

Warrington Borough Council
Planning & Policy Programmes
New Town House
Buttermarket Street
Warrington
WA1 2NH

18th September 2017

Dear Sirs

Proposed Warrington Development Plan – Objections

I write as a resident of [REDACTED] to express my objections to the proposed plan.

1. Loss of Green Belt

- (a) The proposal to develop large areas of Green Belt in South Warrington to create a Garden City will totally change the environment and destroy a significant amenity. The 2017 Government White Paper on Housing states that ‘maintaining existing strong protections for the Green Belt and clarifying that Green Belt Boundaries should only be amended in *‘exceptional’* circumstances when all other reasonable options have been exhausted. This appears to have been ignored.
- (b) The housing demand on pre Brexit has made assumptions which will reduce immigration and as a result lower demand for housing.
- (c) The Council doesn’t appear to have considered the potential of existing brownfield sites or the potential availability of Fiddlers Ferry within the plan period.
- (d) Why does the Council consider that the majority of development should be on Green Belt sites in the south of Warrington? What about areas in the north of the Borough?
- (e) The Green Belt is a haven for wildlife and these proposals will have a serious negative impact on protected species. In the immediate vicinity of Weaste Lane there is an abundance of birds, including woodpeckers, nesting birds of prey and bats.
- (f) Air quality standards in Warrington consistently fail to meet guidelines which adversely affect health in the area these proposals will only make the position poorer.

2. The proposed strategic transport link north of Knutsford Road across Weaste Lane to the Trans Pennine Trail will have a number of adverse effects.

- (a) If, as shown on the draft plans, it follows the existing footpath from Knutsford Road and across Weaste Lane, it will unnecessarily cut the local community in half.
- (b) The link cuts across good quality arable land and land that specifically noted as giving a strong contribution in Green Belt terms as specifically noted in respect of R18/112 put forward in the call for sites.
- (c) If a link is required at all (which has not been justified in the draft plan) why can it not be moved to the east towards the motorway to a position where it would not divide the Weaste Lane community or require the acquisition of good quality residential property?

- (d) The proposal would also have a major negative affect on the Trans Pennine Trail and the Bridgewater Canal, both of which are of significant benefit to the local community and have leisure and health benefits.
- (e) It is not clear why this route has been identified, as indeed it is not clear that the need for any link has been justified by the Council. If such a link is needed, why not widen Knutsford Road and/or build a link parallel to the M6?

In conclusion I consider the plan is flawed in respect of the loss of Green Belt, lack of housing demand and the Strategic Transport Link and therefore should be revised.

Yours faithfully

A large black rectangular redaction box covering the signature area.