

"If you want to be a successful politician lie big and sell fantasy."

Anon

I truly pity Warrington Council as you endeavour to regenerate our town with little or no money coming from central government. That said, your grand vision of sustainable growth, protecting Green Belt, strengthening the role of Warrington Town Centre, minimising developing impact on the environment and improving air quality falls short on every level and fails to justify such a grand plan without the funds to pay for it, unless of course those funds are to be provided by stealth taxes on local ratepayers. I really wanted to believe in this plan, after all, we all agree that Warrington needs a plan right? But this plan resembles a scratch card which, once scraped, reveals nothing more than a huge gaping hole behind its foil veneer. Bear with me.

Sustainable Growth

Coming from a business perspective and having to find funding for a *Workplace Pension, Corporation Tax, National Insurance, VAT* and a whole myriad of other fixed costs do you think businesses would want to invest in a town that wants to charge another £400 a year for each parking space, really? I understand that this tax is up for discussion but why is it even being considered if sustainable growth is the objective?

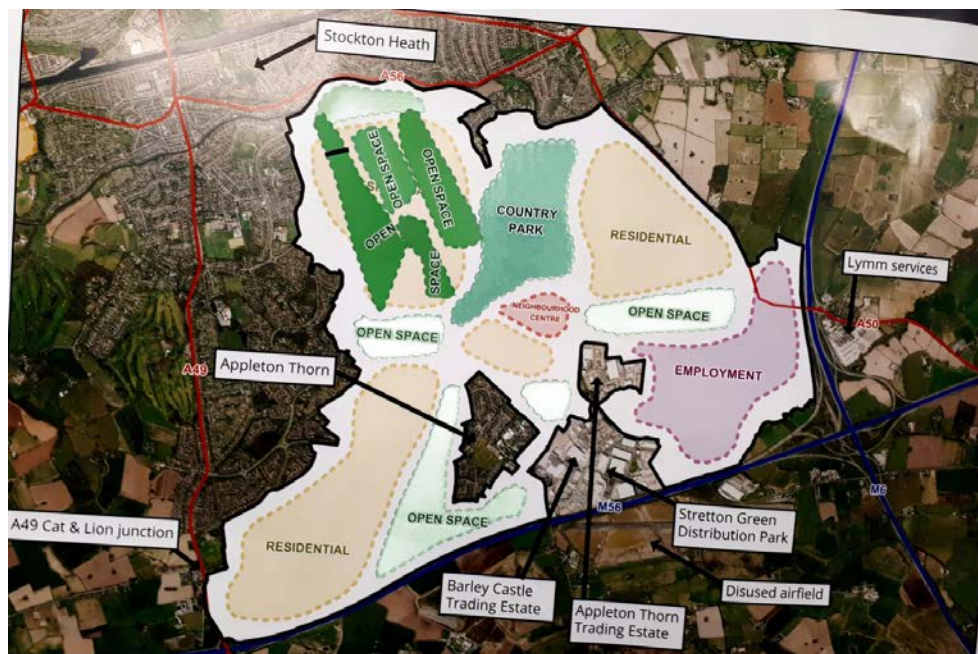
Green Belt

"Our priority is to protect as much Green Belt as possible."

Oh dear, tell that to the Ratepayers of South Warrington where there is a dash to build thousands of houses with little respect for local people feelings, NDP's or the environment. Yes I'm aware that new homes provide the council with an increase in revenue, but that new revenue stream comes with the inevitable strings attached of thousands more cars and an increase in poor air quality. By selling the fantasy of a 'Country Park' with walkways and bicycle tracks for all of Warrington to enjoy it's not beyond the realms of imagination to assume that this will be accessed by more people in more cars and create another *Air Quality Management Area*?

If WBC had a genuine commitment to protecting the Green Belt why do all the planned 'Open Spaces' easily fit into just one of your planned residential areas? (See Jpeg below)

If confirmation was needed that your commitment to 'open spaces' and the Green Belt, in general, lies a poor second to residential and employment areas, this is it, the hole in the scratch card.



Improving Air Quality

This is a contentious issue. How do you improve air quality in the *Air Quality Management Areas* and achieve the goal of *sustainable growth* whilst *improving the role of Warrington Town Centre*, without reducing the amount of vehicles? The cynic in me screams that you will levy an emissions tax and claim it encourages people onto local transport run by an independent company that will, no doubt, axe any underperforming routes thereby forcing people back into their cars.

Summary

I hope this objection doesn't dampen your enthusiasm for a clear and well thought out plan but if I presented a business plan like this to my bank for an overdraft I would be asked to leave before the coffee arrived.

Granted, the plan is well written and the graphics at the Helliwell Jones Stadium are of excellent quality however, niggling doubts that this plan might be unpopular must abound in the minds of council members enough to have two burly security guards manning the door.

Your plan is overflowing with *would's* and *could's* and ideas that *are not being ruled out*. You're asking us to approve a plan that has no flesh on its bones and what does '*a cocktail of revenue funding*' entail? Will there be a pineapple shortage?

I found your plan high on hope and low on detail and I am highly suspicious of putting my signature on what amounts to a blank cheque.

Nobody could argue that saving 90% of the Green Belt is a noble idea however, if we take the Appleton and Grappenhall areas as an example, have we upset you so much that the 10% of the Green Belt you're developing all has to come from here? Anybody would think you didn't like us.

The plan does however offer some really good ideas such as making *the 'last mile' of journeys into the town centre for pedestrians* a priority and the *proposed Bridgefoot link concept design* that, as yet, *has no funding package under immediate consideration*. But questions have to be asked about the validity of these *aspirational targets* that will inevitably get lost in the ether as the plan gains momentum, raw material costs rise due to a bad Brexit and the begging bowl comes out.

I'm really disappointed to say that I object to this proposal on the grounds that it fails to deliver on the objectives outlined in your local plan Consultation 2019 and I believe such a huge undertaking can without doubt only be financed by increases in council tax and stealth taxes.

And, since I began with a quote I'd like to finish with one from Arthur Miller's *Death of a Salesman*:-

"Will you take that phony dream and burn it before something happens?"

Ray Ventre

[REDACTED]

[REDACTED]

Warrington

From: [REDACTED]
To: [Local Plan](#)
Subject: 2019/34799 Objection to six/56 logistics park
Date: 31 May 2019 17:19:08

I write to object in the strongest possible terms about the six/56 logistics park. I object because without this monstrous development Warrington already has, according to the WHO, one of the worst Records in the UK for PM2.5's. A conservative estimate that an extra 2000 + vehicles rolling through the area will be devastating not only for pollutants but also For wild life and the environment.

If we take a look at New Zealand for example PM Jacinda Ardern has set a national budget whose spending has tapped into what best encourages the "well-being" of citizens. Richard Layard professor at the London School of Economics who is an expert on life satisfaction across populations says "This is a game changing event that no other major country has so explicitly adopted (well-being) as its objective" He added "New Zealand is not the only country that is starting to rethink whether blunt economic measurements like gross domestic product are the best gauge of a nation's success."

Isn't this what WBC should be trying to achieve instead of leaving a devastated Green Belt as a legacy?

The Green Belt is an antidote to the stresses and strains of modern day life and to rip it up will only lead to an increase in mental illness.

I implore you to stop this development before it's too late. Once the Green Belt is gone, it's gone for all of us!

Ray Ventre

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