

From: [REDACTED]
To: [Local Plan](#)
Subject: Opposition to the Proposed Submission Version Local Plan
Date: 16 June 2019 19:55:14

I oppose this Local Plan on the grounds that it is **unsound, unjustified and undeliverable**. I note from your [guidance document](#) the tests of soundness as set out in paragraph 35 of the National Planning Policy Framework (NPPF).

1) The Proposed Submission Version Local Plan is NOT positively prepared

The area's needs have not been objectively assessed. Instead of the planning process responding to the current and future needs of Warrington's residents, it has been hijacked by the developers' agenda. They want to build expensive houses on Green Belt rather than affordable housing on brownfield sites.

The plan is not consistent with achieving sustainable development, because the number of houses needed has been vastly overestimated. The projections are not consistent with current government figures or the future implications of Brexit. The projected number of houses to be built per year is double that of the highest rate achieved during Warrington's New Town phase and is undeliverable. This huge number of houses is simply not needed to serve the needs of Warrington and does not justify the level of harm to the Green Belt.

2) The Proposed Submission Version Local Plan is NOT justified

It is not an appropriate strategy, taking into account the reasonable alternatives.

With the very recent news that the Fiddler's Ferry site is to become available, investigation into brownfield sites needs to be done as a matter of urgency. This Local Plan has not taken into account the use of brownfield sites as a perfectly reasonable alternative to building on Green Belt.

No exceptional circumstances have been cited to necessitate the release of Green Belt.

The purpose of Green Belt is to check urban sprawl, stop merging of settlements, preserve historic settlements and assist in regeneration.

The so-called 'Garden Suburb' will make Warrington one big **urban sprawl**, bounded by the M6 and M56 motorways.

The settlements of Stretton, Appleton Thorn, Grappenhall and Thelwall will all **merge** into each other and lose their independence, feeling of community and historic identity.

South Warrington's Green Belt performs a vital function as '**green lung**' for the whole community. Warrington had the worst rate of small particulate pollution in the UK for PM2.5 in 2018. We need to retain the Green Belt for our population's health and wellbeing. We do not want to increase the traffic and pollutants on our crowded roads.

Rather than regeneration, this Local Plan proposes the **destruction of the local environment, its ecology and its residents' wellbeing**.

3) The Proposed Submission Version Local Plan is NOT effective

It is simply not deliverable over the plan period.

The infrastructure to support the new developments will not be in place. The Local Transport Plan (LTP4) does not include any new or alternative routes to take traffic from South Warrington into the town centre. Instead it relies on the already severely congested routes: A49 and A50. When this Local Plan talks about infrastructure, it means roads to join up parts of the development for the developers. It will not deliver other necessary infrastructure: schools, doctors' surgeries etc. in time to meet the needs of the influx of new residents.

4) The Proposed Submission Version Local Plan is NOT consistent with national policy

It does not enable the delivery of sustainable development in accordance with the policies in the [National Planning Policy Framework](#).

The economic objective is not met: using South Warrington Green Belt for logistics warehouses and a dormitory settlement does not meet the needs of current and future residents. Infrastructure to support the proposals is severely lacking.

The social objective is not met: the proposed number of homes exceeds demand, they are not affordable and they are in the wrong location. Far from affording a safe built environment, the new development will make an already congested motorway junction more dangerous by introducing more heavy goods vehicles and commuter traffic. This will impact on the health of the community by increasing pollution and by removing the highly valued open spaces it currently uses to support its wellbeing. The cultural heritage and community feeling of the existing separate villages will be destroyed.

The environmental objective is not met: instead of protecting and enhancing our natural, built and historic environment, this Local Plan will destroy the character of South Warrington. It will decrease biodiversity and increase pollution. The proposed dormitory settlement with its lack of supporting infrastructure will increase reliance on cars for transport, which is the opposite of moving to a low carbon economy.

This Local Plan does not “meet the needs of the present without compromising the ability of future generations to meet their own needs.” Current and future residents of Warrington will be disastrously affected by the loss of Green Belt which is vital to our health and wellbeing – once lost it is gone forever.

There is no justification for the predicted growth in house numbers, no need for these housing and employment proposals, no exceptional case made for the

release of Green Belt and no need to harm Warrington's air quality and environment.

Reject this Proposed Submission Version Local Plan because it is **unsound, unjustified and undeliverable.**

Mrs Carole Rhodes

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