

Response 337

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: Jon Reade

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		
Sound		X
Compliant with the Duty to Co-operate		

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.

The 20 year plan is projecting too far into the future when government required 15 year plan. Since 2017 there has been new National Policy guidelines and no doubt these will change again several times between now and 2037. Brexit is also causing an economic slowdown that will probably prove this plan to be over ambitious. It is possible that this plan will be totally inappropriate by 2037 and so it is not justified to project further into the future than required.

This is an over ambitious plan that is unrealistic in relation to what Warrington has achieved in the past. There is no detail of how the plan will result in regeneration of the town centre or preserve the identity and distinctive character of the area, both of which are WBC objectives.

I believe that the most likely outcome is that many houses will be built on Green Belt but the supporting infrastructure will be undeliverable.

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 another Representation Form (Part B)

PART B - Representation Form 2

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

Vision

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		
Sound		X
Compliant with the Duty to Co-operate		

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.

The plan has not been positively prepared as there is no provision for an additional crematorium or burial facilities. Any large increase in new homes will be accompanied by an inevitable increase in the number of deaths in the borough.
The crematorium in South Warrington is already at full capacity, with a waiting time of around 3 weeks, sometimes longer. Fox Covert cemetery has recently been extended and there is limited space for a further extension.
A new crematorium and/or cemetery in North Warrington will therefore be necessary to meet the needs of an increased population.

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 Vision. What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

PART B - Representation Form 3

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

Policy DEV4 Economic Growth and Development

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

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

5. If you answered 'Yes' to any of the options in question 3 then please give details in the box below the reasons why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate. Please be as precise as possible.

Projected economic growth relies too heavily on logistics facilities that have not yet been built. Heavy reliance on warehousing and distribution for employment is an unsound strategy. These types of job are usually low paid, insecure and are at risk of being replaced by robots. Instead, Warrington should be trying to attract knowledge based jobs (eg financial, legal and marketing services) that will attract skilled workers and be more adaptable to changing trends and technology.
Projected economic growth and resulting housing requirements are on a scale unprecedented in Warrington. There is no justification for the predicted growth and release of Green Belt for this purpose is therefore unjustified.

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 DEV4 Economic Growth and Development. What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

PART B - Representation Form 4

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

Policy DEV1 Housing Delivery

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		
Sound		X
Compliant with the Duty to Co-operate		

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.

945 houses per year is an over ambitious rate of building that has never been achieved in the Warrington area before. I do not believe that this rate of building can be delivered to the standards required.

At a time when thousands of schoolchildren are walking out of lessons, protestors are shutting down capital cities and tens of thousands of UK citizens are emailing their MPs demanding action on climate change, it is reckless to instigate a programme of house building on this scale before new building regulations are introduced to ensure that all new homes meet the standards necessary to mitigate climate change.

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 DEV1 Housing Delivery What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

PART B - Representation Form 5

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

Exceptional Circumstances for Green Belt release

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

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

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.

The proposals understate the high ecological value of the environment in South Warrington. The plan does not describe how these areas will be maintained and protected from disturbance during and after construction work. The environmental and ecological impact of the proposed loss of Green Belt has not been properly assessed and is not justified.

The plan reduces Warrington's Green Belt by 11% and almost all of the land targeted is in South Warrington. WBC proposes to release Green Belt land for housing even though they admit that sufficient brownfield land will become available. These green spaces will be lost forever, along with the air quality, wildlife and bio diversity that they sustain.

Release of Green Belt under these circumstances is not justifiable and is not consistent with national policy that states that Green Belt should only be released in exceptional circumstances when it is absolutely necessary. The rate of building should be slowed down to a sustainable level that keeps pace with the availability of brownfield sites.

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 Exceptional Circumstances for Green Belt release What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

PART B - Representation Form 6

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

Policy DEV2 Meeting Warrington's Housing Needs

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		
Sound		X
Compliant with the Duty to Co-operate		

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.

The plan has not been positively prepared as it does not describe how the council will prevent affordable houses from being purchased by landlords with a portfolio of properties that they then rent out to people who cannot afford to buy their own homes. Affordable housing should be available for purchase only be people who intend to live in it themselves, enabling them to get a foot on the housing ladder in an area where they want to live.

The plan has not been positively prepared as it does not describe how the council will ensure that bungalows and other smaller properties suitable for the elderly and/or disabled remain a manageable size. There is a tendency for people to buy bungalows and smaller properties and then extend them as it is cheaper than moving or buying a larger property. This will be particularly problematic now that planning permission is no longer required for extensions to private property.

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 DEV2 Meeting Warrington's Housing Needs. What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

PART B - Representation Form 7

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		
Sound		X
Compliant with the Duty to Co-operate		

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.

The proposed Garden Suburb will result in a huge loss of Green Belt, some of which was only confirmed 5 years ago in a plan that was supposed to last 20 years. How can we be certain that the proposed new Green Belt boundaries will be adhered to?

One important purpose of Green Belt is to separate settlements and so maintain individual historic and cultural characteristics of each. The proposals for a South West Extension and Garden Suburb will result in a massive urban sprawl and the character of south Warrington and the integrity of its villages will be totally and permanently destroyed. Such a destruction of Green Belt has not been properly justified.

The proposals for a Garden Suburb include the building of 7200 houses without any clear plan to ease problems of traffic congestion and air quality in Stockton Heath. Routes into town from the Garden Suburb would still rely on three Victorian swing bridges. When Port Warrington comes onstream and there is increased container ship traffic on the Manchester Ship Canal, delays and air pollution will become even worse than they are already. This plan is unsound and not fit for purpose.

The plan proposes that for the next 20 years or more, Warrington, and particularly South Warrington, will become a massive noisy, dusty construction site. The character of South Warrington and the quality of life there will be destroyed, not just for the lengthy construction period, but forever and there is no guarantee that plans on this scale are deliverable to the quality required.

The proposed logistics facilities will result in an increase in noise pollution, air pollution and traffic congestion in the area, and totally destroy the character of South Warrington.

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 another Representation Form (Part B)

PART B - Representation Form 8

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

Policy MD3 South West Urban Extension

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		
Sound		X
Compliant with the Duty to Co-operate		

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.

The plan for a South West Extension proposes to remove part of Moore Nature Reserve. This is an area of mature woodland, meadows, lakes and ponds and is home to a rich biodiversity of plants, animals and birds. Its destruction would be particularly disastrous for wildlife and the local ecology and this is not justified.

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 MD3 South West Urban Extension What would you like to do now? Please select one option.

Complete another Representation Form (Part B)

PART B - Representation Form 9

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

Policy M1 Monitoring and Review Policy

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		
Sound		X
Compliant with the Duty to Co-operate		

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.

Much of the plan is described as a 'concept', the details of which are to be worked out during the first 5 years of its implementation. There is no guarantee that what is decided further down the line will be sound and deliverable.

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 M1 Monitoring and Review Policy. What would you like to do now? Please select one option.

Complete the rest of the survey (Part C)