



Dear Sir,

Proposed Development – Warrington Garden City Suburb

We are writing in response to Warrington Borough Council’s proposed plans for a “Garden City Suburb” in South East Warrington.

We are concerned about the impact of WBC’s Preferred Development Plan on Green Belt land and cannot support WBC’s proposal for this reason. We wish to draw the attention of WBC’s Planning Policy Team to the following:

Loss of Green Belt Resource

South Warrington Green Belt represents an important amenity for local residents and for residents of Warrington generally. In addition, Green Belt land supports the separate identities of villages such as Grappenhall and Stretton. The proposed development will have a very significant and permanent negative impact on the environment of South Warrington, and on the character of its existing villages.

Significance of Green Belt Status

The Government’s National Planning Policy Framework states that “the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.” Further, the National Planning Policy Framework states that “Green Belt boundaries should only be altered in exceptional circumstances”.

Your consultants Ove Arup in their Green Belt Assessment recommended that WBC would need to “Develop the exceptional circumstances case to justify altering Green Belt Boundaries”. It not clear to us that this case has been made.

We look forward to your reply.

Yours faithfully,

