

Warrington Local Plan Review/ Regulation 18 Consultation
Scope and Contents Document

Q1 a) The value and importance of agricultural land and farming should be a strong reason to oppose development and should be a more important part of the evidence base.

b) HS2 stage 2b is now a material consideration which will affect both housing and employment and its impact should be part of the evidence base.

Q2 We are concerned that inflated and unrealistic housing figures both in this and adjacent Boroughs will fail to meet communities needs because of green field availability and result in preventable loss of countryside.

Q3/4 Employment land needs both in this and adjacent boroughs should be looked at together to strongly discourage the use of green field/ agricultural land.

Q5 There should be an emphasis on the assessment and use of brownfield sites.

Q6 At the start of the Local Plan Core Strategy deliberations the Inspector commented on the fact that Warrington had an oversupply of housing. The fact that Warrington had New Town development should be factored in to housing figures so that green belt release can be avoided/ minimised. When Green Belt serves one of the five purposes it should be retained. We question whether the very special circumstances for Green Belt loss have been justified.

Q7 The third strategic matter concerning infrastructure should be the most important matter and be first. For example the supply of water and the treatment of waste water for new housing.

Q8/13 The proposed plan period coincides with the development of HS2 2b therefore predictions of land use should be modified.

Q11 The concept and assessment of sprawl should not be restricted to the urban area of Warrington but should apply to all areas of Green Belt in the consultation.

Q14 The preferred option should be reached after an assessment of the Plans/proposals for neighbouring Boroughs. There should be a report on these as part of the consultation. For example the Greater Manchester Spatial Framework AGMA/GMCA Joint Board of the 28th of October 2016 on page 13 shows three green belt areas going up to the boundary with Warrington, reducing or possibly eliminating gaps between settlements. I refer for example to proposals for Salford South of the M62 next to Holcroft Lane, in Trafford, north east of Lymm, and in Lowton/ Leigh to the North of Culcheth. The boundaries with other authorities should also be considered. A key requirement of the NPPF 2012 is the need to work closely with adjoining authorities and demonstrate cross boundary consultation.

Mrs. J.M.Johnson

Warrington representative on the CPRE Cheshire Executive

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