



Local Plan  
Planning Policy & Programmes  
Warrington Borough Council  
New Town House  
Buttermarket Street  
Warrington  
WA1 2NH

7 June 2019

Dear Sirs

**Warrington Proposed Submission Version Local Plan 2017- 2037**

I am writing to do record my support for the above Local Plan. I believe that the proposals contained in the above document are sound.

Warrington has to grow and the projections indicate that significant development is needed, in line with the scale and nature of what is being proposed by WBC in the Local Plan. I read a lot of noise about the impact of the Local Plan upon residents of the South of Warrington. So long as suitable infrastructure is incorporated in the plan and the parcels allocated for development are “developable”, I do not hold with these views!

The plan is sound.

- The **plan period is appropriate** to meet the growth needs identified. It is also bold enough to recognise that some of the lower amenity value Green Belt may need to be sacrificed. WBC should be congratulated for being bold in support of our community.
- WBC’s predicted **growth levels** are based on sound economic forecasts and population projections.
- The inclusion of a 10% flexibility increase shows **sound judgment** for not unnecessarily constraining growth in the event of more favourable economic outcomes than forecast.
- In considering the change to **Green Belt** the South Warrington area has benefited considerably over the past decades whilst other quadrants of the area have borne the brunt of development. The new Local Plan shows vision and an integrated approach to supporting growth.
- The National Planning Policy Framework requires the Plan to be aspirational and **deliverable**. I do strongly believe **this Plan is deliverable** with proper programming of infrastructure, employment, retail and residential developments.
- The annual average delivery of 945 new houses, with a peak build requirement of 1,656 houses in 2025/26, is, once again bold but eminently achievable if the local planning committee is able to review and approve planning applications in a timely manner and not

get bogged down by continued local objections. Developers will only build houses if they believe they can be sold, so others' fears of the rate of growth not being met are of no consequence if the alternative is for homes to be built in accordance with the projected growth rates, only for them to lie empty. That will not happen.

- While some money is available from Government for infrastructure, the bulk of the funding will need to come from developers. As the Local Plan is further developed I trust that WBC will ensure developers deliver the necessary funding for infrastructure.

In closing I can only stress the current shortage of housing and the clear need for **early delivery** of housing ahead of what may be a long gestation period for the overall Garden Suburb. There is a shortage of housing and a pressing need to mobilise development of **self-contained, developable parcels** today, particularly those not requiring the development of additional infrastructure in order to support them. I very much hope that you are successful in securing approval for the Local Plan and that you are able to clear early, developable sites to start to alleviate the shortage of housing in Warrington.

Yours Sincerely

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C J R Stubbs