

Response 860

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: Gareth Davies

Email address: [REDACTED]

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

A local resident who lives in Warrington

A person who works in Warrington

3. Please complete the following:

Contact details	
Organisation name (if applicable)	-
Agent name (if applicable)	-
Address	[REDACTED]
Address	[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 believe the draft local plan is unsound in relation to the release of green belt for the following reasons:

- 1) The housing predictions laid out in the local plan are too high, they are well above the official population increase predictions & even above the governments suggested figure, thereby driving unnecessary use of green belt. This does not constitute exceptional circumstances and is therefore not justified.
- 2) The plan is predicting too far into the future, 15 years is more typical. What this does is increase the number of houses required in the plan, which ultimately requires more green belt to be used. The use of green belt should be a last resort and based on demonstrable & justified need, which I do not believe it currently is. Furthermore the release of green belt is irrevocable therefore it is even more important that there is clear demand. This should be periodically revisited to confirm if the need is still justified.
- 3) Developing the green belt south of Warrington to the major motorways will increase pollution from all the houses, whilst removing the green area which is so important to allow pollution to disperse and green house gases be consumed by plant life. Releasing green belt is therefore not justified.
- 4) The local town infrastructure including roads, schools, medical centres & shopping areas are not geared up to tolerate such a large development in the garden suburb, nor do the plans presented address these issues sufficiently. I do not believe this has been fully considered as part of the plan and is therefore not justified to release the green belt, if the new development cannot be supported.
- 5) It seems no coincidence that the most expensive part of Warrington is selected to have a major housing development, this will drive high prices on property built, which is unlikely to help first time buyers to get onto the property ladder. This is unjustified & is not coherent with the justification laid out in the local plan.
- 6) The green belt which surrounds south Warrington adds much of the character and charm to the area and was a major consideration for me and my partner to move to the area. By irrevocably losing the the green belt this will have a major negative impact on the area. Therefore I don't believe it is justified to release the green belt such that it will have a negative effect on the current local residence.

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.

- 1) adjust growth figures to be more realistic based on official predictions rather than government suggestions and the aspirations of Warrington town councillors.
- 2) adjust plan timescales to not stretch so far into the future where it is even more difficult to predict housing requirements & available brown field at that time i.e. Fiddlers ferry power station. 15 years is more typical.
- 3) If green belt must be released to meet future housing demand then to minimise impact on the environment, pollution, local infrastructure & green/ rural areas around the town it should be spread out around Warrington in small pockets. Choosing to concentrate future development in one area is not justified, especially when that area backs onto two extremely busy motorways.
- 2) Building on green belt must be a last resort, the council should develop the brown belt areas first & then only consider releasing green belt once all available land has been developed. Even then green belt should only be released in small justifiable plots, not the whole green belt area south east of Warrington in one go. Developing green belt is the easy option and that is why it needs protecting even more to make sure all brown field sites are fully utilised first.

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)