

From: [REDACTED]
To: [Local Plan](#)
Subject: Objection to the proposed Local Plan for Warrington
Date: 05 June 2019 21:04:27

To whom it may concern,

I am writing to object to the proposed Local Plan for Warrington. My objection is based on the fact that the proposed plan is unsound for several reasons.

Economic growth

The apparent need for more warehousing in the Warrington area appears to be the driving force for economic growth. There are already a number of major logistic sites within Warrington such as Omega. Given that many companies are moving to warehouse automation it is likely that the majority of the jobs created by the proposed employment sites in the South Warrington area will be short-term. Longer term, many of the logistics jobs are likely to become redundant due to the increasing use of warehouse automation. There is therefore a lack of linkage between the housing needs in the South Warrington area and the predicted jobs that will be created; thus the economic predictions are distorted. Given the uncertainty within the country as a whole on economic growth forecasts, the Local Plan should be modified so that economic growth is scaled down to appropriate levels rather than based on aspirational growth.

Green belt

The proposed plan does not meet any “exceptional measures” required for development on Green belt land throughout the Warrington area. The Green belt is set aside to safeguard the countryside from encroachment and this plan goes against that objective. Building on Green belt rather than on an existing Brownfield site is contrary to the objective of assisting urban regeneration, by encouraging the recycling of derelict and other urban land. The Local Plan is not justified as it has not taken into account reasonable Brownfield alternatives that are likely to become available in the next 5-10 years. The proposed Garden suburb would destroy the setting and specialist character of the South Warrington region by merging distinctive villages. The South Warrington area has also been earmarked for over 80% of the Green belt that will be released for development; this is an unbalanced allocation of Green belt release. Again this appears to be developer-led and will be destructive to the specialist character of this part of Warrington. In addition, building on Green belt land in this area as well as other sites across Warrington, such as Moore Nature reserve and Peel Hall, will result in a loss of biodiversity. On a national level policies have been put in place to strengthen the protection of Green belt land. The plan goes against these policies and is therefore unsound.

Housing supply

The proposed housing needs in the South Warrington area (proposed Garden suburb) are developer-led and not to meet the demands of the residents of Warrington. The proposed Local Plan is unsound as the housing needs are based on aspirational growth and not on objectively assessed needs (i.e. social housing, housing suitable for an aging population and affordable housing). Based on previous peak building rates in Warrington (545 houses/year) the proposed plan is not deliverable as it will fail to deliver the proposed housing target over the plan period. The plan needs to be modified to be based over 15 years and include realistic targets for housing over the whole of Warrington.

Inadequate infrastructure

The plan lacks sufficient detail on how infrastructure will be improved to accommodate the increase in housing and proposed employment sites. There is no detail on whether Warrington hospital will be expanded or moved to another site to enable the site to accommodate the proposed increase in population. The hospital and many of the GP surgeries across Warrington are already overstretched and the proposed plan does take into account the health and wellbeing of current and future residents. The motorway network at the M56/M6 junction, where the proposed Garden suburb will be sited, is already under massive strain. Any problems on the motorway in this area (e.g., accidents, planned and emergency roadworks) have a significant impact on local roads as well as causing traffic to divert through Warrington town centre. Traffic has got significantly worse in

the period that we have lived in our house and there are often tailbacks from the motorway junction causing traffic to divert through local residential roads causing gridlock in the South of Warrington. Adding further vehicular movement in this area will impact pollution levels both in this area and in the town centre itself. Pollution levels in Warrington are already at unacceptable levels and fail to meet the World Health Organisation guidance for safe levels of air quality. The plan needs to be modified to include more detail on the planned improvements in infrastructure, with realistic estimates of how and when they will be achieved. At a time when climate change is a major issue the Warrington Local Plan needs to be forward-thinking on how to tackle pollution and congestion issues and not be led by potential income from over ambitious development.

The proposed Local Plan is unsound and needs to be modified to take into account the views of Warrington residents rather than being developer-led. Currently the proposed plan does not serve the needs of the people in Warrington and the level of harm to the Green belt and communities in the area cannot be justified.

Regards

Jacqui Oliver

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