

Response 512

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

PART A - About You

1. Please complete the following: Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique ID number for future reference (pdf attachment).

Name of person completing the form: Peter Briggs

Email address: [REDACTED]

2. What type of respondent are you? Please select all that apply.

A local resident who lives in Warrington

3. Please complete the following:

Contact details	
Organisation name (if applicable)	N/A
Agent name (if applicable)	-
Address 1	[REDACTED]
Address 2	[REDACTED]
Postcode	[REDACTED]
Telephone number	[REDACTED]

PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Draft Local Plan (as a whole)

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant		X
Sound		X
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

The Borough Council has not convincingly shown that:

- the number of houses, the Plan is designed to accommodate, are needed
- there are exceptional circumstances which justify the release of green belt land
- there are sufficient safeguards to prevent released green belt land from being developed before the supporting infrastructure has been secured
- the transport infrastructure proposals are adequate or can be funded
- the already, at times, congested A49 and A50 will be able to absorb the additional traffic which over 7,100 additional houses (up to 2041) in the south will generate.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Housing Numbers

The Borough's own 'Housing Strategy 2018-2028' document, which has informed the Plan, states, based on population forecasts, that Warrington requires 662 houses per year up to 2027 and a further 393 per year up to 2037. It is difficult to understand why the Borough believes that 945 new houses per year over the 20 year period are now required.

It is recognised that Central Government has said that the Borough should expand the Town by at least 909 houses per year. The plan states that there is sufficient brown field land available to accommodate 13,700 new homes. A plan covering 15 years instead of 20 would satisfy Central Government's requirements (15 times 909 = 13635) without the need to release green belt land. Over a 15 year period further brown field sites may well become available: for example Fiddlers Ferry and, possibly, the Warrington Hospital site.

The risk, with the Proposed Plan, will be that developers will choose the most profitable land (ie green belt) to build on. The green belt will be lost forever, but the real housing need in the Town will not have been resolved. Even with the requirement to build a proportion of 'affordable' houses (priced at 80% of the average unit price in the area), this will not produce the low cost housing, identified in the Borough's housing strategy document, as being needed.

Green belt release

Central Government has stated the green belt land should only be released under exceptional circumstances. The Borough has not demonstrated exceptional circumstances. A 15 year Plan would not require the release of green belt land for the building of dwellings. The emergence of additional brown field sites during that period could mean that Warrington's green belt would be able to be protected for even longer.

Transport Infrastructure

The addition of 7,100 houses in the 'Garden Suburb' (5,000 during the proposed Plan period) will generate significant additional vehicular traffic onto the already congested A49 and A50. Although the Transport Plan (which accompanies the PSVLP) suggests most residents will walk to work or cycle on segregated cycle ways this in reality will not be the case and will cause even more congestion and pollution. Even electric vehicles, which the Plan believes will predominate by the end of the Plan period, cause pollution (particulates)

It was noted in para 2.1.10 of the Plan, Evolution of Warrington, that the narrative recorded that the Warrington New Town Outline Plan strategy set in 1973 was to expand the Town from a population of 120,000 to 200,000. The narrative neglected to mention that the New Town Development Corporation was also planning to construct an express way from Stretton (M56) in the south of the Town, across the Bridgewater canal, the Manchester Ship canal via a new high level bridge and railway lines, and then splitting to link to the M62 and M6. This would be built before large scale building projects would begin and was regarded as necessary to cope with the additional traffic the population growth would generate.

The New Town project was closed before it could complete its strategy. The express way was not built and meanwhile the Town has grown to a population of 210,000.

The highway projects in the Plan, including the Western Link, which was originally conceived only to relieve existing traffic congestion at Bridge Foot, will not be sufficient to prevent new traffic congestion which the proposals in the Plan will generate.

In addition the minor roads eg Lumb Brook Road and Bridge Lane, Appleton are already congested at peak periods even before the recently approved addition of 1000 new homes in south Warrington which will exacerbate the existing problems. This issue is not addressed in in the Plans.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Draft Local Plan (as a whole). What would you like to do now?
Please select one option.

Complete the rest of the survey (Part C)

Response 514

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

PART A - About You

1. Please complete the following: Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique ID number for future reference (pdf attachment).

Name of person completing the form: Peter Briggs

Email address: [REDACTED]

2. What type of respondent are you? Please select all that apply.

A local resident who lives in Warrington

3. Please complete the following:

Contact details	
Organisation name (if applicable)	-
Agent name (if applicable)	-
Address 1	[REDACTED]
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PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Draft Local Plan (as a whole)

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant		X
Sound		X
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

See Response 119160988

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Additional Comments as follows:

Employment Areas

The new employment areas, to be allocated green belt land in the south, are likely to be predominately warehousing and distribution, which the proximity of the motor ways encourage. Employees are not likely to be able to afford the housing to be built on the released green belt land, even if some is designated 'affordable'.

There will be a continuation of the current travel to work pattern. People will live in south Warrington and travel to highly paid jobs elsewhere and people from elsewhere will travel to lower paid distribution jobs in in south Warrington. A predominance of walking and cycling to work will not happen.

Other supporting infrastructure

Although the Plan will identify land allocated for schools, medical centres, retail outlets etc., the Plan can have no influence in determining when these facilities will appear. With the exception of the possible building of a leisure centre, the Borough Council has no power to build anything.

Summary

The PC believes that the Council has not demonstrated that the numbers of houses predicated to be built over the period of the Plan, 945 per year, are needed. The release of green belt to the south Warrington, to allow 4,201 houses to be built, to form the new 'garden suburb', which would be necessary to achieve this number, is not necessary. The exceptional circumstances, which Central Government require for green belt release, have not been demonstrated.

A less ambitious 15 year plan could satisfy the Government requirement on 909 house builds per year without releasing any green belt in Warrington. We doubt if even 909 houses per year will be built, however, because there will not be the demand for them.

The transport proposals are not robust enough to prevent even more traffic congestion in the Town and particularly in south Warrington, if the housing numbers and employment proposals in the Plan do take place.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for Draft Local Plan (as a whole). What would you like to do now? Please select one option.

Complete the rest of the survey (Part C)