

FAO Warrington Local Plan Team
Planning Policy and Programmes
Warrington Borough Council
East Annexe
Town Hall
Sankey Street
WA1 1HU

By email: localplan@warrington.gov.uk

Monday 24th April 2023

Dear Sir/Madam,

Re: Warrington Local Plan 2021-2038 – Schedule of Proposed Main Modifications

This submission is provided by Gladman Developments Ltd (herein referred to as Gladman) in response to the Schedule of Proposed Main Modifications to the Warrington Local Plan 2021-2038. Gladman specialise in the promotion of strategic land for residential development and associated community infrastructure and has considerable experience in the development industry. From that experience, we understand the need for the planning system to provide the homes and jobs that are required to meet Central Government’s objectives and the needs of local communities.

Gladman have submitted formal representations to all previous rounds of consultation on the Warrington Local Plan, including the Regulation 18 consultation in June 2019, the Updated Regulation 19 consultation in November 2021 and actively participated in the hearing sessions during the Examination in Public which took place between 6th September – 6th October 2022.

MMs 001-002 – Policy GB1

Gladman note main modification 001 to provide the Council’s revised figures in relation to the amount of land to be removed from the Green Belt, from 580 hectares to 390 hectares as set out in the Inspectors Post Hearing Letter to the Council (ref: ID06). In this respect, and as set out in our previous Local Plan representations and EiP Hearing Statements, Gladman are supportive of the decision to release land from the Green Belt to meet the borough’s housing needs, including at Land off Pool Lane and Warrington Road, Lymm (Policy OS4).

MM 028 – Policy OS4

Again, Gladman continue to support the identification of land off Pool Lane and Warrington Road, Lymm (Policy OS4) as a proposed housing allocation for a minimum of 170 homes. In relation to the modifications proposed via MM 028, Gladman have no objections to the amendment to part 22 of Policy OS4 in relation to the Historic Environment, amending “preserve and enhance” to “preserve or enhance”.

As part of our EiP Matter 7d Hearing Statement, Gladman suggested some alternative wording as a modification to part 14 of Policy OS4, in relation to compensatory Green Belt improvements (paragraph 2.1.1 of Gladman’s Matter 7d Hearing Statement) have no further comments to make on this part of the policy or



[Redacted]



[Redacted]



[Redacted]

the proposed modification. We can identify that this policy wording has been included in all the draft policies for residential housing allocations across the borough.

Conclusions

Gladman welcome the opportunity to comment on the Schedule of Proposed Main Modifications to the Warrington Local Plan 2038 and hope that these comments have been found to be constructive.

Yours sincerely,



Robert Wilding
Senior Planner



M:  | 
