



Hearing Statement on behalf of Wainhomes (North West) Ltd

In relation to: Matter 4 – Session 6 - Allocations,
Safeguarded Land and Green Belt Boundaries

for Wainhomes (North West) Ltd

Emery Planning project number: 17-005

Project : 17-005
Hearing : Matter 4 Session 6
Client : Wainhomes (North West)
Ltd

Date : May 2021

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1. Introduction

1.1 Emery Planning is instructed by Wainhomes (North West) Ltd to attend the St Helens Borough Local Plan Examination. Wainhomes (North West) Ltd has an interest in the following sites:

- Land off Camp Road and Strong Road, Garswood;
- Land off Lords Fold, Rainford; and,
- Land off Winwick Road, Newton-le-Willows.

1.2 This hearing statement sets out our response to the Inspector's Matters, Issues and Questions in relation to Matter 4 – Allocations, Safeguarded Land and Green Belt Boundaries. It should be read in conjunction with our detailed representations to the Submission Version of the Plan and our other Hearing Statements submitted to this Examination.

2. Session 6- Issue 2: Newton-le-Willows/Earlestown (7HA, 2HS, 4HS, 5HS)

2.1 Our specific interest under this Issue is the land off Winwick Road, Newton-le-Willows (5HS).

12. Do the Green Belt assessments support the allocation of Site 7HA and the safeguarding of Sites 2HS, 4HS and 5HS and demonstrate exceptional circumstances for the removal of the land from the Green Belt?

2.2 Paragraph 135 of the NPPF confirms that Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. The release of Green Belt land for housing development is necessary in order to meet unmet and future housing needs of the Borough. This comprises exceptional circumstances for the purposes of the NPPF. Subject to the conclusion of Matters 2, 3 and 5, we consider that further Green Belt alterations are justified.

13. If exceptional circumstances have been demonstrated have these been clearly articulated in the Plan?

2.3 The exceptional circumstance have been articulated in the Plan. Our concern is how the evidence base has been considered and articulated in coming to the decisions on which sites to allocate.

14. Should Sites 2HS, 4HS and 5HS be allocated rather than safeguarded so that they can contribute to meeting needs in the Plan period?

2.4 Yes. We have set out our detailed case as to why further sites should be allocated under Matters 2, 3 and 5. Notwithstanding that, 5HS should be allocated or in the alternative have no safeguarded or Green Belt designation i.e. white land.

2.5 Section 4 of our representations on this site sets out why the northern half of the site does not serve any meaningful function as safeguarded land given that it would be surrounded by the urban area on all sides with a generous gap to the Green Belt boundaries. Paragraph 139(c) requires safeguarded land to fall between the urban area and the Green Belt: "where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period."

2.6 With the above in mind, we consider that the site as a whole should be removed from the Green Belt as the land would no longer serve any Green Belt function as a result of other changes proposed through the emerging local plan which we support. The site should consequently be allocated as a housing allocation.

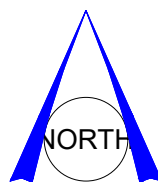
17. Are the requirements for Sites 7HA and 2HS, 4HS and 5HS within Appendices 5 and 7 (Site Profiles) positively prepared and effective?

2.7 The Site Profile for 5HS states:

- Safe highway access should be provided from the A49 (Mill Lane), (with any necessary off-site improvements).
- Appropriate noise attenuation measures, including buffers, should be incorporated to protect new residents from unacceptable noise levels from the adjoining railway line.
- Provision of effective flood management measures to reduce the risk of flooding.
- Appropriate provision of open space must be included in accordance with Policy LPC05 and LPD03.
- Appropriate buffers should be provided from the proposed site and adjoining LWS.
- The design and layout should provide for a range of house types in accordance with Policy LPC01 and LPC02.

2.8 Since the submission draft we have prepared further environmental and technical work including highways and flood risk/drainage in order to develop a layout for the site. This is enclosed as Appendix EP1 which shows the site can deliver some 280 homes. This is higher than the 191 homes in the Site Profile and therefore is a logical site to help meet the housing needs on a site with no material impact on the open countryside.

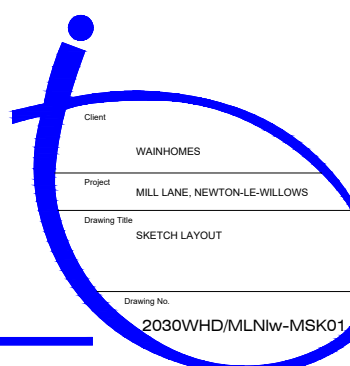
3. Appendix EP1



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Client	WAINHOMES
Project	MILL LANE, NEWTON-LE-WILLOWS
Drawing Title	SKETCH LAYOUT
Drawing No.	2030WHD/MLNlw-MSK01

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