

## WARRINGTON LOCAL PLAN EXAMINATION

Respondent Reference Number 0443

### Rethinking South Warrington's Future (RSWF)

#### Statement

#### Matter 6f – Main Development Area: South East Warrington Employment Area

1. What is the background to the site allocation and how was it identified?	Site selection developer led by Langtree & Liberty.
2. What is the basis for the scale of development proposed and is this justified?	Scale of development largely justified by WBC as jobs required for new housing. Housing partially justified as required for economic development. However, Stobarts, one of the larger employers on the adjacent site state 60% of their current employees are from outside the Borough boundary. There is a significant mismatch between the job type provided by the proposed development and local housing both existing and planned.
3. What is the status of the site in terms of planning applications/permissions and how does this relate to the proposal and policy requirements in the Local Plan?	WBC approved Langtree planning application, the legality of the planning meeting is currently being challenged, it has been paused by SoS to decide whether to call-in. Stobarts previously had an application approved by WBC which was subsequently refused by the SoS. Liberty have submitted a scoping report to WBC with the intent to apply for full planning as soon as the Local Plan is approved. Both developments would wish to proceed as quickly as possible meaning that priority would not be given to brown field sites as required by NPPF.
5. What would be the effect of developing the site on the purposes of the Green Belt?	Developing this land clearly has a major impact on the purposes of the Green Belt specifically (c) to assist in safeguarding the countryside from encroachment;
6. Are there exceptional circumstances to alter the Green Belt in this particular case? If so, what are they?	RSWF maintain that exceptional circumstances have not been met.
11. Does Policy MD6 identify all appropriate and necessary highways and other infrastructure requirements? How will these be provided and funded? Is this sufficiently clear?	There are major concerns about lack of infrastructure regarding routes across the canals into Warrington which are already pinch points and would be utilised by employees from Warrington and the significant increase in LGV/HGV traffic from the development. See RSWF Matter 3 Statement for more detail.
12. Have environmental impacts, including air quality matters and landscape and visual effects, been adequately considered and addressed?	The scale of the developments and the height of the proposed warehouses is severely detrimental to South Warrington, in particular Appleton Thorn. The map below shows the Appleton Thorn boundary cross hatched in orange with the South East Warrington Employment Area highlighted in yellow. This shows that the proposed development takes up around 25% of Appleton Thorn and around 35% of the Green Belt which is mainly Class 2

	Agricultural Land. The Langtree application includes warehouses 42.5m high. The site is 73m AOD which is one of the highest in Warrington the resulting building height would be 113m above sea level which is comparable with the height of Blackpool tower which is visible from 25 miles away.
17. Are any main modifications necessary for soundness?	All the points raised above and in the PSV responses from RSWF and South Warrington Parishes show that the Local Plan is unsound therefore significant modifications are required to further reduce the impact on the Green Belt.

