

Response 311

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: Richard Keers

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)	[REDACTED]
Agent name (if applicable)	[REDACTED]
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.

Compared to other proposed developments (e.g. port Warrington) the Garden Suburb has very little detail provided concerning the exact footprint in Ha of housing and green spaces, exact location of such spaces along with commercial and public amenities and the placing of roads etc. Considering that this is the single largest development within the local plan, this is very surprising.

It is currently unclear in the diagram for the Garden Suburb how the Appleton Cobbs estate will be separated from Grappenhall Heys and Pewterspear estates. This includes the Millenium Green, The Dingle woodland and woodland surrounding Grappenhall Heys Walled Garden. In keeping with the aims of the Local Plan it is important that these green areas are connected, protected and used to provide a natural boundary to villages.

It is important that housing estates are of a sufficient distance from the M56 motorway to protect health and well-being - this is not clear on the diagram, and actually appears to show housing near to the motorway.

There is insufficient detail in the plan for South Warrington Garden Suburb for transport improvements. Motorway expansions and new link road are insufficient to address current heavy traffic burdens on the A49 and A50. New developments will create unsustainable and devastating impact on traffic burden for existing residents, not to mention increased pollution. It is shocking that there is no mention of the potential for rail and tram networks to serve the area, for example the old Mobberley line or a new line connecting to Lymm etc. The Chapelford estate has a new rail network so can the same consideration be given to the Garden Suburb.

The local plan could contain more detail on social gathering spaces in the Neighbourhood Hub - e.g. pubs, restaurants, community halls

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.

Please provide more detailed plans for the Garden Suburb including size of sites in Ha, road networks and green spaces. Include the number and location of such spaces.

Ensure that the boundary between Appleton Cobbs estate and nearby villages of Grappenhall Heys and others is protected. This must be separated by clear and accessible green space.

Link up Millenium Green, The Dingle and Grappenhall Walled Garden woodland and specifically the immediately adjacent fields including those approaching Dodds Lane and Green Lane. This will help separate existing from new development and the hugely important biodiversity of The Dingle.

Work with the Woodland Trust to sustainably link and develop the above green woodland spaces, along with the new Country Park. Set aside funding to develop the Millenium Green park for residents, who do not currently have access to a park etc. This includes a cafe, and play area. Ensure that the Millenium Green site directly connects using fields to the small area of green space allocated below the Bridgewater Canal.

Develop plans to address the required expansion of the A49 and A50 roads, including sharing traffic audit data to fully quantify the current traffic burden on these roads. Address the lack of rail or tram network consideration in the plan for the Garden Suburb - provide options for development e.g. old Mobberley line. Consider refocusing development plans more toward the A50 side of the Suburb and less toward Stretton/Pewterspear/Wright's Green, as this side has greater capacity for expansion and linkage of the A50 to the M56/6 using a dual carriageway. The A49 is already heavily affected by traffic and has no scope for development.

Ensure that an appropriate green space is reserved between the M56 boundary and housing developments (e.g. half mile) to protect the wellbeing and health of residents.

Use green spaces clearly to separate Stretton and as much as possible, to retain the character of the unique Stretton village.

Take action to ensure protection of existing small habitats and clusters of trees in the south Warrington area within the Plan.

Within the Garden Suburb Neighborhood Centre include social gathering spaces, including a pub and retail units suitable for restaurants. This is vital to reduce overcrowding within the Stockton Heath area. Other facilities include bowling green, and tennis courts.

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

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)

Response 357

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: Richard Keers

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)	[REDACTED]
Agent name (if applicable)	[REDACTED]
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.

Draft Local Plan (as a whole)

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.

There is insufficient explanation of what brown development land is or will soon be available in Warrington, and why this is not being used instead of releasing green belt land. There is therefore not a sufficient case for exceptional circumstances to release green belt land.

The number of houses to be built far exceeds those set in initial figures from the government but there is no justification for why these excess numbers need to be built.

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.

Provide a detailed survey of current and upcoming brown belt land across Warrington along with clear justification as to why green belt land needs to be released, with specific reference to this survey.

Provide a robust analysis and justification for why home numbers are needed with reference to government targets and are excess numbers. Answer previous representations by Parish councils and others challenging these housing numbers that are claimed to be needed.

The plans require much more detail before they can be approved. Especially the garden Suburb which is little more than a rough sketch lacking any detail. This includes exact location of houses and facilities, roads and green spaces.

Ensure that any green spaces left in Warrington are protected for the long term to prevent further development.

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

You have just completed a Representation Form for Draft Local Plan (as a whole). What would you like to do now? Please select one option.

Complete the rest of the survey (Part C)