

Subject:
Date:

local plan
17 June 2019 11:54:00

Pippa James

Dear WBC,

Please accept this email as my objection to the local plan.

I object strongly to WBC's local plan which is proposing to build thousands of homes on greenbelt land. I believe the plan is unsound and will be detrimental to many communities in Warrington for the following reasons:

Building on brownfield sites in the town centre must come first - not allowing developers to cherry pick green sites. Fiddlers ferry has announced its closure, this will free up a massive brownfield site.

National policy revisions have strengthened protection of the greenbelt. The very special circumstances to release it have not been demonstrated.

A Government minister has said housing targets are not set in London but decided locally. Forecast numbers in the peak building years greatly exceed historical figures and are unrealistic. The latest 2016 population growth figures should be the starting point for forecast, not 2014s.

The plan need only be for 15 years. 20 years is too long. A shorter period would mean fewer houses need to be in the greenbelt.

Growth forecasts are too optimistic. Current uncertainty means that the economy forecast should be downgraded. Warrington is successful and doesn't need a higher level of new jobs.

The Council is placing too much emphasis on logistics and distribution which are becoming increasingly automated generating fewer jobs. These are 24-hour businesses requiring huge numbers of vehicle movements and considerable space.

The high-value house planned in the south will not be affordable for employees working at the nearby logistic sites. They would be bought out of town commuters. More genuinely affordable houses are needed.

Greenbelt land is very important for many reasons and any development on it should only be in exceptional circumstances. It seems to me that you have simply chosen the easiest option of building on green fields rather than considering the disadvantages of doing so.

I particularly object because you seem to have ignored the government's own five purposes for greenbelt land. Considering the case of the planned building of 200 houses near Sainsbury's in Lymm, the plan actually drives unrestricted sprawl and merges the neighbouring parishes of Lymm and Oughtrington. The plan leads to encroachment on the countryside and will destroy the wildlife that inhabit the area including badgers and newts. The plan obliterates the setting and special character of the historic town of Lymm by making it another building site with lots of new quick build characterless houses. The plan actually impedes urban regeneration, by discouraging the recycling of derelict land because it shows potential developers that

it is OK to buy greenbelt land and keep pushing to build houses on it.

I also object because the government's own regulations stipulate that the construction of new buildings is inappropriate in the greenbelt. Even the specific exceptions to this are not covered by the new houses that WBC intends to allow to be built. The proposed plan will also considerably worsen an already stretched infrastructure in Lymm and the planned increase in houses would mean that traffic flow in Lymm will be hazardous. Rushgreen Road in Lymm has a pinch point by Fletchers Lane that means that when large lorries and buses are coming one way, the traffic on the other side of the road has to drive onto the pavement as there is not enough room on the road. Building an additional 200 houses behind Sainsburys will mean approximately 400 more cars travelling on that pinch point, which is not safe as it is.

I urge you to reconsider this plan and not continue with the current planned developments.

Yours faithfully

Pippa James.