

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: Rob Owen

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)	Rob Owen
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.

MD2 South East Warrington Urban Extension

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		
Sound		X
Compliant with the Duty to Co-operate		

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 reallocation of greenbelt land for development is fundamentally unsustainable. This land should not be given up just because it has been earmarked for development at several times in its history. The majority of the land you are proposing to take from the greenbelt is currently farmland which once lost can never be regained.

In All, it appears that the area of land has been chosen for development simply because it is easier for the developers to build there and not because it is the right place to develop a new community in Warrington.

There are numerous small parcels of brownfield land throughout Warrington that would allow true sustainable development to take place, but such small scale developments are not appealing to developers as they do not provide enough profit.

Should the plan be enacted, transport is going to be a major issue from the new development. The transport model provided as evidence to support the plan states that ~60% of journeys from the urban extension will be to destinations within Warrington. However, you have only committed to providing two new roads out of the development which both face away from Warrington. The existing road infrastructure south of the ship canal cannot sustain a development of this size without severe impact on existing residents/properties. No consideration appears to have been made into mitigating this additional traffic which is likely to see Lumb Brook Road and Broad Lane as viable routes out of the development and into the other Warrington suburbs. Both of the above mentioned roads have major pinch points as they cross the Bridgewater canal. The only other (non rat-run) exit from this proposed development is via Lyons lane. This will again put additional load on the already congested road network through Stockton Heath.

The proposed development is a significant distance from any areas of employment (with the exception of the proposed warehousing area, however the majority of employees in a warehouse would not earn enough to be able to afford to live in the new development) so commuting by walking/cycling is not going to be as prevalent as is optimistically stated in the proposal.

Public transport is mentioned frequently in the proposal for the area, however nothing is mentioned of what form this will take, or how it will be funded. If existing routes will be extended/rerouted into the new development, has any modelling been done to show how these changes will affect peoples choices to use public transport? If new routes will be created, how will they be funded as initially, ridership will be low and so the services will be run at a loss.

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.

The purpose of the development plan is to prevent developers proposing developments wherever they like. Use this whole area as the new "permanent Greenbelt Boundary" and protect the character of Grappenhall Village & Appleton Thorn which will be severely adversely affected by these changes.

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 MD2 South East Warrington Urban Extension.

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)**