

Proposed Submission Version Local Plan

PART A - About You

1. Please complete the following:

Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique reference number.

Name of person completing the form: John Ling

Email address: [REDACTED]

2. What type of respondent are you? Please select one option only.
If you are an agent please select the type of client you are representing.

A local resident who lives in Warrington

3. Please provide your contact details:

	Contact details
Organisation name (if applicable)	-
Agent name (if applicable)	John Ling
Address 1	[REDACTED]
Address 2	[REDACTED]
Postal Town	[REDACTED]
Postcode	[REDACTED]
Telephone number	[REDACTED]

PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate?

From the drop down list please select one option.

MD5 Thelwall Heys

2. What does your comment relate to? Please select one option.

None of the above

3. Do you consider the Draft Local Plan to be: Please select one option in each row.

	Yes	No
Legally Compliant	<input type="checkbox"/>	<input type="checkbox"/>
Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Compliant with the Duty to Co-operate	<input type="checkbox"/>	<input type="checkbox"/>

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate.

Please be as precise as possible.

Within the policy MD5, paragraph 10.5.4 states that: The removal of the site from the Green Belt will provide new strong and defensible boundaries to the Green Belt.

No evidence is provided that backs up this assertion. In fact is it not counter intuitive to suggest that removing land from the Green Belt actually enhances the remaining Green Belt? How will this removal enhance the remaining land? There is insufficient justification here as to why this removal of Green Belt is necessary.

I fail to see how replacing green fields with houses will 'enhance' a Grade II listed property like Thelwall Heyes. Again, this is a statement with absolutely no justification or basis in fact.

The following statement is made within the assumptions of development approval for MD5:

"Transport and accessibility

16. A package of transport improvements will be required to support the development.

Required improvements will include:

a. Ensuring appropriate access arrangements for the site.'

There are no proposals detailed here that explain how these developments will access current road networks. They will likely join the morning exodus, along with those of the proposed MD2 and new warehousing site, into the already overworked M6/M56 interchange at Lymm. No details are easily searchable within the proposal that illustrate the 'significant network improvements' that will be forthcoming to account for this.

Why build so many houses further away from the rail links in the town? Anyone wishing to use the train to work will have to make a car journey to get to the rail stations, enhancing and not easing traffic volumes here. How can approval be given with such vague transport plans? It is not a problem to be dealt with later, it is a clear and pressing concern that needs simultaneous resolution in this author's opinion

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text.

Please be as precise as possible.

To the layman there are a labyrinth of appendices and annexes to the point that a single individual is unable to grasp the whole concept easily. In fact it feels that it is entirely the opposite with so many details and unsubstantiated assertions.

In the interests of conciseness, here are the main points that I feel have failed to be sufficiently addressed by the draft Local Plan:

1. Transport plans need clear definition - just how will the road network cope with the 11000 extra homes and HGV visits to the new economic areas within the southern part of the town?
2. Justification for green belt removal does not reach a high enough threshold to be supported
3. The outcome in which extra houses are approved but no plan for transport is concluded
4. Failure to make use of alternative transport modes eg rail within the plan.
5. Environmental impacts of the plan regarding congestion and air quality

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

You have just completed a Representation Form for MD5 Thelwall Heys.

Please select what you would you like to do now?

Complete the final part of the form, Customer 'About You' questions and submit response **(Part C)**