

From: Joseph Doherty [REDACTED]
Sent: 15 November 2021 15:23
To: Local Plan
Subject: Representation ref Warrington Proposed Submission Version Local Plan 2021 (PSVLP21)

Dear Sir/Madam

We wish to register our Strong Objection to Warrington's PSVLP21 in particular the South East Warrington Urban Extension (SEWUE) on the following grounds;

1. The consultation process was flawed and therefore rendered itself Unsound. All of the Council run Consultation events were held at the Halliwell Jones Stadium north of the Bridgewater canal / Manchester Ship canal. The Council ignored requests for some venues to be held in South Warrington where the vast majority of the Green Belt Development is proposed via the SEWUE and 6/56 Employment Area. In addition, despite Council assurances, no hard copies of the the Councils Questionnaire were available at both the Town Hall or Councils Time Square Office and the reception staff at both locations were totally unaware of this requirement !!!.

2. Warrington's Transport challenges derive fundamentally from densely packed roads caused by the constraints arising from :

- * Three waterways : River Mersey, Manchester Ship Canal and the Bridgewater Canal
- * Nearby motorways: M6(N-S), M56(E-W) and M62(E-W)
- * Existing railway networks

Traffic congestion and resulting air pollution is of major concern and affects the whole Town. Therefore the proposed additional circa 5000 new homes and new Employment area (over 240 acres) in South Warrington without the necessary Highway infrastructure is totally unacceptable and will undoubtedly result in further air and noise pollution, particularly in the already congested villages of Stockton Heath and Latchford. The Council have a duty of Care to its residents and in light of the recent coroner's judgement and the Governments drive to reduce air pollutants (Clean Air Strategy 2019) there is a very strong case to ensure that Local Authorities do not worsen air quality and to do so is unethical.

The possible addition of the Western Link will do nothing for the congestion in South East Warrington. In any event it is extremely questionable whether the business case for this project is now Sound.

3. Over the past 40 years major development has taken place in South Warrington without the original planned Highway infrastructure (North / South expressway/ new High level bridge over the Manchester Ship Canal). This new development has been carried out despite Cheshire County Council Highway Authority stating at the Public inquiry in 1972 that no more than 1000 new homes be constructed until the new Highway infrastructure is delivered. These proposals would have provided the necessary alleviation on the A49 (through Stockton Heath) and A50 (through Latchford village). The Council have already constructed circa 2500 new homes and are now planning on a further 5000 (800 already on site) which will equate to 7500 not 1000 !!! . How can the Councils Planning Officers justify this blatant disregard of the findings of the Public inquiry?

4. The case that is made for the green belt release is Unsound. The PSVLP21 refers to an annual " target" which is contrary to the Government guidance which is that it's a starting point which Warrington have chose to ignore and furthermore the Council have added an extra 10% uplift. There is no need for green belt release for at least 10 years if the Council invested in remediation of existing brownfield land.

5. The case has not been made for growth that is driving the increased housing numbers in the PSVLP21. The 2018 ONS data predicts significantly lower growth for the Town. In fact a projected housing requirement of 458 homes

per annum verses the PSVLP21 816 homes per annum. It is also fair to say that 458 new homes per annum is more likely to be delivered. The Council have failed to adapt their figures accordingly and lends this element to be Unsound.

In Summary, we do not believe the PSVLP21 is Sound for the following reasons;

- * There is no justification for the scale of Green Belt release , nor are there any mechanisms to protect the released land as the plan period progresses from Developers exploiting its release.
- * There is no justification for the economic growth and therefore for the volume of Housing and Employment land.
- * Past rates of housebuilding suggests the House targets set by the Council are unachievable.
- * There is a complete lack of transport infrastructure provision and no accord placed upon the resultant Air and Noise pollution.
- * The SEWUE will have an enormous detrimental effect on the character of Stretton historic village. The lose of the original green buffer zone which formed part of the PDO in 2017 is totally unacceptable.
- * The Council's Local Transport Plan 4 is conceptual and outlines some options /preferences . It lacks important detail and certainty for residents whose life's will be affected by PSVLP21.
- * At present , with climate change issues and food security challenges following Brexit, it seems inappropriate to lose greenfield land from the Green Belt , much of which is currently good agricultural land.

We also fully endorse the consultation responses submitted by the following;

South Warrington Parishes Group
Stretton Parish Council
Rethinking South Warrington's Future Group Stretton Neighbourhood Development Group

To conclude we consider the PSVLP21 to be unjustified and Unsound

Yours Faithfully

Joseph Patrick Doherty
Jean Doherty



Sent from my iPad