

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Response to Consultation on Proposed Submission Version of the Local Plan  
**Date:** 01 June 2019 15:17:20

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Dear sirs,

As a Warrington resident – [REDACTED] – I wish to respond to the Consultation on the proposed submission version of Warrington’s Local Plan.

I believe that this version of the plan is **not sound** for the following reasons:-

- The housing numbers are too high. They exceed those that would be needed to meet Official predictions of population increase and, so far as I can see, have no objective justification.
- Release of Greenbelt Land is not needed to accommodate predicted population growth so there are no “exceptional circumstances” to justify such action.
- The 20 year life of the plan is unusual with 15 years being the norm. It attempts to justify the release of Greenbelt Land now based upon predictions of conditions way into the future. Future conditions such as an increase in available brownfield sites and lower than predicted population growth may not require Greenbelt Land to be released at all so why do so now?
- The plan does not contain any clear proposals to overcome the geographical constraints of the canals or to provide the transport infrastructure necessary to serve the Garden Suburb and proposed industrial development. Neither is there any explanation of how such infrastructure will be funded.
- The scale of new housing and warehousing development will result in our already congested roads becoming gridlocked: particularly at pinch points and through Stockton Heath.
- The plan predicts the need for new schools, medical facilities and shopping centres; however the council cannot promise that any of this will be provided at all or on what timescale.
- The plan does not adequately address the hazard of air pollution which would inevitably increase as a result of extra traffic on choked roads. Furthermore, the plan will result in increased traffic on local motorways with the resultant increased air pollution being exacerbated by the loss of adjacent Greenbelt Land which currently allows a degree of dispersion of particulates and gasses.
- The plan’s aims and policies for encouraging journeys on foot or by bicycle, whilst laudable, will be extremely difficult to deliver; however the plan relies on them to solve the traffic congestion that would otherwise result. It’s worth remembering that Stretton, where I live, is some 100m higher than Stockton Heath so a bicycle journey back home carrying shopping requires a level of fitness that many, particularly older residents, may not have.
- The plan will fundamentally and irrevocably change the character of the area because distinctive village communities will be subsumed into one urban mass.
- Finally, the plan is undeliverable because the housing numbers driving it are unrealistic and the town’s geographical limitations and poor highway infrastructure will prevent its vision being fully realised whilst our Greenbelt Land would, by then, have been irrevocably sacrificed.

Yours faithfully  
Laurence Panes

