

## **WARRINGTON LOCAL PLAN EXAMINATION**

**Respondent Reference Number 0443**

### **Rethinking South Warrington's Future**

#### **Statement**

#### **Matter 4 Housing need and requirement**

Whilst the revisions to the Proposed Submission Version 2021 represented a welcomed improved reduction in green belt land in the former South Warrington Garden Suburb (now the SEWUE), the Council still want to construct 2,400 new houses during the Local Plan period and a possible further 1,800 post Local Plan. This represents 4,200 new houses !!. Surely the release of areas of land, on the very edges of the Borough, runs counter to the Council's vision of regenerating and focus of a revitalised Town Centre.

Even if the levels of growth and consequent need for Green Belt release were accepted the Local Plan still fails to deal with the consequences of inadequate provision for infrastructure. As previously stated in other Matters 6b SEWUE the Council are similarly seeking to complete the Warrington New Town Masterplan of 1968 without any of the key elements of transportation infrastructure which were clearly proposed. Warrington Borough Council consistently objected to the New Towns proposed Housing development South of the Manchester Ship Canal in the 1970's and 1980's due to not having the necessary transportation infrastructure in place.

Furthermore the Local Plan proposed infrastructure is insufficient to meet the needs of new development of this magnitude let alone resolve existing problems. Although reduced in scale the SEWUE continues to propose site allocations based on a level of growth which Warrington has not previously achieved.

For example the Housing Trajectory of new houses means delivering a development programme the size of Chapelford in the middle of the Plan period for three consecutive years!!

Based upon historical data, the Council have faltered and failed consistently to achieve the delivery of targeted new homes. In terms of South Warrington the current approved allocation of 930 new homes will most likely, based upon progress to date, be completed circa 2027, which will be almost four years later than initially programmed.

Most of the funding for the limited new infrastructure comes from developers, at least £30K per dwelling in the SEWUE. Is this Local Plan really viable and deliverable or just a repeat of past mistakes and failures by the Council allowing development on the basis that infrastructure will hopefully follow one day!!.

The Local Plan is not sound, it sacrifices the pleasant green spaces of South Warrington for no valid reasons, it is harmful to the environment, unsuitable in the context of the climate emergency, unjustified when looking at the 2018 ONS data, detrimental to the plans of developing the town centre, contrary to the maintenance of distinctive and separate villages, woefully inadequate in terms of infrastructure to support in particular the SEWUE, totally inadequate in terms of concrete proposals for the funding of infrastructure and services.

The Local Plan appears to have one purpose which is the unjustified and premature release of Green Belt that should be protected for the future generations of Warrington residents.