

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: William Anders

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)	William Anders
Address 1	[REDACTED]
Address 2	-
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.

OS2 Culcheth

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

A specific paragraph number (s)

If a paragraph or policy sub-number then please use the box below to list. (For example - Policy MD2.1 part 3 or paragraph 10.2.13 etc as applicable).

10.7 Culcheth

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

	Yes	No
Legally Compliant		X
Sound		X
Compliant with the Duty to Co-operate		X

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.

The guidance I have found states building may happen for the following:

- Agricultural buildings
- Outdoor sport or recreation facilities
- The proportionate extension or alteration of a current structure
- The replacement of a current building for the same use
- Providing much-needed affordable housing

The proposal would be in line if it provided exclusively much-needed affordable housing. The existing proposal lists 30% of these houses meeting this criteria. This would infer 70% would not ? In this case regardless of the policy you are quoting this goes against the spirit of the legislation and suggest a profit driven third party is effectively getting a license to build 200 homes on Green Belt land. This is unacceptable to the rational mind. If the proposal was for a limited number of much-needed affordable housing with forestation of the rest it might be a bit more acceptable. At present Culcheth has enough £300k plus houses being built.

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.

- 1) Traffic on Warrington Road- [REDACTED] I can state that it is already congested to the point of gridlock regularly. I can tell you that on many occasions it has regularly taken me 20 plus minutes to get from the village to my house which is a 1km journey. I then cannot turn into my drive as it is on the opposite side of the road. This route passes the proposed site and I would probably give up my car if this goes ahead. Any temporary Roadworks, Motorway issues, peak time or school traffic brings it to a stop. Adding 200 homes to this already bad situation will bring this to a head. No doubt to address this the council will consider widening the road which will cost as many houses to fix as you are planning to build.
- 2) Culcheth Village Services- The village at present offers one very busy medical centre and limited free parking. 200 plus homes will create a need for even more development, funding of healthcare, education etc. Even at 3 people per home this will be nearly 1000 extra people requiring investment in infrastructure and already stretched funding which I doubt will be available. Please reconsider this ill thought through plan and build houses nearer to Warrington which can be supported more easily without creating a new set of problems for outlying areas.
- 3) HS2 – Culcheth already faces a major challenge from the HS2 plan. Taylor Industrial Estate will not be providing any more jobs or even its existing jobs with a railway running through the middle of it? Have you considered what the impact of this will be on traffic on Warrington Road or this proposed development? The current plan will effectively cut through Croft and across Warrington Road. There is no clarity at present as to what impact this will have on travel to Birchwood or Winwick from Culcheth or Croft. This is bad enough and is causing a lot of stress locally.
- 4) Loss of Green Belt and Environment– People chose to live in villages because the environment is generally better for health etc. Turning villages into towns is not the answer to the problem in my view. This cannot be sustainable going forward. The proposed area is farmland and has the potential to provide food to the local community, to be forested for carbon offset, green power etc. Given that Climate Change is the number one global challenge the loss of any green area must be challenged. Brown field sites or redevelopment of existing sites should be the priority. Please look at this instead of target driven, ill thought through proposals like this one.

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.

Yes, I wish to participate at the oral examination

You have just completed a Representation Form for OS2 Culcheth.

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)**