

From: [REDACTED]
To: [Local Plan](#)
Subject: NTLS Warrington Local Plan. Proposed main modifications to the updated proposed Submission Version Local Plan 2021- 2038.
Date: 26 April 2023 16:03:52

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Dear Inspector,

I write to submit my observations on the above mentioned document. I am a Parish Councillor for Grappenhall and Thelwall Parish Council and Appleton Parish Council, as well as ward councillor for Grappenhall.

The changes made to the local plan do not go far enough. There are still major concerns about the planned level of growth of housing in the town which seem vastly over inflated and are not supported by current low growth in the town.

This is evidenced by the planning inspector's removal of the south east Warrington employment area (SEWEA) from the plan. I fully support the removal of the South East Warrington Employment Area from the plan as there are clearly no Exceptional circumstances that justify green belt removal.

Although there is a small reduction in housing numbers which is a move in the right direction, but with the loss of employment land, the existing requirements for housing in the green belt should also be reduced.

Nationally we are expecting a change to the way housing needs and therefore housing numbers are calculated. Should the local plan process not be paused to wait for this new information so that Warrington does not plan for more houses than it needs, and can prioritise fulfilling demand away from the Green belt.

Major concerns remain that existing infrastructure is inadequate and proposed improvements are unlikely to be implemented in time, if indeed at all. All schools are oversubscribed as are dental and doctors surgeries. The road system cannot cope with existing transport demands without the problem of another 10,000 vehicles from newly built housing estates adding to the difficulties.

Thelwall Heys which is to provide 300 new properties on land prone to significant flood risk was deemed inappropriate for housing development by an inspector as recently as 2004. This is by consequence of its special ecological, environmental and historic value to the community. Nothing has changed other than it's special status period comes to an end next year and this land could be used for development sooner rather than later.

Exceptional circumstances for taking the land out of green belt? Absolutely not. To suggest otherwise would be intellectually dishonest. The highways and heritage constraints raised by Grappenhall and Thelwall Parish Council have quite simply not been addressed. Housing numbers have been reduced on a brown field site in Fiddlers Ferry yet this most historic and unique portion of greenbelt which is held in great affection and esteem by the local community is to be sacrificed.

Yours sincerely

Mark Browne

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Sent from my iPad