



Groves Town

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Warrington Local Plan Examination in Public	
Representor/Number	South Warrington Parishes/0450
Document Title	Response to additional documentation – Matters 3a, 3b, 3c and 8
Version/Date	V1 17 October 2022
GTP ref	2203012
Site	Whole Plan

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1. The SWP are grateful for the opportunity to respond to CD09a, 9b, 13a, 29, 29a,29b and 30, which relate principally to considerations of the proposed Western Link Road
2. Representations to the Examination by have consistently raised issue over the effectiveness and purpose of the Western Link, noting in particular how the Link is largely irrelevant to the provision of infrastructure needed to serve the level of development proposed in South Warrington which is effectively cut off from the centre of Warrington by the absence of any additional provision of crossings of the water courses which trisect the town.
3. Irrespective of the SWP view of the benefits and effectiveness of the Western Link it is considered that contrary to the provisions and expectations of the NPPF

the additional documentation provides no confidence or certainty over the delivery of infrastructure which the Council claims to be key to ability to enable and accommodate the scale of development proposed.

4. As it stands, and notwithstanding the convoluted use of NNDR the figures now provided by the Council demonstrate the currently predicted cost of the link cannot be secured. The link is not currently deliverable.
5. The Outline Business Case for the link is clearly based on information which can no longer be relied upon.
6. This position supports the contention of SWP since the earliest inception of the Plan.

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7. The reservations of Mr Carter MP as outlined to the Examination provided evidence of the limitations on securing additional public funding for this project.
8. There still appears to be considerable inconsistency and an absence of clarity in the documentation provided.
9. Document CD29 references an 18 month period of surveys to enable the production of a planning application and related EIA suggesting that surveys will be undertaken "midway 2023"
10. CD30 indicates that an application for planning permission will be validated by 15 June 2023. This appears to contradict CD29 – even if surveys started today there are only 34 weeks until the intended dates for submission.
11. Surveys are likely to be complex dealing with difficult ground conditions, contamination, flood risk, ecology as well as taking account of adjacent hazardous installations, gas and ethylene pipelines. Development would also need to ensure protection of the West Coast Mainline and the Chester North Wales Line.
12. The period for determination of the application by the Council is given as 18 weeks. The Council's period for determination of far less complex applications exceeds this timeframe. The Council will dependent on the responses from a range of external consultees who may not be able to work to Council's ambitious timetable.

13. From information provided to the Examination the Council will simultaneously be dealing with the preparation of proposed development frameworks for allocated sites and a number of major applications which are already in or will soon be in the pipeline.

14. Costings and delivery of the Western Link are confused and poorly considered. Infrastructure which the Council presents as key to enabling the development proposals contained within the plan cannot be planned for with any certainty questioning the wider deliverability of the Plan