

Warrington Local Plan 2021

Examination in Public

Respondent 0698 A-E – John E. Appleton

Written Statement regarding Matter 3 – Spacial Strategy.

In the interest of non-duplication of objections, I refer for evidential reference the Matter 3 and 6b where appropriate, Submitted by Stretton NDP regarding the Spacial Strategy.

In addition, I raise the following points against the release of the green belt and the Green Belt Assessment both in the wider SEWUE area but especially in Stretton, as it is clear that no exceptional circumstances can support or justify use of the green belt. It clearly contravenes many the clauses of the NPPF 2021.

1.1 Release of The Green Belt

The Local Plan:

- Fails to meet the Economic Objective (refer to My Response No 1 – NPPF P1)
- Fails to meet the social objective (refer to My Response No 1 – NPPF P2)
- Fails to meet the Environmental objective (refer to My Response No 1 – NPPF P2)
- Fails to meet the Plan making objectives (refer to My Response No 1 – NPPF P2)
- Fails to meet the Examining plans criteria (refer to My Response No 1 – NPPF P2)
- Fails to make effective use of the land supply (refer to My Response No 1 – NPPF P4)
- Fails to protect the green belt (refer to My Response No 1 – NPPF P4)
- Fails to restrict to restrict development (refer to My Response No 1 – NPPF P5)
- Fails to comply with government agricultural policy (refer to My Response No 1 – NPPF P6 & 7)
- Based on historical data the plan will probably fail to achieve the housing supply rates over the plan period (refer to My Response No 1 – NPPF P3)
- Fails to conserve the historic environment of Stretton Village (refer to My Response No 1 – NPPF P6)
- Fails to conserve the natural environment of Stretton Village (refer to My Response No 1 – P5)
- Fails to protect the setting and special character of Stretton Village (refer to My Response No 1 – P4)
- Fails to utilise as much brown field of underutilised land (refer to My Response No 1 – P4)

1.2 The Green Belt Assessment

The detail of original green belt assessment, and a subsequent re classification for the parcels of land within Stretton, Namely R18/088 East and West are fully covered and detailed in the Stretton NDP Statement on Matter 6b Q3 and in the NDP objection submission starting on P14.

Furthermore, a detailed response is covered in my objection submission Response No.2 – Green Belt Assessment.

It seems clear that as the GB assessment is a judgemental procedure which has been the consultant has admitted some inaccuracies. The reclassification of land within Stretton may well appear to be in

response to developer pressure to release land in order to provide an infrastructure link road for the SEWUE. This is no reason to release green belt by way of exceptions circumstance.

1.3 Enduring and permanent green belt boundary

I refer to the Stretton NDP Statemen Matter 6b Q4.

The enduring boundary of the green belt in Stretton, for many years, has been the B5356 Stretton Road and respected by previous Warrington Local Plans. The boundary is not the M56. Preservation of this boundary should be observed through protection by the NPPF.

Any development proposed in areas south of the enduring boundary, as in the case of R18/088, should not be included in the local plan.