

From: [REDACTED]
To: [Local Plan](#)
Subject: Local Plan Main Modifications - response from Ian Marks
Date: 26 April 2023 15:05:57
Importance: High

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Good afternoon

Here are my comments on the Main Modifications to the Local Plan:

- I welcome the removal of the South East Warrington Employment Area as a result of the Inspectors' letter
- However this should lead to a reduction in the housing numbers too, which would reduce the amount of Green Belt release for housing
- The quality of the Green Belt in South Warrington and in particular in my area of Lymm, is higher than some other land which is being saved such as at Fiddlers Ferry
- If the Inspector allows Six/56, which outcome has precedence – Local Plan or his decision?
- The Government is reviewing how housing numbers should be calculated. If this is changed, it may affect the overall housing requirement. Should the Plan not be paused until we know the outcome?
- There are four sites in my Borough Council ward that are put forward for housing – Thelwall Heys, Rushgreen Road and two in Statham. For me the two most important sites that should be retained are Thelwall Heys and the southern Statham site leading up from Warrington Road to the Trans Pennine Trail. I would prefer none of these to be built upon for reasons put forward in my original submission but if we had to compromise, I believe the two mentioned above should be given priority
- Yesterday I travelled along Warrington Road when the school day was ending. The traffic situation with cars parked was dreadful. If many more homes are built, especially if on both sides of the road, then the traffic problems would be even worse
- The projected growth in the Plan is too ambitious and on the basis of past experience will not be achieved. This is another reason for reducing the housing numbers
- Warrington's record on delivering the necessary physical and social infrastructure is poor. It is not clear how the necessary funding for

these housing developments will be achieved?

- Surely just because a site is suitable for early development, this is not justification for building on them. 'Easy' developments will be more attractive to developers which will mean they are less committed to 'difficult' brownfield sites which support the Council's plans for regeneration of inner Warrington. All the four sites in my ward are regarded as 'easy' sites.

I trust you will take these points into consideration. Thank you.

Please acknowledge receipt of this email.

Regards and stay safe

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Councillor Ian Marks MBE

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