

## Warrington Local Plan 2021

### Examination in Public

**Respondent 2336 Cliff Renshaw**

#### **Written Statement regarding Matter 6b – South East Warrington Urban Extension.**

My name is Cliff Renshaw, and make this statement to the EIP as a resident of [REDACTED].

I have previously submitted a detailed response to the PSVLP 2021 dated 13<sup>th</sup> November 2021 and wish to emphasise that two key issues within the PSVLP are not sound.

#### **1. The Green belt changes re Stretton re parcels R18/088**

- 1.1. The Arup report on changes to the Green Belt is very detailed, however, as the authors readily admit, many of the decisions are based on “subjective judgements” and a more detailed examination reveals that the classification of parts of area 11 is not sound.
- 1.2. As explained at 2.4 in my response to the PSVLP the Arup assessment in relation to parcel R18/088 East & West is contradictory in that R18/088 East is designated as weak but a more detailed assessment against the five Principals of the NPPF shows the area as at least a moderate, if not strong, contribution to the Green Belt and not, as shown in the Arup report, a weak contribution.
- 1.3. It has been suggested the only reason the land in R18/088 to the south of Stretton Road has been removed from the Green Belt is to allow the Wallace/Miller homes scheme to be granted planning consent in return for the developer paying for a much-needed Link Road.
- 1.4. **This is not an “exceptional circumstance” or a “sound planning” reason to change the boundary of the Green Belt.**
- 1.5. **Recommendation to the EIP**  
That the southern boundary for the Green Belt should remain at Stretton Road and not the M56.

#### **2. The proposed link road from A49 to Stretton Road**

- 2.1. As part of the LPT4 proposal, to relieve traffic congestion at the traffic lights at the Cat & Lion pub a new link road is required from the M56 J10 to Stretton Road.
- 2.2. The location of the proposed link was subject to a review by Highways England which gave two options:-
  - Option 1, direct off the M56 J10 roundabout using the existing old Northwich Rd junction to the Stretton Fox pub.
  - Option 2 that the proposed link should come off the A49 though site “18/088 and in return for their site being removed from the Green Belt the developer has agreed to pay for the link road.

- 2.3. WBC have argued that Option 2 via the A49 was the preferred route because it was recommended by HE but this was based on:-
- a) on an old traffic study which used the "Garden City" traffic projections and
  - b) that the developer had agreed to pay for the new link road.
- 2.4. WBC have refused an FOI request to reveal details of the discussion with the developer in relation to the proposed Wallace/Miller scheme and the agreement for the payment and location of the link road.
- 2.5. Since Garden City scheme has been abandoned, this renders the HE study out of date but both HE and WBC have refused to undertake a review to update the proposed route.
- 2.6. The proposal route of a busy link road through a new residential development with the access coming off the A49 as shown in the PSVLP is unsound both technically and practically.
- 2.7. To repeat point 1.3 above it is a most unethical planning policy to remove valuable agricultural land from the Green Belt simply to allow a developer to pay for infrastructure and for this reason it renders this part of the LPT4 unsound.

## **2.8. Recommendations**

- a) That WBC are required to produce the information requested in the above FOI.
- b) WBC & HE are required to undertake a new review of the location of the link road based on the updated traffic models.
- c) That payment for any link road should be paid by Homes England whose extensive residential sites are currently being developed as part of the previous Local Plans.