

From: [REDACTED]
To: [Local Plan](#)
Subject: Local Plan
Date: 06 June 2019 16:27:52

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6th June 2019

Dear Sirs,

Re LOCAL PLAN

My wife and I would like to register our objections to the local plan as it currently exists on the following basis:

- It cannot be justified on projected growth of housing need
- There are serious weaknesses and inconsistencies throughout the plan
- It is simply not deliverable in the timescale
- There are fundamental and huge logistical issues not considered in the plan
- Most of criteria for the release of greenbelt are not met

Taking each of the above issues in turn and explaining why we object in particular and are as follows:

Projected Growth:

- This represents unchecked sprawl of housing destroying the unique character of our village, meaning massive urbanisation of a rural community.
- There is no case proposed for the release of greenbelt
- The planned increase in housing provision is well in excess of government housing targets. Figures are also well in excess of population growth projections.
- There is no economic plan or strategy in place that can justify such large scale expansion of Warrington.

- Brown field development is not prioritised.

Weakness and Inconsistent:

- Only vague plans examining the crossing of the Manchester Ship Canal, (which will entail hundreds of thousands of extra crossings each year), when the owners of the canal don't even consider Warrington's needs or the impact of bridge openings has on the economics of the borough.
- Peel Holdings are actually in competition with Warrington chasing developments of housing and businesses along it's length, and have no interest at all in helping Warrington solve these traffic issues.
- The plan does not include information on where or how the required infrastructure improvements will come about or be funded in a period of austerity.
- There is no thought through Transport Plan, only vague references to cycle to work schemes etc
- Air Quality is a major concern for Warrington since it's PM 2.5 , the most dangerous to health pollutant, is the worst in England. Implementing this plan will simply make it worse. Indeed, the local plan appears to misrepresent this issue.
- The growth strategy is weak and therefore unconvincing.

Deliverable and Logistical Issues

- There is an estimate of £50 million for a new high level crossing of the Manchester Ship Canal, but no information on how this will be achieved whilst the canal continues to operate. Peel Holdings **will** object!
- No information on where money for a 40 metre wide roadway will come from
- Building housing before infrastructure is in place is a recipe for disaster, with people expected to live in quagmires before years later they **may** get a road
- Warrington struggles to build 500 houses per year. How can they ever deliver up to 1500 per year?
- No attempt to explain how community infrastructure will be funded or even where such staffing will come from (National shortages of Teachers and GPs are well known)

Greenbelt Release

- There are 5 criteria which should be met to justify the release of greenbelt . Most are not met in the plan. In particular:

- Prevention of neighbouring towns merging into one another
- Preserving the special characteristics of historic towns
- Safeguarding the countryside from encroachment
- Restricting the unrestricted sprawl of large built up areas
- To assist urban regeneration, encourage recycling of derelict and other urban land (this is only partially met)

Developers always prefer to use Greenbelt, because it is cheaper for them. But preserving greenbelt is the best way to regenerate brownfield sites in the town centre. Best not to give developers the choice!

Finally, my wife and I are absolutely NOT against developing housing and business, but we strongly believe it can be delivered in a much more sustainable way by utilising brown field sites across the borough, not consuming greenbelt, the heart and lungs of an already badly damaged and polluted environment. These proposed developments will irrevocably damage our environment which **must** be protected. They will make Warrington's problems worse, not better.

We have grandchildren living in the borough and we do not want them to inherit an even more heavily polluted atmosphere in regard to small particulates (PM2.5) , potentially damaging their long term health.

We believe the local plan should be considerably improved before it is adopted.

Yours sincerely,

JA and S. Day