

Warrington Local Plan 2021

Examination in Public

Respondent 0457 STRETTON NDP

Written Statement regarding Matter 6a – Warrington Waterfront.

1.1 Our main concern and reasons for wishing to make a statement regarding this matter was tied to the relationship, as expressed in our submission in the following clauses, to ensuring the Local Plan maximises the utilization of land area and housing densities in order to minimise or reduce, and in fact negate the need to use green belt land south of the durable green belt boundary in Stretton.

1.2 P22 Clause 3 NPPF Chapter 5 – Delivering a sufficient supply of housing

Our concern is that illustrative plans are not convincing with regards to the number of houses that the plan proposes, either being in the right place or the right type or delivered at the right time and that insufficient thought has not been attributed to maximising housing numbers and reducing the need to build on green belt.

Minimum housing densities of 50dph should be increased by the construction of multi storey apartment sites.

1.3 P22 Clause 4 NPPF Chapter 7 – Ensuring the vitality of town centre.

As this development is close to the town centre and to maximise the vitality value to the residents targeted at younger first-time buyers the DEV 2 policy of a minimum of 30% affordable homes should be increased to a higher value.

1.4 P23/24 Clause 7 NPPF Chapter 12 – Making effective use of land

The waterfront should not be completed in two phases, with the second phase being completed after the plan period in 2038. This falsely puts the need to utilise green belt land in the SEWUE. All the planned housing should be construction within the plan period.

It is noted by the illustrative plan that there seems to be adjacent land areas which could be included within the waterfront development.