

Response 804

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: JODI COOK

Email address: [REDACTED]

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

Visitor to 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.

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.

The current plan is not sound because:

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.

-The health authority have an intention to change the provision of Hospital care in Warrington, as the current General Hospital site in the town is considered not fit for purpose. The current plan that we are being asked to comment on should include details of proposed site of any relocated hospitals, as this will affect the need to further housing/ religious provision, road networks etc to access this facility. This plan is therefore not sound, as it makes only a general provisional site for a new healthcare facility (not general hospital) in the proposed garden suburb. This would presumably cater for the thousands of new residents, not cater for the existing population, so therefore the draft plan should include this new general hospital site, whether it be a redeveloped on the current site, as has occurred in Whiston, but with little access for the new residents located miles to the south of the Ship Canal, or on a new site not yet marked on the plans.

- 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.

Salford City Council have as part of the GMCA and ST Helens as part of Merseyside both have unfilled development sites that would continue not to be filled, if there is a surplus of logistics sites in the north west, and in particular, the Warrington area, that has already seen some of the greatest growth. Warrington Council through their plan have a duty not to contribute to this over supply through property speculation.

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.

consult further on the draft plans to include more detail on proposed new Ship canal crossings, future Hospital sites for the replacement of Warrington General, and include the new Brownfield site of Fiddlers ferry Power station in the land calculations for growth, to reduce the use of greenbelt.

Warrington's land use for Grappenhall Hall School site also needs to be included, whether that be the location for any new primary / secondary school provision, instead of using greenbelt land for this.

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)