

## RETHINKING SOUTH WARRINGTON'S FUTURE



We are working closely with RSWF; an umbrella, not-for-profit organisation, launched to assist all residents of South Warrington get a fair planning and development outcome from the Local Plan

### TO HELP FUND ACTIVITY AND ADVISORS, RSWF NEEDS YOUR FINANCIAL SUPPORT.

You can donate using **PAYPAL** by visiting **RETHINKINGSOUTHWARRINGTON.ORG** or send a **CHEQUE** payable to **'RETHINKING SOUTH WARRINGTON'S FUTURE'** to the Treasurer at 2 Mosswood Hall Cottage, Stretton Road, Warrington WA4 4NW

@rethinkingSWF

@rethinkingsouthwarrington

## WHAT IS THE SOUTH WARRINGTON PARISH COUNCILS' LOCAL PLAN WORKING GROUP

It is a collaboration between Parish Councils in the south of the town. It was formed in response to the huge public reaction to the first stage Local Plan review, conducted by Warrington Borough Council in the summer of 2017.

We believe that engagement in the process would be more powerful if it reflected a collective view from across South Warrington. There is still a place for your individual responses which is why you are receiving this leaflet.

**Our Working Group has engaged professional advisors to ensure that our arguments are effectively expressed and stand the greatest chance of influencing the Council's proposals.**

We accept that some development will have to take place but we believe there are better and less harmful ways of delivering it.

You can view a summary of the Local Plan or the full document on Warrington Borough Council's website [warrington.gov.uk/localplan](http://warrington.gov.uk/localplan)

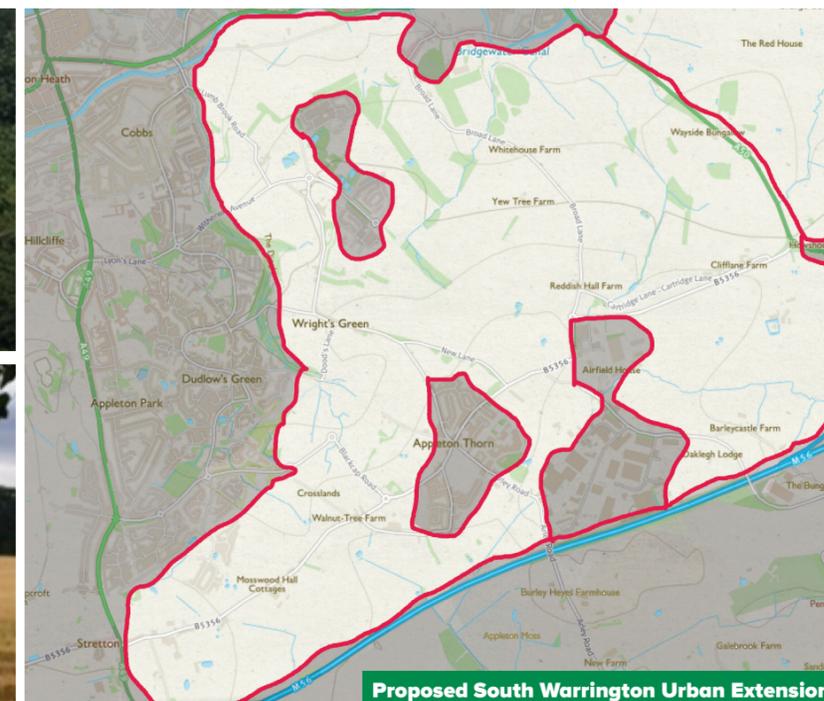
## SUBMITTING YOUR COMMENTS: The nine week consultation ends June 17th

There are several ways of submitting your comments to the Council:

- Via the Council's website: [warrington.gov.uk/localplan](http://warrington.gov.uk/localplan)
- Email to [localplan@warrington.gov.uk](mailto:localplan@warrington.gov.uk)
- Post to Local Plan, Planning Policy and Programmes, Warrington Borough Council, New Town House, Buttermarket Street, Warrington, WA1 2NH
- Hand delivery to New Town House Reception from 9am – 5pm Monday to Friday

# Don't miss your chance to have your say... Warrington Local Plan CONSULTATION

## A PLAN THAT WILL CHANGE THE FACE OF SOUTH WARRINGTON & OUR VILLAGES FOREVER



Proposed South Warrington Urban Extension

## YOU ONLY HAVE UNTIL JUNE 17TH TO MAKE YOUR VIEWS HEARD

### GUIDANCE FROM THE SOUTH WARRINGTON PARISH COUNCILS' LOCAL PLAN WORKING GROUP

The version of the Local Plan, prepared in 2017, has been updated to take account of the massive number of objections.

Warrington Borough Council has recently issued a revised Plan for consultation. This covers the period from 2017 to 2037.

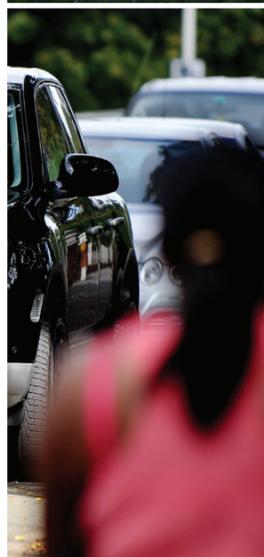
Little has changed. It still involves the loss of large parts of the Green Belt and green spaces in South Warrington. It still involves a 'Garden Suburb' and large logistics sites.

There is no clear plan to improve local roads. The character and distinctive nature of the area will be dramatically changed forever.

This leaflet aims to help you understand the issues and to make representations to the Council which are clear and effective.

## GREENBELT

- The loss of 600 acres of Green Belt is not properly justified
  - the only winners are the developers. The Green Belt boundary was only confirmed 5 years ago in a plan that was supposed to be good for 20 years
- The Plan reduces Warrington's Green Belt by 11% and almost all the land targeted is in South Warrington
- The plan for the Green Belt release hits **Appleton, Grappenhall, Stretton, Walton and Moore** very hard.
  - Shouldn't any release required be spread more evenly across Warrington?
- The Council should look more carefully at brownfield sites in the town rather than the easy option of using Green Belt land
- The environmental and ecological impact of the loss of Green Belt has not been properly assessed
- The proposed Garden Suburb in Grappenhall will result in a huge loss of Green Belt. 4200 dwellings would be on Green Belt and there would also be giant warehousing facilities



## HOUSING

- Around 5000 new homes in total would be built, up to 2037, in the 'Garden Suburb' to the south east of the Borough with the potential for 2300 more homes beyond this date
- An urban extension to the south west would provide a further 1600 homes at Walton which would triple in size and remove part of Moore Nature Reserve
- Most of the new housing will not be affordable for local people. Developers would only be required to build a maximum of 30% affordable homes which is not enough
- Workers at the warehouses and distribution centres will probably have to commute from outside the area
- New homes in the south would be too far from both our railway stations, meaning more car use across town

## OUR OBSERVATIONS

- We doubt the Plan is deliverable
- The housing numbers which drive the whole Plan are unrealistic relative to what Warrington has achieved in the past
- Instead of pressing ahead with these numbers, there needs to be some challenge to them from Warrington Council about what is practically achievable
- There also needs to be serious liaison with neighbouring local authorities
- Details of the plans for roads are very vague. The only firm proposal is for a new wide dual carriageway strategic road running parallel to the M56 linking Barley Castle industrial estate to Junction 10. This is likely to become a racetrack for lorries doing nothing to support the proposed new housing
- Specifically there is nothing planned to improve the A49 as it goes north from the M56
- There is no definitive proposal for how the residents of South Warrington will get into town, either by building a new road or by using more creative solutions
- There is no detail of how the Plan will actually result in regeneration in the Town Centre or preserve the identity and distinctive character of our area, both of which are Warrington Council policy objectives
- The Plan does not clearly show what the 'very special circumstances' are for development in the Green Belt.
- The most likely outcome is that many houses will be built on Green Belt but the supporting infrastructure will not be delivered
- We risk our Green Belt being sacrificed for the sake of an over-ambitious Plan
- The integrity of all our villages would be threatened

## ECONOMIC GROWTH

- The Council is being too ambitious. Growth predictions are based on unrealistic levels of activity and development at rates which have never been achieved before
- There seems to be no understanding of how development in Warrington should take account of what is happening in Greater Manchester and Merseyside
- Growth seems to be driven by new housing creating economic benefit, instead of the other way round



## INFRASTRUCTURE

- There is no new route into town from the South East and the Plan still relies on three Victorian swing bridges
- The Infrastructure Delivery Plan is dependent on already overstretched roads and bridges
- There is no confidence that the infrastructure needed can or will be delivered either in the main settlements or the smaller outlying ones like Lymm

## CONGESTION & AIR POLLUTION

- The development proposed does nothing to ease existing problems of traffic congestion and air quality and can only make things worse, especially in Stockton Heath and Lower Walton

## TOWN CENTRE

- The proposals are not enough to trigger regeneration in the town centre. They would just carry on the same pattern of commuting into Manchester and Liverpool for work, shopping and leisure

## IN SUMMARY THE PLAN IS SIMPLY NOT SOUND

- No justification for predicted growth
- No need for the volume of housing and mass of employment land
- No need for the scale of Green Belt release
- No need for the harm to air quality & local ecology
- No need to destroy the character and distinctiveness of our villages
- No clarity on the means of delivery

**If you want more information or want to know more about the work of the Parish Councils' Working Group, please contact one of your Borough or Parish Councillors**