

From: [Local plan web form](#) on behalf of [Main modifications consultation](#)
To: [Local Plan](#)
Subject: Local plan main modifications consultation
Date: 26 April 2023 10:51:30

Submitted on Wed, 26/04/2023 - 08:45

Submitted values are:

Your information

Your name

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Organisation (if applicable)

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Modification response

Which main modification or consultation are you responding to?

All the intended plans

Is the main modification legally compliant?

No

Why do you consider it is not compliant (max 2000 words)

There is evidence of Homes England working in collusion with Warrington Borough Council ('WBC') for the release of green belt land for development to the detriment of the residents of Warrington:

- The current green belt land in Appleton & Grappenhall owned by Homes England and proposed for release from green belt are an integral part of the plan.
- Homes England clearly will support the WBC proposals as they did in their submission to the Warrington Garden Superb plan.
- The interactive map on the WBC website available to the public which highlights the proposed release of land from the green belt does not disclose or overlay the land owned by Homes England.
- Homes England appointed surveyors have been surveying their land in the area in the run up to this consultation response. A WBC member of staff was observed assisting the surveyors presumably contracted by Homes England.

There are questionable motives to the actions of the WBC in this plan, in terms of future revenue generation from the release and development of land from the green belt. This in turn increases revenue flows from council tax in order to cover WBC indebtedness. These actions are prejudicial to the benefits of Warrington stakeholders, residents & tax payers. Has there been undue pressure on WBC to resolve its finances from internal sources & actions rather than Central Government.

Is the main modification sound?

No

Why do you consider it is not sound (max 2000 words)

1. Local Authorities are no longer committed to have a 5 year housing supply chain.
- 2. In the public domain it is documented that an abundance of local authorities have abandoned their local plans.
3. National Housing targets are advisory not mandatory.
4. The adopted local plan was coming up to ten years ago in 2014.
5. Since 2014 there has been a significant number of key events impacting local plans which have not been considered and taken into account: Covid pandemic, and a diminishing birth rate.
6. Since 2014 the ONS figures support that the population has changed.
7. There is an abundance of brownfield land for development in Warrington to provide houses for people in the area.
8. Warrington cannot afford to lose any further green belt land. The development land already to be released is sufficient and if the further green belt land is released in South Warrington then nearly the whole of Warrington will be urbanised.
9. The commercial development being considered named Six56 if adopted will not bring the employment prospects promised. The employment prospects are primarily warehousing & logistical and due to automation they are highly unlikely to materialise in the numbers quoted. Any jobs created will be low level and not be able to afford the housing proposed in the South Warrington plan.
10. There are serious health considerations to the residents of Warrington in removing significantly more green belt into development land in the South Warrington area such as increased pollution from traffic from further urbanisation.

Detailed response and document upload

Detailed response to main modification (A maximum of 5000 words, which equates to roughly 10 sides of A4 paper)

1. The fails to identify the brownfield sites and prioritise these sites over green belt.
2. In South Warrington any green belt for consideration but as a last resort should be on the periphery of current development land and not just released in swathes of land due to it being owned by Homes England.
3. The plan does not deal with Air Quality Management issues.
4. The census of 2011 to the census in 2021 highlights 1,545 houses left empty. These should be prioritised first.
5. The land to be released from green belt in South Warrington is classed as Grade 2 agricultural land. This land is primarily owned by Homes England and currently leased to farmers on 2 year leases. This is insufficient time for farmers to invest in the land hence the agricultural classification. As a country we should be retaining agricultural land wherever possible to augment our own home produced food and move towards less reliance on food imports. We should retain agricultural land wherever possible.