



WBC

I am writing in objection to the Warrington PLDP 2017.. I view this plan to be totally unjust, flawed and shortsighted. My objection is multifaceted as such I have covered these in the bullet points below. I have purposefully made each one as concise as I can, however, please do be aware that although short I cannot convey my disgust with the plan enough, especially in a simple list of bullet points.

Greenbelt and Brownfield land

Greenbelt land is an absolute priority commodity for the wellbeing of our futures and our children's.

The amount of greenbelt land that is being targeted in the plan is far too great; and this is not only for housing but for industrial areas. How can we even consider building industrial/residential units on green fields when so much brownfield land exists in and around Warrington! There are currently over supply of industrial units to rent in the area. Building on brownfield is a gain for increasing employment numbers, more people are employed cleaning these areas up than with green field sites, where the biggest gain is a financial one for the developer who just gets to build on virgin ground.

Is the number of properties driven by the WBC short sighted desire to be a city? We could get meet the requirements by building on brownfield land without heading down the road of becoming a city, which no resident I have spoken to wants or sees the advantage in today climate of.

WBC seem to [want the development of the greenbelt at all costs, rather than demonstrating any exceptional circumstance.](#) No thought seems to have been given as to waiting until brownfield land has run out. Over the next 20 years, more brownfield land will be freed up but WBC will have sold out our greenbelt and we will all be paying for it. Doing this will give [control to the developer who will 'land bank' and build according to their requirements for maximum profit.](#)

A Government Inspectors report on WBC existing plan [stresses the importance of the greenbelt to the Government and that exceptional circumstances are needed to be proven before any boundary alterations.](#) It [advises that WBCs policy CS4 affirms commitment to this. The PDO contradicts WBC's own policies](#)

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The commissioned Greenbelt Assessment done by ARUP is flawed in that it was written with a end goal in sight. It is not unbiased and therefore can not be held up as supporting WBC's case. It does not take into consideration a full environmental assessment or give consideration to the worth of the greenbelt and to the community of Warrington and what would be lost.

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[WBC have not demonstrated the exceptional need to remove or develop any of the](#)

[greenbelt \(as required under NPPF paragraph 83\). WBC are not following standard practice in their assessment of the greenbelt and appear to be driven to its development.](#)

Currently other councils are facing court action from citizens regarding greenbelt land, would WBC be prepared to enter into such action, when tax payers money could be better spent regenerating areas of the town that need it.

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Calculated growth forecast

The calculated required number of properties is dubious to say the least and I would welcome it be re-assessed. Is this based on some notion that Warrington should be a city? And why are we after a city status? No-one in the community that I have spoken to wants to live in a city, they would prefer to live in a characterful town, that has a good social and environmental outlook, happy citizens and is a place that people wish to live in.

The plan has been compiled by consultancies that are focused on a pure business case, not a holistic approach to substantiate the social and environmental drivers behind the community.

[If Warrington doesn't move to City status and houses are built on the brown belt and city land rather than industrial development, is there enough for it to hit its new housing quota set by the Government without the need for housing on any neighboring green belt land?](#)

Traffic

Traffic in and around South Warrington is already challenging, this is not going to change with new infrastructure or indeed improved public transport links. It is a fact of where we live, however, adding more vehicle journeys from increased number of properties that will at least 1 to 2 cars each would grind Warrington to a halt, especially if you add into that traffic from the M6 if something is wrong on the motorway system and the increased freight traffic that WBC are looking to encourage. In order to balance out the environmental impact of this we should be striving to maintain our greenbelt sites. There seems to have been very little consideration in the PDO as to traffic assessments or modelling of how an additional 20,000+ vehicles would work on the network. The proposal to turn yet more green space, the Trans Peninne Trail, into a road is completely unrealistic! It would require a huge amount of engineering and space and would not alleviate the problem generated by areas of new development but just allow freight another access right into the center of the town when the motorway network is not functioning.

By developing over our greenbelt we will have lost Warrington green lung, at the same time as increasing road congestion, pollution and bringing down air quality. No modelling or assessment has been undertaken making the PDO unviable and full of huge holes.

Warrington is likely to see an increase in traffic numbers due to the toll bridges, and we are suffering as a result with the proposed red route through the town. We are having to compensate with our tax payers money for failures to provide free

crossing in Runcorn. This will have a detrimental affect on our local environment and ecology, have the assessments for the PDO taken into consideration the effects of this scheme and vice versa. WBC are systematically destroying our town to line their own pockets and those of developers. We could instead to revolutionary an spearhead a more community, holistic model of a town that is community driven and the envy of all across the country in 20 years time, not just another grey town from all the over speculator development that is stood empty because WBC made such a miscalculation.

Environment

There has been no serious consideration for the ecology or habitat that will be lost through going ahead with this plan. I would expect a thorough EIA for all developments that considers the collective and cumulative impacts on the ecology and eco systems present. Again by destroying the habitat and ecology in the area we degenerate our own living quality. We are part of that ecosystem and we should be responsible for protecting it and enhancing it for our future generations. The current details in the plan are absolutely inadequate and poor.

Trans Pennine Trail

This is used by local and national cyclists, riders and pedestrians. WBC would never consider building a road on the popular used canal, why should it be different for a disused embankment that has equally high numbers of user for leisure. It brings happiness and peace to many, this should not be ignored for creating a route that will result primarily in fright trucks being catapulted into the center of town when the motorway system is down.

Affordable Housing

There is no way on earth that houses built in south Warrington will be affordable or be targeted to fill the housing shortage. If WBC think that they will be solving the housing issue by letting developers build £300k+ houses they are very wrong.

City Status

No-one O have spoken to wants to live in a city! The residents are happy to live in such a pleasant town, why is there this drive to destroy what we have and not improve the areas that need it. To improve quality of living in areas of the town that need it instead of forcing Warrington to be something it blatantly is not!

Consultation

I think this has been a shambles I personally only heard about the plan 1 week before the original deadline for objections; a friend of mine who lives literally at the boundary fence of a field earmarks in the plan first learnt of it a week before the extended deadline! It is shockingly poor of WBC not to properly inform or engage with the community on such a massive decision that will impact on ALL our lives. I was not able to go to any of the consultation meetings, because there weren't any by the time I found out. Information has been full of gaps, the website links have not worked, the process of objecting has been off-putting and trialsome. It has just absolutely not been good enough. It would appear that WBC have put obstacles at every step of the way to minimize objections and get the plan through under the

carpet!

Community

The process to date has not been community lead and the plan has total disregard for the existing community, how they operate, the quality of living for those in the community and their, old and young, futures. To date it the process and plan has been focused on land development and speculation; not community or the environment that that community live and breath in.

These plans are an assault on the existing communities quality of life and living conditions. Building on greenfield land will have a devastating effect on the communities ability to integrate and retain its intimate nature. It is proven that the countryside and the colour green improves peoples mental and physical health. Stress levels are lower and people are happier when they are in close connection with green spaces. By building to the extent proposed degrades all of Warringtonians ability to access green spaces and connect.

I find the plans a total afront to the community I live in and our future and the future of our children. If this had been in a local election manifesto the council would not have been elected. It is not democratic and i urge the council to take the right step and put the community first, not developers and business.

Regards,

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