

Notes of the Rixton with Glazebrook Parish Council Meeting with representatives of Warrington Borough Council's Local Plan Team
[REDACTED] held on 21st September 2017

[REDACTED]

[REDACTED]

[REDACTED] explained the following relating to the Local Plan Proposals Preferred Development Option: -

The number of houses required in the whole of the Country is based on a general increase of 10% and a formula to equate to this is given by the Government. When used to calculate homes in Warrington, the numbers required equate too: -

3. If we carry on with our past level of growth – 1,332
2. The extra level of jobs the Council is planning for – 1,113
1. Forecast new jobs for Warrington – 955

Forecast household growth - 738

It is felt that developers would want No 3

The minimum level WBC could put forward would be No 1

The basis for level proposed by WBC is No 2 – this is the number supported by the Parish Council

The Government have now proposed a new methodology which meets a level of 914 but the Government would probably support the higher number.

The WBC proposals have a shortfall of 9,000 - 24,000 homes are required over the next 20 years. If 15,000 homes could be built in the existing urban areas this means WBC need to allocate sufficient Green Belt land for 9,000 houses.

The Parish Council are not affected by the employment issues.

The 10% threshold equates to 40 houses over 20 years within the Parish. These houses do not have to be within one site area but can be distributed throughout the Parish on for example individual sites.

Green Belt – WBC have considered 3 options to their approach for Green Belt release across the Borough. WBC have chosen Option 2 as they think it performs best against the Plan Objectives. Growing the main urban areas will allow them to improve Warrington’s infrastructure. A small amount of development in the settlements can support local services and widen local housing choice without changing their character.

Affecting the Parish is the possibility of changing Glazebrook to an inset Village at present it is washed over Green Belt – The Parish Council would not support this they would require Glazebrook to remain washed over Green Belt as this area is in support of the gap between Warrington/Glazebrook and Trafford.

Within the plan certain areas have been proposed by developers and these will be part of the proposals put forward at the Public Inquiry. The proposals by WBC are the areas that the Parish Council have considered and have made comment on.

The above is the basis of the comments of the Rixton with Glazebrook Parish Council in respect of the Consultation on the Local Plan – Preferred Development Option

More information can be found at - www.warrington.gov.uk/localplanreview