

Notes taken during a 30 Minute Chat with Faisal Rashid MP – September 4th – Park Royal

Consultation on WBC Preferred Development Option (PDO)

To his great credit Faisal turned up to the meeting around 4pm and stayed until the end.

He was happy to listen to all-comers' and the issues that they brought to him – he was also happy to give straight answers to questions put to him – so a big thank you for that !

Q1. Faisal what are your views on WBC trying to make Warrington a CITY

Faisal – There are no current demonstrable benefits in Warrington changing to city status

- **He will oppose this until WBC show real – measurable – tangible benefits for the change. So far he has seen none.**
- **He is in favour of pushing WBC for a referendum if need be on this question and will take this forward on our behalf.**

Q2. What are your opinions on the threat to remove massive slices of Greenbelt around Grappenhall in particular and Warrington in general

Faisal - Grappenhall Heys may be an individual issue and may have to be more closely reviewed given that the plan has been known to residents for many years about releasing more land around 2017 for further development.

- **With regard to the creation of a Garden City Suburb that will 'swallow' Grappenhall then he is very much Against this**
 - o **He has concerns that the 8-9k new builds will :**
 - **Not be bought by locals but by newcomers looking to treat the new home as a dormitory before the majority head off to Manchester / Liverpool to work. So no relief in the housing list for Warrington and no new jobs for the area either ,**
 - **These new residents would add little to the town centre and bring residual amounts to the community**
 - **Creating a dormitory suburb was completely against the principle of what WBC are 'allegedly' aiming for and he will oppose this**
 - **Building 8-9k homes and only 15% being allocated to Social housing was also a concern to him.**

With regard to the wider issue of losing Greenbelt in other areas :

Faisal - Wants to see much more clarity from WBC on plans / intentions for the use of the Trans Pennine Trail. He felt it was unfair and unclear what WBC were / were not proposing and promised to seek clarity from WBC on their intentions immediately .

Faisal has promised to speak with Peel Holdings regarding the ALTERNATIVE GREENBELT SURVEY that they have had commissioned and completed by Turley which has now been foisted on WBC. This was paid for by Peel and basically puts a gun to WBC to release even more greenbelt based on :

- **WBC will not build their plan on Brownfield sites (at least 20% lower build than expected)**
- **And therefore MORE Greenbelt will need to be provisioned to meet the 24K target**

Many thanks to Councillor Sharon Harris (Appleton – Lib/Dem) for bringing this new information to the meeting and the wider issue of the Moore nature reserve ,

Faisal will speak with the Council to understand why the ARUP greenbelt study paid for by WBC appears to have been superseded by the more aggressive Peel Turley input .

He will also question the basis and validity of segmenting Greenbelt value into High – Medium – Weak categories and the arbitrary nature in which it seems to have been done to give WBC / Peel their desired outcome.

The WBC plan to release Moore Nature reserve to Peel to facilitate PORT WARRINGTON was not supported by Faisal .

Q3. Do you think 24k is the right number of new Builds given that this was based on old data (pre-Brexit) and is largely developer focussed .

Faisal - Promised to review the calculation and challenge it with WBC on the basis of Post - Brexit downturned forecasts for :

UK Growth

Immigration

Birth rate

and the trend towards Higher levels of multi-generational house occupancy .

He will also ask why the lowest option for housebuild numbers was not chosen by WBC.

Faisal - Disappointed to see no commitment in plan to enhancing the A49

Faisal - Was unsure about the value of the Western Link and was it only for the benefit of Peel Holdings – He has promised to take this up with WBC

Faisal - Will push the WBC to be more open – to listen and to act on Consultation issues . He will also ask them for a clear Timeline of the Process for everyone to see and react to .

Faisal did ask that all groups that have been created to fight / modify the PDO come together in unity to create a single body aimed at modifying / stopping the PDO.

He felt this bigger critical mass would get ore attention and make it easier for him to represent us in the best possible way .

I note that Maxine has addressed this with great efficiency – a meeting is to be heldbetween ALL interested groups on Tuesday 12th September to plan a way forward / collaborate. No doubt Maxine will inform us and Faisal of the outcome following this

Many thanks to all that attended and made their views felt, We look to Faisal and other local MP's (not present – Helen Jones MP Labour - whom I have emailed for her views but have been refused them as I am not a member of HER Warrington North constituency - CLEARLY SHE FEELS THIS IS A SOUTH ISSUE ONLY - Further testimony to her reputation as a jobsworth) - to support us in our fight against Greenbelt loss , keeping Warrington as a town and looking for best future solutions for ALL Warrington residents and not Property Developers OR vanity project driven Councillors ...

Bill Bill