

# 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:** Dr Michael K Fitzgerald

**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
<b>Organisation name (if applicable)</b>	-
<b>Agent name (if applicable)</b>	-
<b>Address 1</b>	[REDACTED]
<b>Address 2</b>	-
<b>Postal Town</b>	[REDACTED]
<b>Postcode</b>	[REDACTED]
<b>Telephone number</b>	[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

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: PSV 2021 Response.pdf - [REDACTED]

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**Comments/file description**

Letter to register our concerns regarding WBC's Updated Proposed Submission Version Local Plan (PSV 2021) and South East Warrington Urban Extension.

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)**



12<sup>th</sup> November 2021

Dear Sir,

**Consultation on Warrington Borough Council's Updated Proposed Submission Version Local Plan (PSV 2021)**

We are writing to register our concerns regarding Warrington Borough Council's (WBC's) Updated Proposed Submission Version Local Plan (PSV 2021) and in particular the proposed plans for the South East Warrington Urban Extension (SEWUE, previously known as the Garden Suburb).

Having submitted feedback to WBC on both the earlier Preferred Development Option (PDO) in September 2017 and on the Proposed Submission Version Local Plan (PSVLP) in June 2019, we are disappointed that PSV 2021 does not adequately address the issues identified in our previous letters. In particular, whilst the incorporation in PSV 2021 of brownfield development opportunities is to be welcomed, we consider that the proposed development of South Warrington Green Belt is both unjustified and highly undesirable.

**Loss of Green Belt Resource**

The proposals within PSV 2021 involve the loss of 1,400 acres of Green Belt in Warrington, of which nearly 1,000 acres will be in South Warrington. South Warrington Green Belt represents an important amenity for local residents and for residents of Warrington generally. In addition, Green Belt land supports the separate identities of villages such as Grappenhall and Stretton. The proposed development will have a very significant and permanent negative impact on the environment of South Warrington and will be detrimental to the character of its existing villages.

The quality of Green Belt land that would be lost has been highlighted in Our Green Warrington's response to the PSV 2021. Our Green Warrington demonstrates that development at the current proposed SEWUE will irreparably harm the landscape, together with ancient woodland, key ecological habitats and sites of biodiversity. Further, Our Green Warrington's response demonstrates that PSV 2021 does not meet the requirements of the National Policy Planning Framework (NPPF) and other guidance/frameworks and, in particular, that - with regard to the proposed SEWUE - the PSV 2021 does not at present meet the test of "soundness" as set out in the National Planning Policy Framework (NPPF) 2021.

**Infrastructure**

Existing roads and bridges linking South Warrington to the town centre are overstretched. We would highlight:

- Failure within PSV 2021 to make adequate provision for additional crossings of the Manchester Ship Canal (MSC) for South Warrington.
- No provision within PSV 2021 for residents of South Warrington to access the proposed (but currently poorly defined) "mass transit system", forcing increases in private car road traffic.

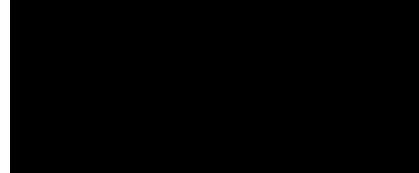
- The resulting negative environmental impact, including increases in emissions and noise.

It is claimed in WBC's Local Transport Plan (LTP4, December 2019) that WBC seeks to avoid Warrington increasingly acting "as a commuter town for Manchester and Liverpool". It seems to us that WBC's proposals with regard to transport infrastructure do not support this objective and that they are consequently unsound.

Yours faithfully,



Dr M K Fitzgerald



Ms S L Benson

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