

# Response 800

## 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: IRENE CHORLEY

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	-

## 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.

Exceptional Circumstances for Green Belt release

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 object to the Warrington Plan development of current greenbelt land because:

- The recent announcement (13th June 2019) of the closure of the Warrington Fiddlers Ferry Coal Fired Power station on 31st March 2020 will release acres of empty 'Brownfield' development land that has existing road infrastructure, rail and close proximity to the M62, and will reduce / negate to proposed need for business (logistics) expansion land capacity into current food producing agricultural land within at least the next 6 years. This huge 'brownfield' site has not been included in the business growth land availability calculations in the current Warrington Plan (under consultation/ review), which means it is not an accurate, or sound assessment of land availability for future growth and the need for further use of greenbelt sites for business and or housing need. Consideration of large areas of empty brownfield sites in neighbouring areas (empty business Land around Barton / Ship Canal in Salford, empty units next to the M56 in Runcorn/ Daresbury, empty units/ land in adjacent St. Helens, bordering the existing Omega site and even the huge empty 'airfields' brownfield development site in Deeside all show that there is not currently a need to build new warehousing in the near future. The granting of this planning application will only serve to further increase the value of the land by this land-banking property speculator on this site, without recourse to actually develop the site in the current economic uncertainty. The failure of Peel Holdings to further develop nearby Port Salford with a rail link, and further warehousing due to the current economic uncertainties of the past decade, all show there is not a current or near future need for this development.

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.

Consideration to the use of existing brownfield sites within the town, such as converting/ enlarging the many existing empty units /plots in Birchwood/ Woolston Grange/ Gemini / Omega business parks into larger units (if these are called for). These sites already benefit from existing Motorway access/ trunk roads and local residential areas for staff recruitment.  
The Six56 application is a 'speculative' new build'. The rents on these units would need to be artificially low to tempt existing businesses away from existing locations with capacity that are well served by existing Public Transport, road and rail links. Consideration of large areas of empty brownfield sites in neighbouring areas (empty business Land around Barton / Ship Canal in Salford, empty units next to the M56 in Runcorn/ Daresbury, empty units/ land in adjacent St. Helens, bordering the existing Omega site and even the huge empty 'airfields' brownfield development site in Deeside all show that there is not currently a need to build new warehousing in the near future. The granting of this planning application will only serve to further increase the value of the land by this land-banking property speculator on this site, without recourse to actually develop the site in the current economic uncertainty. The failure of Peel Holdings to further develop nearby Port Salford with a rail link, and further warehousing due to the current economic uncertainties of the past decade, all show there is not a current or near future need for this 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 Exceptional Circumstances for Green Belt release. What would you like to do now? Please select one option.

Complete the rest of the survey (Part C)