

From: [REDACTED]
To: [Local Plan](#)
Subject: Local Plan Consultation - Objections
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Having read through the proposed local plan I wish to highlight the following which illustrate why the plan is fundamentally not sound:

1. Housing requirement forecast - there is no justification for the predicted growth in demand for additional homes. There is no detailed evidence to support the development of 5000 houses which are said to be required in South Warrington by 2037. In addition a further 1600 houses are planned for the south west of the area . This level of development is unnecessary and , based on past performance, is quite clearly unachievable.
2. Employment Land -. The plan includes the creation of over 1million sq ft of warehousing adjacent to the Barley Castle industrial estate where there has been over 100,000 sq ft of unoccupied warehouse space which has been up for sale for over 18 months and remains empty . As with the housing forecast the predicted requirement is based on the level of income which WBC desire rather than any substantial evidence of what is required. Again the plan offers no sound basis for the quantity of employment land required.
3. Infrastructure- The traffic congestion in central and South Warrington is such that any single incident affecting traffic flow on any of the surrounding motorways (M6, M56,M62) or major arterial routes (A50/A49/A56) results in complete gridlock of the area. The proposed local plan would result in over 12000 additional cars on local roads and motorways plus thousands more HGV journeys daily from the planned logistics expansion. The plan offers no detail of how this extra traffic will be accommodated nor how the current congestion will be reduced.
4. Environmental impact - The air quality in Warrington is already so poor that the town is the 4th most polluted area of the UK. The proposed plan can only result in further and accelerated deterioration as a result of the additional road traffic but also as a consequence of destruction of thousands of hectares of valuable Green Belt land upon which most of the housing and employment land is scheduled to be built .
5. Release of Green Belt. - The plan is vicious in its attitude to sacrifice the Green Belt in South Warrington. The instruction from Central Government and, specifically from the Secretary of State for Housing and Local govt, is that brownfield sites must be used for development wherever possible with Green Belt being proposed only as a last resort. The proposed local plan aims to destroy the beautiful rural character of the South warrington villages to satisfy the preferences of the developers who don't want to use the available brownfield sites . There are 5 clear requirements which must be satisfied to permit the release of Green Belt land - 4 of the 5 have NOT been satisfied by this plan so must not be permitted to proceed.

In summary, the plan is comprehensively unacceptable to local residents on whose behalf

Warrington BC are directed to act. The assumptions upon which the scope of the requirements are based are not fundamentally sound and are driven by the economic ambition of the Local Authority and their associated developers .

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