

# Response 902

## 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: Iain Deas

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)	[REDACTED]
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.

I wish to object to the Local Plan development proposals to 2037. The following factors explain why the proposal cannot be deemed sound.

- Forecast demand and projected population increases are unsound. ONS population forecasts imply the need for an additional 528 houses annually over the period covered by the Local Plan. This is substantially below the government's suggested figure of 909 or WBC's own figure of 945. This cannot be a firm basis for releasing green belt land on the scale proposed. The anticipated housing numbers are based on WBC's normative vision for future development, and not on any objective assessment of future demand for housing land.
- Housing need figures have not been determined on a sound basis. The plan's timeframe (20 years) is too long to allow a realistic assessment of future housing demand. This is especially true in light of Brexit and ongoing uncertainty about future macro-economic prospects. Political and economic volatility casts significant doubt on the future need for housing in Warrington and elsewhere. Planning on the basis of 20 years, rather than a shorter timeframe, cannot be justified. The 20-year timeframe exceeds that in many comparable recent local plan reviews. There is substantial research evidence to show that population projections necessarily have substantial margin of error, particularly when applying over long periods of time and/or to relatively small geographical areas such as an individual local authority.
- Lack of capacity to support industrial development in the proposed location. The release of 116 hectares of green belt land for industrial development cannot be justified in light of the availability of suitable sites elsewhere in Warrington. Given the importance of transit-oriented development, WBC should prioritise the clustering of commercial and industrial development in existing areas of growth such as Omega. In addition, further brownfield sites suitable for major industrial development, notably on land occupied by Fiddler's Ferry power station, provide an alternative which would not require the erosion of the borough's green belt.
- Infrastructure capacity and the absence of a coherent future plan for investment. The proposed development would create additional strain on a transport network that is already operating close to or in excess of capacity. The resultant increase in the demand for transport is acknowledged in WBC's proposals. However, there is as yet no coherent proposal in relation to the expansion of infrastructure capacity. There is no indication of the location or extent of new highways provision or junctions to link the proposed development to the motorway network. This is a significant issue given that proposals for industrial development are premised on the area's proximity to motorways. The one additional road crossing proposed for the Ship Canal is located west of Warrington and would do little to help in respect of north-south traffic to and from the area in which most of the proposed residential and industrial development would be located.
- Loss of amenity, environmental impact, habitat loss and impact on nature conservation. The loss of valuable greenbelt land will adversely affect the quality of life of Warrington residents. The release of land on such a scale is unwarranted in light of population increases that could conceivably be significantly below current forecasts. The plan is based on WBC's development aspiration, and not on an objective measure of anticipated future demand for new housing land. Increased traffic linked to the proposed Garden Suburb will have a significant impact on air quality. This is especially important given the failure to develop coherent proposals for enhanced public transport.
- Character and local distinctiveness. The proposed developments in Walton and in the Garden Suburb will have a transformative impact on the character of Warrington. What remains of the distinct identity of the communities of much of south Warrington will be lost.

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.

Yes, I wish to participate at the oral examination (I understand details from Part A will be used for contact purposes)

**If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

I am a local resident with relevant professional expertise. I am a professionally qualified town planner and hold chartered membership of the Royal Town Planning Institute.

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)