

Response 882

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: Susan Richardson

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.

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.

Unsound: I consider that the Draft Local Plan is unsound and undeliverable. I have set out detailed reasons in a document which I will attach below, but in summary I consider that the proposals do not sufficiently take into account or address the challenges of the transport infrastructure of South Warrington and the geographical constraints posed by two canals and a river, with insufficient and outdated bridges and crossings. I consider that the proposed number of houses far exceeds the homes necessary for Warrington in the future, are not supported by the funding and proposals for medical facilities, schools etc and most importantly are simply not deliverable in the time scale given. Without an appropriate infrastructure the homes are simply not feasible in an area which is already gridlocked for much of the day (not just peak travel times) and polluted. The strategy does not sufficiently consider alternatives, nor is it consistent with sustainable development. It is not accurately based on assessed need, but solely on aspiration for growth (not the same thing at all) and is not sufficiently informed by agreements with neighbouring authorities.

Not Compliant with the Duty to Co-operate: Warrington has a number of close neighbouring local authorities, all of which have put forward their own plans for the future. I do not consider that Warrington has sufficiently taken into account the plans of other Local Authorities or that evidence for this has been sufficiently clearly provided.

5. If you answered 'Yes' to any of the options in question 3 then please give details in the box below the reasons why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate. Please be as precise as possible.

As far as I understand, the Council has followed basic procedures to make it legally compliant.

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.

I consider that the proposed plans for the Garden Suburb, Industrial Development and house building on Green Belt in South Warrington need to be completely revised so that no Green Belt land is used.

The Plan states that the Council will 'seek to promote health and wellbeing and reduce inequalities'. There are no defined plans for the provision of new education, health, cultural and community facilities and certainly no funding available.

If further housing is approved then this should be on Brown Field Sites, and there would need to be clear plans and funding for the provision of an adequate transport infrastructure.

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

8. If you wish to upload documents to support your representation form then please select 'choose file' below. You can upload a max number of 2 files (up to 25MB each). If you are submitting more than one representation form please note: If this file upload supports more than one representation form then please do not attempt to upload the same file on subsequent forms. On additional representation forms please use the comments/file description box to type in the 'name of the file', or 'see previous form'. If the file upload is a different document for additional representation forms then please continue to upload the file as normal.

- File: Local Plan Response Susan Richardson.docx [REDACTED]

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)

My Response to the Warrington Local Plan

I have scrutinised the proposals that the Council has put forward very carefully, attended consultation events and listened carefully to the various arguments put forward. As a long term **resident of South Warrington** it is my considered view that the proposals are **unsound and not fit for purpose**. The proposals would completely change the area, and would destroy the nature of South Warrington and remaining open countryside. There are a number of key issues which are of major concern to me which I will set out below.

Traffic Management and Air Quality

The major issue which has not been adequately or appropriately dealt with in the plan is that of **environment, traffic management and air quality**.

South Warrington is already choked with traffic. The air quality in Stockton Heath and along London Road is already extremely poor. There are constant queues through Stockton Heath, along London Road to the Motorway and on the roads leading from Grappenhall and Appleton Thorn. There is nowhere in the plan any indication of how increased traffic arising from so many additional houses would be managed; how the geography of South Warrington (two canals, one major, and a river) will be managed when the additional houses are built, or how the already existing severe difficulties would be mitigated.

Existing bridge crossings are old, in poor condition and already choked with traffic, particularly if the swing bridges are raised or if there is a problem on the nearby motorway network. Any new roads indicated simply link to existing roads which are already totally choked.

The plan does not put forward any clear routes for new highways, motorway junctions or canal and river crossings which would be needed to serve the Garden Suburb / industrial development. This would effectively block South Warrington residents from accessing facilities in the town centre or the north of the town. Even if the Council were to consider providing such routes (which to date they have not) there is absolutely no guarantee about how they could possibly be funded. The area is already gridlocked – the existing infrastructure could not possibly cope with so many additional houses, generating thousands and thousands of more cars onto the road network.

Air Quality in South Warrington is already extremely poor

The Plan does not address the growing local and national concerns about the severe health hazard of air pollution. Pollution in the area is already significant and additional traffic will only worsen it considerably. Warrington is surrounded by motorways. If the open countryside which currently exists is destroyed, the mitigating effect of the countryside on gases and particulates will be lost and pollution will increase.

Impact on Key Services in the Area

If the number of houses proposed were built, there would be insufficient key services to support the local population. There is already significant pressure on services such as schools, GP surgeries, dentists and hospitals. Two examples: my local GP surgery has only one permanent GP, all others are locums, who continually come and go. Obtaining an appointment is already challenging. My sister has recently moved into South Warrington into a retirement bungalow. She cannot find a single dentist, private or NHS, who is prepared to place her on their waiting list to be accepted onto their practice list.

The Plan predicts the need for more schools, medical facilities, shops etc but there is no guarantee that these will be provided, who will pay for them or how they will be staffed and the Council cannot promise that they will be provided. Warrington Hospital is already stretched to breaking point and is in dire need of rebuilding.

Housing Numbers are far too high and there is NO JUSTIFICATION for releasing Green Belt

The plan proposes over 6000 new homes to be built in Green Belt. This is over and above the 1000 homes currently being built on land owned by Homes England. This cannot be justified in terms of the predicted population increase for the town.

Green Belt land should only be released in exceptional circumstances. The reason given in the plan, namely the 'growth ambition' for the town, cannot be classified as exceptional circumstances. More Brown Field sites are likely to be or become available and the Green Belt land is precious. We will never recover it once lost.

The Proposals are Undeliverable, Unrealistic and Unsound

The housing numbers which underpin the Plan are way in excess of anything Warrington has achieved in the recent past and are not needed.

The poor traffic infrastructure and the geographical limitations of the area make the Plan simply undeliverable.

Loss of Character, Environment and Green Space

If the proposed developments go ahead, the whole character of South Warrington will be changed beyond recognition. Distinctive communities will be subsumed into an urban mass and roads will be choked and polluted. Valuable environment will be spoiled and lost, and what is now a pleasant area to live in will no longer be so.

The plans would be a disaster for South Warrington.