

Response 3

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

PART A - About You

1. Please complete the following: Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique ID number for future reference (pdf attachment).

Name of person completing the form: Chris Burraston

Email address: [REDACTED]

2. What type of respondent are you? Please select all that apply.

A local resident who lives in Warrington

3. Please complete the following:

Contact details	
Organisation name (if applicable)	-
Agent name (if applicable)	-
Address 1	[REDACTED]
Address 2	[REDACTED]
Postcode	[REDACTED]
Telephone number	[REDACTED]

PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Policy MD2 Garden Suburb

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant	X	
Sound		X
Compliant with the Duty to Co-operate		X

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

I feel that WBC have completely over exaggerated the number of homes needed in the Garden Suburb based on the standard method for assessment. This is unsound and completely over compliant with requirements.

I draw you to the letter received to Cllr Andy Carter from Rt Hon James Brokenshire MP (Attached).

It states that local authorities should make a REALISTIC assessment of the number of homes the community needs. The number of houses earmarked for the Garden Suburb is completely UNREALISTIC and far too ambitious for the town. An improvement in infrastructure will not solve the traffic congestion when you consider that each household is likely to have 2 vehicles. I can only imagine the chaos at rush hours not to mention the pollution. The roads into Stockton Heath, the motorway junctions and the current B roads can't cope with more traffic especially to this magnitude. In addition, supporting this mass of people with only a bus service is completely unacceptable. What's more is the South can't handle this density of property.

Warrington clearly has a GROWING number of derelict buildings/businesses on brown belt perfect for housing needs. The high street is changing on a daily basis so there is no way that the council should be considering any green belt development before the brown belt is exhausted first.

I completely oppose the local plan and would like to ask it be withdrawn. WBC needs to sort out the massive amount of wasted space in the town first which already has better public transport links (Trains to Liverpool, Manchester and London) in place than the Garden suburb ever will.

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

WBC have a responsibility to listen to the local people and only remove green space in exceptional circumstances. All other development options have not been exhausted based on the number of derelict becoming available on a daily basis. WBC need to explore different options including flats and high-rise which will be more affordable to those struggling.

The key point is that WBC need to review the local plan on a year on year basis.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

8. If you wish to upload documents to support your representation form then please select 'choose file' below. You can upload a max number of 2 files (up to 25MB each). If you are submitting more than one representation form please note: If this file upload supports more than one representation form then please do not attempt to upload the same file on subsequent forms. On additional representation forms please use the comments/file description box to type in the 'name of the file', or 'see previous form'. If the file upload is a different document for additional representation forms then please continue to upload the file as normal.

- File: Warrington-Local-Plan-JBr.jpg - [Download](#)

You have just completed a Representation Form for Policy MD2 Garden Suburb. What would you like to do now? Please select one option.

Complete the rest of the survey (Part C)



Ministry of Housing,
Communities &
Local Government

Cllr Andy Carter
Warrington Conservatives
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WA4 6RP

Rt Hon James Brokenshire MP
*Secretary of State for Housing, Communities
and Local Government*

**Ministry of Housing, Communities & Local
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Tel: 0303 444 3450
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www.gov.uk/mhclg

8 April 2019

Dear Andy

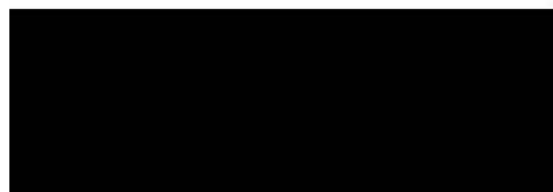
Thank you for your communication of 21 March regarding the standard method for assessing local housing need.

Following on from a technical consultation which closed on 7 December, the Government has stated that local authorities should continue to use the 2014-based household projections as the demographic baseline for the standard method. We believe this is the most appropriate approach for providing stability and certainty to the planning system in the short-term.

I would emphasise that a housing need figure is not a target. Local authorities should make a realistic assessment of the number of homes their communities need, using the standard method *as the starting point* in the process. Once this has been established, planning to meet that need will require consideration of land availability, relevant constraints, and whether the need is more appropriately met in neighbouring areas. This will then be scrutinised, as part of the examination undertaken by an independent Inspector.

The revised National Planning Policy framework also strengthened protection of the Green Belt, by making clear that its boundaries should only be altered where exceptional circumstances are "fully evidenced and justified", and once all other reasonable options for meeting identified development needs have been examined. Whether these conditions are satisfied will be tested through the examination of locally-produced plans, following consultation with local people.

With my Best Wishes;



RT HON JAMES BROKENSHIRE MP