

Warrington Local Plan 2021

Examination in Public

Respondent 0457 STRETTON NDP

Written Statement regarding Matter 6f – SEW Development Area.

- 1.1 A major concern for Stretton is the disastrous effect that yet another major logistics park, next to the already large Barley Castle Trading Estate. We question the viability and sustainability, by Langtree and Panattoni, of the 6/56 logistics development in Appleton Thorn in addition to other existing and developing logistic parks within the Warrington and ST Helens conurbations.
- 1.2 This involves the very doubtful overall financial and logistical justification of an unsound and unjustified proposal which has serious physical scale and economic growth doubts.
- 1.3 The utilization as part of the local plan of the 6/56 proposed land in Appleton Thorn, for which planning application was recently approved at the WBC DM meeting, but which is now subject to a potential government determination, is flawed as it fails to consider or possibly ignores the full relationship between the existing Gemini complex and the newly approved Parkside Regeneration logistics development in Newton-Le-Willows.
- 1.4 This matter would appear to be quite complicated, and worthy of investigation, which involves the proposed 6/56 development by Langtree and Panatoni, and with Warrington BC being seen to have railroaded through the planning application. It should be questioned as to why the 6/56 logistics development should be located just 8 miles away from Parkside Regeneration, taking note that both developments are logistical developments and under the control of Langtree.
- 1.5 A further note which adds some degree of incredibility and possible collusion is that Langtree has a director on the board of Warrington Regeneration, alongside the leader of the WBC council which offers up the possibility of unfair advantage and the impartiality being compromised.
- 1.6 Parkside Regeneration has all the advantages, brown field site, excellent rail connectivity and a low landscape profile. Whereas 6/56 is green field site with good grade 2/3 agricultural land, no railway connectivity and located on the highest ground in the south Warrington area. A visual monstrosity and a potential blot on the landscape.
- 1.7 The local plan fails to objectively take the whole picture into consideration from a planning, logistical and financial viewpoint which points to the fact that it is an unsound proposal.