

Warrington Local Plan 2021

Examination in Public

Respondent 0698 a-e – John E. Appleton

Written Statement regarding Matter 3 – Spacial Strategy.

1.1 Our comments regarding spacial strategy apply specifically to Stretton although it points to a flawed strategy for the main SEWUE. In order to eliminate repetition, we refer to specific clauses within the NDP submission document which supports our claims.

Subsection – Overall Spacial Strategy for Housing.

1.2 Clause 7 on P2 defines the recent increase of 40% in housing numbers due to the Homes England Pewterspear Green development, bringing the current total homes in Stretton to 630. The potential addition of circa 700 homes in the Wallace / Miller proposal will add over another 100% increase to the housing stock.

1.3 It would appear that little or no credence has been given historically to unsound increases of scale or unjustified viable growth claims in Stretton by WBC. The proposed local plan is being clearly driven by major landowners and private developers which is certainly not compliant with the requirements of the NPPF. This is evidenced on pages 21 – 26 referring to WBC Objective W2

Subsection – Outlying Settlements.

1.4 **Q8** – It is clear that the sites included within the Stretton GB Assessment was a result of the ‘call for sites’ request, refer to full details in section 2 on P9. The GB assessment by Arup & Partners was subject to ‘subjective judgements’ as admitted by the consultant, refer to clause 50 on P16. This resulted in a completely inconsistent approach to the classification of land parcels especially within Stretton. This submission section also includes details of the enduring and permanent green belt boundaries around Stretton, refer to the section on Green Belt Assessment and reclassification pages 14 – 19. The conclusions of the Assessment consultant are flawed and unsound leading to erroneous classifications, especially land parcels R18/088 East and West, refer to specifically to details on P17.

1.5 **Q12** – It would appear that site selection within Stretton was based on purley on private developer submissions e.g. Wallace / Miller homes.

1.6 **Q13** – Refer to clause 1.2 above.

Subsection – Employment Land.

1.7 Refer to our statement Matter 6f regarding the unsound 6/56 logistics proposal.

Subsection – The Green Belt

1.8 Refer to our comprehensive response regarding unsound and unjustified green belt release and plan policy GB1. Pages 7 – 26. Refer also to our comments in Statement 6b.

Subsection – The overall approach to Infrastructure

1.9 The Stretton NDP submission declined to add further comment over and above their original submission on the previously adopted (Dec 2019) Local Transport Plan LTP4. However, the approach of that plan referred to in Q31 as applied to Stretton is unsound and flawed as fully detailed in our submission pages 37 – 42.

1.10 The plan is wholly inadequate in its solutions to the following:

- Relief of the Cat and Lion congestion.
- A49 start point for the infrastructure road.
- HGV accessibility of HGV's to the Barley Castle trading Estate and the proposed 6/56 logistics park.
- Leading to increased pollution and lowering air quality.
- Leading to increased local noise levels.
- Leading to increased congestion.

1.11 The approach does not, in any way, improve transport connectivity of any kind with Stretton to areas of Warrington, north of the three main waterways. The plan is wholly lacking and unsound. Furthermore, there will be significant increases in congestion at all crossing points of the three waterways.