

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Objection to Warrington Local Plan / PDO  
**Date:** 06 June 2019 17:10:01

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I write to strongly object to the proposed Local Plan on the following grounds

1. The proposed creation of a new 50 plus acre industrial site known as 6/56 is totally unnecessary in the present economic climate. Warrington already has vast tracts of underdeveloped brownfield sites in the north of Warrington well served by links to the M6 and M62 (Burtonwood airfield and existing on going warehousing developments) The idea that the proposed industrial site would bring hundreds of new jobs for the town is a fallacy that cannot be substantiated. Warehousing and distribution is already becoming fully automated requiring only a handful of personnel to operate the logistics, thus making this plan UNSOUND and UNDELIVERABLE

2. WBC cannot prove the necessity to build so many houses on Green Belt land and create a new urban sprawl called the Garden Suburb between the A50 and A49, -the main arterial roads, on the premise of new jobs that will not materialise. The land is the green lung of Warrington, a town which suffers from very poor air quality, and is much used by the people of the town and surrounding areas for it's many public footpaths with wonderful views, woodland walks, parkland, and many other recreational pursuits. Once this green lung has gone it is gone forever. The land proposed for the Garden Suburb is productive farmland producing much needed crops year on year. Where will this food, much needed for an ever-increasing population, be grown if this land is built upon?

Again this proposal is UNSOUND and UNDELIVERABLE

3. No provision has been made by the plan to supplement the A49 and A50 with new major routes across the Manchester Ship Canal and the River Mersey. All extra traffic created by the planned development would have to use existing routes which are already so congested at peak times that total gridlock occurs at the existing crossings. Only a vague proposal for a new canal crossing has been put forward with no feasible route or costing or method of funding. With no realistic plan proposed and no funding details available this plan is NOT SOUND or DELIVERABLE

4. WBC have not proved how this vast development, over 21,000 houses in final total, will be serviced by new infrastructure, relying solely on private money to build schools, hospitals, doctors surgeries, health centres and roads. The developers, as part of plan sweeteners, may fund all these but how will they be staffed with the existing shortages of teaching staff, hospital staff and doctors. Doctor's surgeries are closing in Warrington due to a lack of doctors. How is WBC going to operate these new facilities? No thought has been given to this logistical problem and many of these facilities will remain empty and inoperable, again rendering this plan

NOT SOUND or DELIVERABLE

5. The loss of thousands of acres of Green Belt in one specific area in the south of Warrington will impact greatly on the habitat of many species of the abundant and varied wildlife of the area.

Increased traffic by new residents having to commute daily to the major cities to work, and shopping and leisure trips will greatly increase the pollution of the town in general and the plan's over reliance on the car together with the increased number of diesel powered HGV journeys per day will greatly exacerbate the problem, making it NOT SOUND or DELIVERABLE

6. The plan does not take into consideration the loss of landscape settings for the local villages, and the resulting urban sprawl from Grappenhall in the East to Moore in the West will result in the villages of Grappenhall, Appleton Thorn, Stretton, Hatton and Daresbury losing their own unique characters as they become merged into one by this unnecessary over development.

7. This plan does not meet the five criteria for release of green belt.

Check unrestricted sprawl of large built up areas.

To assist in safeguarding the countryside from encroachment.

To preserve the setting and special character of the historic towns and villages.

To assist in urban regeneration by recycling derelict and other urban land.

To prevent neighbouring towns and villages merging into one another.

Therefore I submit that this plan is not sound or deliverable and should not under any circumstances be adopted or passed.

Francis Leitch

