Two | 2 Lister Square | Edinburgh | EH3 9SL
 t 0131 221 9500 | o optimisedenvironments.com
 LONDON Warrford Court | 29 Throgmorton Street | London | EC2N 2AT
 t 020 79474082 | o optimisedenvironments.com
 MANCHESTER 85 Piccadilly Street | Manchester | M1 0AG
 t 0161 699 7550 | o optimisedenvironments.com

Client
Homes England

Project
South Warrington Urban Extension

Drawing Title
Policy MD2 Boundary with Neighbourhood Plan
Boundaries Overlay



Scale	1:10000 @ A1	Date	09 September 2022
By	TC	Status	FOR INFORMATION
Checked	JF	Approved	MF
Dwg no.	M10372_16	Rev	-