

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: Nick Preston

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)	Nick Preston
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.

Plan as a whole

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		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.

This plan has FAILED to enter into meaningful discussion, liaison or consult with a range of technical experts or the wider community since the previous 2019 version. This version has had 6 weeks 'retrospective' consultation.

This plan is unsound due to a number of significant omissions and mistakes ie in basic maths relating to brown field land areas within central Warrington.

This plan fails in the duty to co-operate regarding the inappropriate use of green belt.

This plan does not take into account the impacts of climate change.

5. If you answered 'Yes' to any of the options in question 3 then please give details in the box below the reasons why you support the legal compliance or soundness of the Draft Local Plan or its compliance with the duty to co-operate.

Please be as precise as possible.

n/a

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.

not applicable

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

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

I can make a short oral presentation of the visual impacts and negative effects of this plan to The Planning Inspector demonstrating the flaws in this plan in particular the lack of proper North/South transport infrastructure or permanent removal of the Green Belt (any of it)

8. If you wish to upload documents to support your representation form then please select 'choose file' below. You can upload a max number of 2 files (up to 25MB each).

If you are submitting more than one representation form please note: If this file upload supports more than one representation form then please do not attempt to upload the same file on subsequent forms. On additional representation forms please use the comments/file description box to type in the 'name of the file', or 'see previous form'.

If the file upload is a different document for additional representation forms then please continue to upload the file as normal.

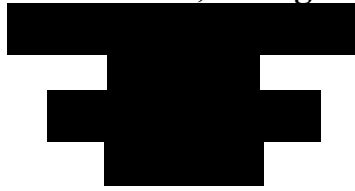
- File: WBC Plan.docx - [REDACTED]

You have just completed a Representation Form for Plan as a whole.

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)**

N Preston B.Sc, C.Eng FICE



Tel: [Redacted]
Mob: [Redacted]

Please find my comments on the WBC Local Plan, 2021. I have lived in the Borough for over 33 years and now run an asset management consultancy business in the Borough. I am not affiliated to any political party. I am a chartered Civil Engineer with experience of infrastructure (not housing) strategic planning, business growth, developing business strategy and of ‘whole life cost’ assessments.

My opinion is that this plan is fundamentally flawed because:

1. The nature of Warrington with extensive East-West infrastructure (Rail, roads and motorways, M56, M62, Bridgewater and Ship Canal etc. compared with the geographical and much weaker North/South connectivity is totally overlooked and not planned for any reinforcement.
2. The drive to “City Status” does not reflect the position of Warrington between Liverpool and Manchester that both have very significant economic, cultural, financial centres as well as an academic, science and manufacturing capability that is well regarded internationally. Warrington should first concentrate on building its own reputation for delivering projects, culture and its unique history as an “excellent town” before aiming to become some vast dormitory of housing.
3. There is absolutely no evidence submitted that would support the irreversible use of the Green Belt to fast-track new housing in advance of making use of the existing brown-field sites across the borough. The council appear to be responding blindly to ‘big’ developers rather than driving their own sustainable development agenda. The numbers of new homes required, by m2 and by year on year, in the plan are mathematically wrong and based on flawed assumptions.
4. This plan does not optimise the growth potential for water-front apartment style living through regeneration of the industrial heritage adjacent to our assets such as the river Mersey or the ship canal. Examples of this can be found in both Manchester and Liverpool. This plan should be rejected until such time as mixed retail, commercial

residential developments have been properly investigated rather than the separated commercial or residential zones along the Mersey/Ship canal at locations such as Centre Park or Old Station Gardens. It is noted that this version of the plan makes no reference (that I could find) to their own WBC housing proposals at Palentine Industrial Estate.

5. There is no evidence supplied in the plan that it complies with or has followed the considerations of our climate crisis – for example this plan does NOT follow any of the recommendations of recognised standards such as ISO 14090:2019 Adaption to Climate Change. At a time of COP26 surely WBC could come up with a plan that showed aspirations to deliver for its current and future citizens a community that was worth living in with adequate recreational space and also being educated, working and retiring in safely.
6. There is nothing in this plan that recognises the importance of a sustainable transport infrastructure (see item 1) the existing A roads A5060, A56, A49, A50 (Knutsford Rd) south of the Manchester Ship Canal are a) already heavily congested during the morning and afternoon peaks, b) totally ‘grid locked’ whenever the M6 is closed/under repair anywhere in the region, c) have totally in-adequate cycle lanes considering the topography.
7. This plan is biased towards generating revenue through housing council tax from the southern parish areas only to be spent on facilities such as the sports and leisure complexes towards the north of the Borough. There is no geographic information system or other data provided on the socio/economic growth patterns ie by post-code of the affordability of the number and location of homes being proposed compared to the types of jobs available now or the future.
8. There has been limited full and proper consultation with either individuals or recognised societal groups within the Borough. No one from the council was available to discuss and explain the plans at any of the local parish centres. Business and Trade groups have not been fully and appropriately consulted – rather than being told they could reasonably have been asked. The process has NOT been transparent.

Overall this October 2021 version of The Local Plan appears to have ignored their own “Refresh to the Economic Development Needs Assessment – dated Aug 2021. It is therefore my opinion that this plan is a travesty and highlights that if this was a commercial enterprise some councillors and employees could be exposed to a reasonable assertion of gross negligence.