



Culcheth and Glazebury Parish Council

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Warrington Local Plan Review – Regulation 18 Consultation

Question 1

Do you have any comments to make about the Council's Evidence Base?

Yes, there are two things that should be considered first.

1. Because of the timing of this consultation there is no mention of High Speed Two Phase 2b. This will have to be added to the evidence base because it affects land use along the route and its construction will not only impact upon development and businesses in our Parish but will have a serious impact on traffic throughout Warrington.

The use of the Motorways and A roads in Warrington is finely balanced, there are frequent accidents and these cause tailbacks and disruption. The construction of HS2 with roads rebuilt and realigned will make the situation far worse.

2. The capacity of the infrastructure needs to define the amount of development. We have already mentioned roads, but air pollution has to be considered. Sewage capacity is also a consideration: some time ago development was delayed in Culcheth until the sewage capacity was improved. At the moment we have problems with surface water drainage, the pipes cannot cope quickly enough with the level of water on roads. At this point in time United Utilities is telling us they have not got the capacity to take water drained from the village green.

Otherwise there is a wide evidence base.

Question 2, 3, 4

Do you consider the assessment of Housing Needs, Employment Land Needs, and the alignment of Housing Needs and Job's Growth to be appropriate?

The need for affordable housing and retirement housing is clear, otherwise we are concerned that a higher figure with Green Belt development will encourage Market Housing at the expense of the needs of the existing population.

Aligning housing and employment without looking at the employment proposals of neighbouring authorities causes concern.

Question 5

Do you consider the assessment of Land supply to be appropriate?

Historically Warrington has had many windfall sites and we would expect more to come forward. They will usually be brownfield and therefore should be of more importance.

Question 6

Do you consider that Green Belt land will need to be released to deliver the identified growth?

Every effort should be made not to release Green Belt Land.

Question 7

Do you consider the three identified Strategic matters being the appropriate initial focus of the Local Plan Review?

The first strategic matter, the provision of land and level of housing development is the main reason for this review, and the second regarding land for employment is now tied in with this. The third issue is more important, would amend it to read "ensuring the timely delivery of new and improved physical and social infrastructure required and necessary to meet the needs of new development and mitigate the impact on existing communities".

Question 8

Do you agree that further land will need to be removed from the Green Belt and be Safeguarded for future needs beyond the plan period?

No, once land has been removed and "safe guarded" we believe that in practice it will be difficult to protect and will be used ahead of time. We also query the "parcel" approach to the Green Belt.

Question 9

Do you consider it appropriate to include Minerals and Waste, and Gypsy and Traveller needs in the scope of the proposed Local Plan Review?

Yes

Question 11

Do you consider the Spatial Distribution and Site Assessment Process at Appendix 2 to be appropriate?

Ensure that the SA/SEA includes the issue that it is unsustainable to use farmland particularly when it makes farms unviable, given the importance of food security.

Question 14

Having read this document is there anything else you feel we should include within the "Preferred Option" consultation draft, which you will be able to comment on at the next stage of consultation?

The Impact of HS2

Yours sincerely,

Michael Durrington

Clerk to the Council