

# Response 858

## 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: Anthony McGee

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	[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		
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 is unsound on the grounds it is unclear and undeveloped on the questions of community facilities and transport developments.

Despite the plethora of evidence and plans, including a lengthy transport modelling, the plan simply says that "Extensive highways and public transport improvements" will support the new residential and working community (para 10.2.4). This contrasts with the much clearer proposals on housing developments.

The plan also states that the housing developments in the second plan period will be dependent on the progress of the development of transport and community facilities. This ignores the fact that the bulk of the housing proposals will be enacted in the first period, so should transport developments to materialise, problems about poor or defective transport facilities will already have created.

Furthermore, paras 10.2.19, 10.2.20, and 10.2.22 have more than a flavour of kicking the can down the road, where infrastructure issues are to be identified after the plan is approved, and to be "kept under review throughout the plan period". It is particularly concerning for that for traffic mitigation measures "funding streams and trigger points identified for the delivery of the required works to enable development to come forward in the early years". A wonderfully imprecise proposal on which a good deal of the well-being and vigour of the community may depend.

In sum, I suggest the plan fails to be effective in that it lacks the rigour and evidence to demonstrate it can be delivered over the plan period, and it is not consistent, again through lack of detailed proposals, on the question of sustainable development outlined in the NPPF.

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 plan needs to be much clearer on transport improvements, and demonstrate within the plan how these will meet needs, such as greater personal vehicle traffic over the short and medium term, in terms that lend themselves to general consumption and understanding. It is also essential that timing and funding details are emphatically strengthened and addressed to reassure the community that these critical aspects can be delivered.

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)