



Subject:

The Local Plan

Date:

09 June 2019 11:56:42

Hi, my email address is [REDACTED]

My name is

Gordon Buckley,

[REDACTED]

Contact number [REDACTED]

Please consider my objections listed below.

Plan Period

The plan is not SOUND for many reasons.

A shorter length of time than 20 years should be considered, such as 15 years which means fewer houses built saving our Greenbelt.

With regard to economic growth, the growth forecasts are much too optimistic. Warrington is successful and does not need a high level of new jobs and current uncertainty about the economy means we should downgrade our forecasts.

Houses planned for the South of Warrington will be high value and will not be available for employees working at the nearby proposed logistics sites. These jobs will be taken by people living out of the area thus attracting more traffic. More affordable houses are needed

Housing Numbers

We are informed by a Government Minister that housing targets are not set in London but decided locally. Growth figures for the population should be starting at 2016 and not 2014's. Forecast numbers in the peak building years greatly exceed historical figures and are unrealistic.

National planning policy revisions have strengthened protection of the Green Belt.

The very special circumstances to release it have not been demonstrated.

The councils vision of a vibrant town and attractive countryside will wreck Walton, Grappenhall, Appleton Thorn and Stretton. We need to value our Greenbelt.

We must use the Brownfield sites first which are mainly in the town centre. We cannot allow developers to cherry pick green fields. Climate change is coming and this will force Fiddlers Ferry to close which will free up a massive brownfield site.

The Council are not looking at the further picture, there is too much emphasis on logistics and distribution which are becoming increasingly automated, generating fewer jobs. These are 24 hour businesses requiring high numbers of vehicle movements and considerable space.

Roads in the south of the town and at junction 20 on the M6 are congested and increasingly grid locked. Infrastructure must be in place before the house build, not afterwards. All the costs have been underestimated and should be challenged.

We do not have any guarantee that developers will contribute to health, education and other facilities when they are needed.

Warrington has a bad record for air pollution this is a serious health problem and all the new vehicles will make it worse.

Part of Moore Nature reserve will be lost. Green Spaces are good for our wellbeing and mental health.

The Plan is not deliverable and is therefore unsound.

Kind regards

Gordon Buckley

