

From: Mrs Elizabeth McAloon , [REDACTED]
[REDACTED]

To: Warrington Borough Council
External Government Examiner

Re: Local Plan – Proposed Submitted Version (LP-PSV)

I thank you for the opportunity to comment on the LP-PSV. Firstly some Q's

- How do you justify such a large expansion in Warrington housing (18,900 new homes) and commercial premises (Six56, Stobart, etc) on the basis of extrapolated historical economic data? What is your justification for these overwhelming proposals? There is *no* justification for the predicted **growth levels**. Growth predictions are based on *unrealistic* economic forecasts and population projections. For example: If the 2016 population projections were used, there would be an increase in the local population to 2041 of 18,874. This equates to the need for only 343 homes per year rather than the 945 proposed.
- My husband is a co-author of Thorn Ward NDP in 2017 which was sanctioned by our Appleton Thorn village and Appleton PC to protect our rural landscape and character, especially green spaces and green belt land- the local plan is only at the consultation stage and is not legal but our NDP is legal and active so how do you justify any proposals to ignore our NDP policies and release and build on green belt land?

I object most strongly to the new proposed Local Plan which is unsound and undeliverable for the following reasons:-

- This Plan will represent a gross violation of the existing extensive rural landscape across South Warrington (SW). The villages of Walton, Grappenhall, Appleton Thorn and Stretton will be completely changed in relation to their **character and distinctiveness** which is contrary to the 'Vision for Warrington's future' outlined in the Local Plan.
- For all of Warrington, the provision of 18,900 new homes @ a build rate of 945 homes pa and 362 hectares of employment land over 20 years with supporting infrastructure (roads, schools, retail, etc) seems aggressively ambitious and I believe this rate of build will be unsustainable compared with Warrington's previous historic delivery (best year, around 550 pa).
- The planned number of homes is beyond government housing targets. And the use of older 2014 economic/house projection data and a formula recommended by the Government is not justified
- the loss of large parts of green space and GB in favour of a 'Garden Suburb' (policy MD2.1, MDA2.2) with the creation of 3 more 'villages' providing large scale housing (eg 7,400 houses with 5,100 homes delivered during the 20 year plan period AND 4200 on Garden Suburb GB alone) and a huge

commercial development of 116 hectares (essentially extensive logistics sites eg Langtree's Six56 and Stobart's National hub) would result in extensive unwanted urban and commercial sprawl, upon Appleton Thorn's boundaries.

- The overestimation in housing numbers has a significant impact in increasing the need to build on **Green Belt**. Warrington will lose 11% of its Green Belt, virtually all of it in South Warrington – this is unnecessary and disproportionately spread across the Borough. I believe the loss of Green Belt, if any is really required, should be spread more evenly and be a last resort after all other reasonable options have been examined.
- The **traffic infrastructure** proposals are totally inadequate to alleviate the current problems of **congestion, noise** and **pollution** in South Warrington and also support the new housing and commercial developments.
- Large unrelenting HGV and LGV traffic would create day and night, close to our village of Appleton Thorn, substantial air quality, noise, and light pollution, adding to Warrington's existing dreadful air quality reputation of possessing the worst pollution record in the country (WHO data 2018).

Please take into account my objection above, my husband's (Kevin McAloon) objection on behalf of Appleton Thorn resident communities, Appleton PC, and SW campaign group RSWF, all of which make legitimate arguments for refusal.

Yours sincerely

Liz McAloon