



**Subject:**  
**Date:**



Local Plan objection  
05 June 2019 11:12:11

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I object to the Warrington local plan for Urban extension on the following grounds:

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  - Fundamentally, there is no requirement for the plan as it now stands to be as invasive as it is. It sets out a plan for 19000 houses to be built with 7400 on green belt alone. This goes way beyond government recommendations. Further, the plan is meant to be reviewed in 5 years and yet this local plan stretches out to 2037...a 20-year plan which is undeliverable. If not complete, then control over this plan can even be removed out of the hands of those who should be responsible for its implementation. Warrington has little unemployment and we have no real need to anticipate or act as a catalyst for this huge level of growth when there is no problem.
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  - The major concern is the unjustified loss of a vast green belt, which currently makes the Warrington South Area home to residents and some endangered wildlife and rare birds. It appears from plans that brown field sites have not been prioritised as the government advise must first be done before removing green belt. The Fiddlers Ferry site in West Warrington could be built on instead for example. There are enough brown field sites in the town to accommodate a growing population at a sensible realistic rate. The plan to build 19000 houses is a massive overestimate based on a 2014 calculation and is well over the government target so why do this if it's not necessary?
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  - It's worth remembering that Green belt enhances the desirability of an area. The area will lose its desirability to live here and yet the councils aim is to encourage growth and population. No one will want to live in an area that has lost its attractiveness in terms of beauty and wildlife, where dual carriageways replace beautiful fields, trees and country lanes and wildlife habitat. Indeed, its proximity to local warehouses makes this area even less desirable. Green belt enhances wellbeing and in a time of mental illness being a major strain on health sector resources I suggest this plan will cause further strain on medical resources. The green belt exists to prevent urban sprawl, but the plan insists on causing sprawl. It is there to prevent settlements merging and yet this plan clearly merges and removes village life altogether. In anticipation of this it appears more houses are coming up for sale in the area because plan is already driving people out!
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  - The plan is not going to help the town at all but ruin it. The plan neglects to acknowledge that there is no realistic prospect of creating an infrastructure to manage the sheer numbers of people who will allegedly move into the area at the rate anticipated.
  - It is internationally recognised that here is a huge shortage of GPs and hospital medical staff in the UK. I don't know how Warrington thinks it will recruit the required numbers to care for the massive population growth it would attract. To be specific ...on Thursday May 12th 2019 the Warrington Guardian reported that hospital inspectors found Warrington Hospital had a lack of beds and shortage of doctors and nurses in A and E. It currently sees 80,000 patients a year and is under "adverse operational pressure". As such, ambulance crews were unable to handover patients to attend new 999 calls. Clearly a massive problem to rectify and pay for.

- There are numerous infrastructure requirements such as schools, police, social care networks which will be currently under strain. Whilst I acknowledge there may be magical plans afoot to ensure the infrastructure may one day be adequate, it is worth remembering that in Chapelford in West Warrington it took 15 years to build its much promised railway station and although a doctors surgery was built, it could not be staffed. So how fast will the infrastructure develop on South Warrington if at all ? The cost of keeping open local police stations is astronomical. Cheshire Police had to close Sankey Police station and Risley no longer not fit for purpose for modern policing. Consider the wider implications of policing the vast area planned for development. Has this been discussed with the police and crime Commissioner?
- Travelling across town and into Warrington where I assume the residents of Warrington south are expected to spend money and perhaps work to assist in the economic growth of the town is currently a nightmare and will always remain so. Getting across the river may be improved upon but the town itself is regularly gridlocked anyway, and the retail stores are inadequate. It may be of interest that a lot of residents in Warrington South avoid Warrington and travel to Cheshire Oakes and Northwich because its quicker and easier. It takes less time out of their lives! The building of new roads and motorways will only help HGVs travelling to and from distribution centres 24 hours a day causing noise pollution and air pollution which this town is already notorious for. This plan does not address ecology at all. It underestimates the dreadful consequences of pollution and recent national medical research into asthma in the region and its association to poor air quality.
- Finally, it's a fact that due to easy access to motorway networks many travel out of the town to work... The plans will not change this and have an impact on so-called regeneration. There is an obvious assumption that the homes built on the green belt are likely to house employees from a massive distribution centre currently in planning. It is unlikely to do so. Most warehouse operatives are paid minimum wage and developers build according to demand aiming for profit. Put it simply, they will want to build houses unless it's worth their while. I suggest it will not be worth their while as they will not be catering for masses of workers on low income.
- In summary the plan is flawed, undeliverable, inconsiderately thought out and destroys communities to the point where actually no one will want to live in Warrington at all. Those who live here now will not want to remain and no one will find the town sufficiently attractive to move in. It will be a ruined town in a crisis.

M I Thomson

