

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Local Plan Response  
**Date:** 14 June 2019 10:38:22

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The following are my comments on the Proposed Submission Version of the Local Plan:

- It is needlessly generous in making land, particularly greenfield, available for development. When once greenfield land is built upon it is lost for ever as greenfield.
- Brown field sites must be developed before greenfield and pressure must be applied to pursue this aim. Developers must not be allowed to frustrate this philosophy.
- It has now been announced that the present power generation activity at Fiddlers Ferry is to cease next year. Sensible assumptions should be made regarding the future availability of that site, with fallback provisions made, to be applied only if a large proportion of the site is not available within, say, 10 years.
- The plan period is too long. 15 years instead of 20 years is preferable.
- Needless contingencies are included, ie 4% above the minimum government dwellings target, 10% contingency in land requirement.
- Warrington does not need to grow per se. Some growth, as dictated by national government could be incorporated into new facilities as improvements to infrastructure and housing are made, but population and employment growth are not desirable in themselves. Opportunities should be taken to minimize the effects of external pressures, eg forecasting on the basis of 2016 figures rather than 2014. With the possibility of Brexit, forecasting economic and population growth becomes increasingly difficult. Again, this should be conservative.
- Areas such as Lymm have suffered high percentage housing growth over recent years. Any more housing will overwhelm the village and change its character.
- Warehousing and distribution should not be encouraged. In terms of local jobs generated, huge warehouses, now becoming increasingly automated, consume huge areas of greenbelt land and lead to even more traffic congestion. They create relatively little employment per hectare occupied - even that having a low proportion of high quality jobs.

I would appreciate these views being taken into consideration.

Michael Wormall

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