

Response 356

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: Clare Winstone

Email address: -

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.

It is not sound as there is no reasonable justification for the loss of greenbelt, and there is no reasonableness as to the sustainability of the sheer number of houses to be built. The infrastructure is not in place to sustain this level of development in the area.

More specifically the draft plan is unsound due to the following:

Loss of green belt – inappropriate development on green belt is very harmful and should only be approved in exceptional circumstances. Green belt exists to protect towns / cities from merging into each other which is a real risk in South Warrington due to its proximity to Manchester. Green belt also exists to safeguard the countryside and to preserve the setting and character of historic towns. The proposed development would destroy the countryside in South Warrington and would ruin the character of Grappenhall as an historic area. I don't believe there are exceptional circumstances which justify the decimation of the green belt in this area. There are other areas which could be considered to take some of the planned housing so it is more fairly spread across Warrington.

Disproportionate amount of houses – the amount of housing proposed for South Warrington is completely disproportionate to the current area. The scale of house building is also larger than any previously carried out by Warrington Borough Council, so there is the question of whether this amount of houses is even feasible.

Infrastructure not in place – the infrastructure in the area is not in place to be able to sustain the level of houses proposed. The roads are already congested, particularly the M56 / M6 junction. Also when there is a problem on the motorway, either a crash or reduced speed on the Thelwall Viaduct due to weather conditions, the A50 becomes gridlocked. This happens almost my very regularly. If you were to add another 5,000 potential cars (and realistically it would be more than this due to many households having 2 cars), it is totally unworkable. The only solution would be to put more roads in the area, causing more loss of greenbelt. I am also concerned that the housing would come first and the potential increased infrastructure later, causing a great deal of stress and reduced quality of life for current and new residents. In addition to this the traffic to the town centre relies on using one of 3 Victorian swing bridges, which when closed to allow ships to pass already causes great delays in the area.

Economic growth

Growth predictions are based on unrealistic levels of activity, and are based on new housing producing growth not the other way around. I don't believe the increased housing would trigger more revenue for the town centre as new residents are likely to not only commute to Liverpool or Manchester for work, but will also go there for shopping and leisure, completely by-passing Warrington town centre. The proposed housing will not be affordable for the majority of local people, with only 30% of the new housing being deemed affordable.

Congestion and air pollution

Warrington already has a high level of air pollution and the plans will only add to this making it worse.

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.

The number of houses would need to be substantially reduced, and brownfield sites considered before the use of greenbelt. Also improved roads and bridge crossings over the Manchester Ship Canal would need to be in place, before any development goes ahead.

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)