



24th May 2019

LOCAL PLAN, PLANNING POLICY & PROGRAMMES

Warrington Borough Council

Newtown House

Buttermarket Street

Warrington

WA1 2NH

To Whom It May Concern

I am writing to raise my objections to the Warrington Local Plan (Proposed Submission Version).

The reasons are as follows:

1. Loss of 600 acres of Green Belt is not justified, the Governments National Policy is supposed to protect Green Belt. The plan does not clearly state what "very special circumstances" are for the development of Green Belt. 80% of South Warrington's Green Belt will be affected. This should be spread more evenly over the whole of Warrington. The reason for Green Belt is to stop the merging of settlements preserve historic settlements, protecting the countryside with its habitat and wildlife. Green space is required for health, wellbeing and air quality. Brown sites should be used which will become available at the sites of Fiddlers Ferry, Lovely lane hospital and Levers within the next 20 years.
2. The number of houses that the council says needs building of 18900 to house 44000 people is not realistic. The official population growth forecast is only 18874 by 2041 which would require only 7864 dwellings. This could all be built on Brownfield sites. Developers are only interested in maximising profit by building on Greenfield sites. Affordable houses in south Warrington would be around 250,000 pounds (80% of the full cost) which would be out of reach for first time buyers. These are the very people we should be trying to house.
3. Our roads motorway junctions and canal crossings are already congested. With the new proposed Stretton/Grappenhall Industrial development and extra housing the roads will not cope. The proposed dual carriageway from Stretton to M56 junction would be a racetrack of HGV's and commuters from the new housing estate and industrial development to the already overstretched motorway junctions. Any problems with motorway exit closures would divert

traffic through Grappenhall causing grid lock. Any new road here would impact surrounding countryside, Bridgewater canal and Transpennine trail. How does that fit with the councils statement regarding character, attractiveness and distinctiveness.

4. Air Pollution would be adversely impacted in Grappenhall and Thelwall with the extra HGV's and commuters, created from the industrial development and extra homes. The council used air quality reasons to get development turned down in Peel Hall and should use the same argument here.
5. The plan mentions new doctors surgeries but can they guarantee that they will be manned in time. There was no details of a new hospital, refuse plan, old peoples homes or social care that affects 1 in 5 homes. Will the services be in place at the right time and place or will it be undeliverable, which makes me question the soundness of the plan.

Once our Green belt has been developed it will be lost forever together with the trees and plants that support our wildlife. There are protected species such as bats and owls that live along the Transpennine trail, canals and other Green belts that would be adversely affected.

Please give these points major consideration.

Yours faithfully,



Gary L Alcock