

From: [REDACTED]
To: [Local Plan](#)
Cc: [REDACTED]
Subject: Fwd: NTL5 Warrington Local Plan - Main Modifications Consultation
Date: 26 April 2023 16:54:15

Also sending from my Council e mail Address.

My name is Cllr Ken Critchley Conservative Representative for The Appleton Ward.

I live at [REDACTED],

And wish to make the following observations regarding the local plan main modifications.

- The growth is exaggerated which the plan seeks to accomodate
- I welcome deletion of the South East Warrington Employment Area in that context but question why this should not equally apply to a reduction on housing requirements and the consequent need to release land from Green Belt
- likely change to the NPPF and the calculation of housing need and changes to the affordability ration which is used in the calculation of housing need - suggests that the local plan process should be paused to take these issues into account and avoid the risk of adoption of a plan based on flawed figures.
- I have concerns that far from supporting town centre and inner are regeneration development in South Warrington will undermine such ambitions.
- The reduction of the numbers delivered by Fiddlers Ferry - this modification is considered flawed when Green Belt in the South East Warrington Urban Extension, Thelwall Heys and sites in Lymm, which preform more highly against Green Belt purposes are retained.
- The releasing of land in Thelwall and Lymm is driven by the ability to deliver development early in the plan period - this is questionable in a context of the scale of development in progress and permitted in the centre, Rushgreen Road, Appleton Cross, Grappenhall Heys aswell as development in Halton.
- The unfounded confidence of securing the Western Link is noted, together with the fact that this affects more than access to Warrington Waterfront, in the past the Link has been considered as part of the wider infrastructure need to enable development in South Warrington. Without this link the development of South Warrington is unsound.
- I have serious concerns that infrastructure needed to mitigate the impact of new development will not happen within necessary timeframes or at all.
- I am concerned by use of development frameworks potential prepared by developers to establish the detail of proposals for allocated sites is criticised as potentially weakening the "benefits" of development and reducing confidence in a plan led process where developers are setting the agenda as opposed to publicly accountable bodies.

Overall I believe that notwithstanding modification the plan remains unsound in terms of the NPPF .

Best regards,

Councillor Ken Critchley.