

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Comments on Proposed Local Plan  
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I wish to express my serious concerns about the proposed local plan. In particular the **scale of the level of the development** and the **proposed removal of vast quantities of Green Belt** in South Warrington.

My understanding for the grounds for release of greenbelt is in **exceptional circumstances**. The plan doesn't seem to sight what these exceptional circumstances currently are.

If we were living in Crewe where there is the HS2 factor to consider for example, a proposed increase of housing of this scale could perhaps be a consideration, there is no such exceptional circumstances in Warrington. I therefore specifically challenge the **appropriateness and validity** of this proposed green belt release.

It serves a specific purpose, one of which is to **prevent urban sprawl**. The **distinctiveness of local villages** of grappenhall and Appleton thorn will be completely eradicated if this Green Belt is not protected.

I understand there is a national housing crisis however the levels of development proposed are **wildly in excess of government guidance**. My understanding also is that there is a need for affordable housing. How therefore does building thousands of homes in the most expensive part of the borough tackle this.

Whilst a small proportion of the homes will be affordable no doubt as part of the development requirement the lions share wont be. They will be too expensive for anyone who actually works in Warrington and will be home to executives who travel to Manchester etc for their jobs. This therefore creates **dormitory urbanisations** and exactly how is this enhancing the economy of Warrington.

The proposed level of housing numbers is wildly in excess of anything the town has ever seen before. This seems **completely unjustified** and also even higher than national guidance - how is this justified ?

All these people will be driving to their place of work outside of Warrington as there is **no suitable rail or bus network** for them to use. You may say they can get the train from Warrington, however speaking as someone who has tried to do this I can tell you this does not work as the rail network is so abysmal this is impossible, leaving driving the only option. Trains are frequently cancelled or so full you cant even get on them, or if you do actually manage to squeeze your way on have to stand in some ones arm pit all the way to Manchester. People frequently pass out from over crowding, it is like being in a third world country. This makes it completely impossible to use this as a mode of transport on a daily basis

This therefore puts even more pressure on the local road and network systems. They are at breaking point already.

The local bridges in Stockton heath cause massive disruption when they swing open. The plan does not go far enough in providing solutions for this.

With regards to the plans to create masses of logistics building, this is absolutely ridiculous to have this so near these villages. This will completely devastate this area in terms of **traffic and air pollution**. I understand the air quality in this area is already below standard, has the impact of this been properly assessed.

All the low paid factory workers will be also be driving to their place of work, obviously as they cannot afford to live in the shiny new homes that have been built around the corner further adding to the local traffic crisis. As previously mentioned rail and buses are not an option as there simply aren't any.

The proposed dual carriageway will become a car park when all the HGV's use it a cut through to get from the M56 to M6 and viseversa when this junction is gridlocked, as it is most days. what on earth is this going to do for the houses located near this having thousands of vehicles passing it each day

and frequently standing as locked in a traffic jam.

The plan seems to be completely **unjustified and inappropriate** on the level that has been suggested.

Clearly development needs to happen, but the right development on the right scale

The plan does not properly consider **brown field site development**. For example the power station at Fiddlers Ferry. It is already known this will be closing in the next few years. Surely before any Green Belt is committed for release it should be proven a complete and thorough review of brown field site options has been undertaken, this is not evident in the plan

The plan therefore lacks evidence of its deliverability and is completely **inappropriate and unjustified**. For this reason it therefore should not be approved and I would respectfully request the reasons mentioned above are considered

Regards  
Angela