



GROVES TOWN PLANNING

# Groves Town Planning

## Chartered Town Planners

# Proposed development at New Hall Farm Hatton

Introduction

Objectives

Agenda



# Proposed development at New Hall Farm Hatton

## Objectives

- Inform of the planning process
- Inform local residents to enable understanding of proposals
- Enable the Parish Council to accurately represent local views
- Enable effective engagement in the planning process



# Proposed development at New Hall Farm Hatton

## Agenda

- The planning process
- The proposed development
- Key material considerations
- Action and response



# Proposed development at New Hall Farm Hatton

## The Planning Process

- Pre-application engagement
- Consultation
- Appraisal
- Decision making
- Appeal

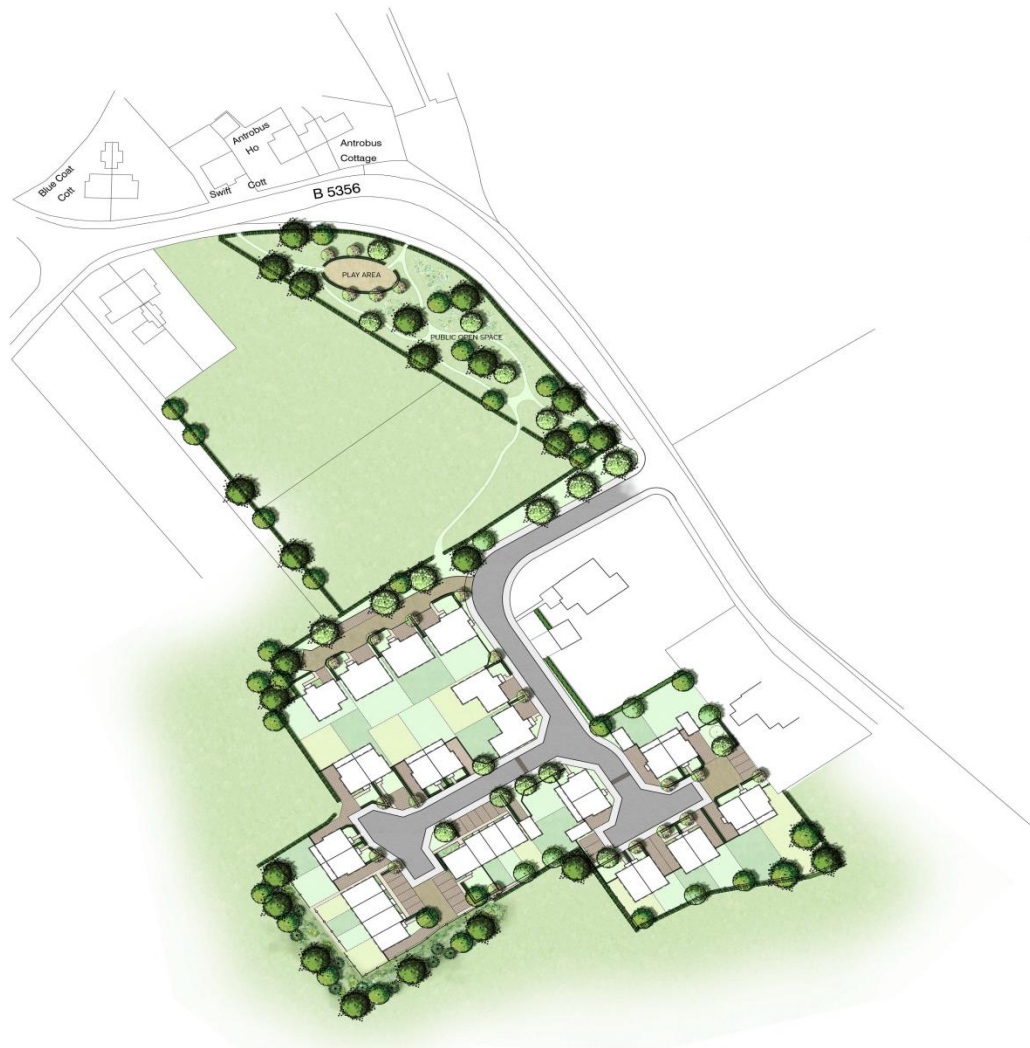


# Proposed development at New Hall Farm Hatton

## The Proposed Development

- Plans





# Proposed development at New Hall Farm Hatton

## Key Material Considerations

- National Policy
- Warrington Core Strategy 2014
- Presumption in favour of sustainable development – not applicable to inappropriate development in the Green Belt
- NPPF says that redevelopment of previously developed land is not inappropriate where it has not greater impact on the openness of the Green Belt than the existing development; or





# Proposed development at New Hall Farm Hatton

## Key Material Considerations

- Where development would contribute to an indentified affordable housing need.
- Highway Safety
- Amenity
- Sustainability/ Infrastructure
- Public Rights of Way
- Protected pipeline



# Proposed development at New Hall Farm Hatton

## Non Material Considerations

- Too much housing
- Spoils the village
- Affects property values
- Traffic
- Community benefits



# Proposed development at New Hall Farm Hatton

## Actions and responses

- No formal application as yet
- PC invited to comment
- Community benefits
- Individual responses to developer contact.
- Consideration and preparation of formal response to planning application

