

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

Dear Sirs,

### **Warrington Proposed Submission Version Local Plan 2017 -2037**

Having seen the above local plan I do not believe that the proposals in this document are sound. Whilst realising that Warrington has to grow and that some development is needed. I do **not** accept that the scale and nature of what is being proposed by Warrington Borough Council is either necessary or desirable, due to the negative impact it will have on the quality of life for the people of South Warrington in the future.

I therefore submit that the plan is unsound for the following reasons:-

- ◆ There is no justification for releasing Green Belt. As to release Green Belt for development requires exceptional circumstances. The reason given for this release, is based on the Council's growth ambition for the town. Official population increase predictions would need 528 houses to be built per year. The Government's suggested figure is therefore too high at 909 per year and the council has gone even higher to 945 houses a year. Release is not needed to accommodate predicted growth, therefore there is no justification for this release.
- ◆ The government requirement to have a local plan does not stipulate that this plan has to cover 20 years and 15 years is a more usual. This would not require the release of Green Belt now, and possibly ever, as more brown field sites are likely to become available. It is known that Fiddler's Ferry power station will not be in use in under 15 years, giving hectares of brown field site, which whilst not suitable for housing, would be suitable to cover the 115 hectares proposed for employment and warehouse development. The loss of Green Belt is irrevocable and its current proposed release not needed.
- ◆ [REDACTED] I am very aware of the congestion the A49 and A56 suffer and not only at peak times of day. The geographical constraints of the area means that there is no clear route to add new roads, motorway junctions or canal crossing without destroying existing buildings etc. The air quality on the A49, A56 and motorway corridors is already a cause for concern and yet this proposal for new housing and warehouse development in South Warrington, will bring extra gridlock to our already congested roads, adding extra air pollution while taking away Green belt. This means loss of open countryside which now allows gases and particulates to disperse and act as lungs to absorb at least some of the carbon footprint caused by traffic. Adding another reason not to destroy Green Belt without good justification. Which is not the case with this proposal.
- ◆ It is well known that housing in Warrington South is far more expensive than housing in Warrington North. The Government requires there to be affordable housing within the proposed local plan. The kind of work that would be generated by the warehouse development and employment proposal in the plan, will not command the type of wages which are needed by people, to get on to the housing ladder in

South Warrington. I realise developers prefer to build houses in this area because they can command that higher price on completion, as houses cost approx the same to build, whatever price can be charged at the end. I therefore submit that having all the housing proposed to be built in South Warrington does **not** fulfil one of the objectives of the government requirement. Also people who do command the wages required, usually commute to another town/city for employment, shopping while there. Which defeats the council idea that extra houses = extra people who shop in Warrington, helping the proposed Town Centre regeneration.

- ◆ Finally, it concerns me that the currant proposal will put extra strain on schools, medical facilities and services eg: water supplies and waste disposal. The plan predicts the needs for new schools etc. but I am also aware how long the promised medical centre and station at Chapelford have take to be delivered. The character of distinctive villages will be lost and the area will become one urban mass, which is not considered desirable under the January 2019 release and protection of Green Belt act.

I herewith submit my objection to these proposals on the grounds that they are not sound.

Yours sincerely

A solid black rectangular box used to redact the signature of Mrs Ruth Earnshaw.

Mrs Ruth Earnshaw