

From: [REDACTED]
To: [Local Plan](#)
Subject: Warrington Local Plan
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Dear Sirs

In a time when hyperbole is common parlance in the press, by politicians and celebrities, I find myself searching for suitable words in which to express my dismay at the proposals for the development of South Warrington. "Shocked", "horrified" and "appalled" all spring to mind but I don't mean them in the off-hand way they are so often employed.

This misguided and ill-thought through plan, if implemented, deals a massive body-blow environmentally, ecologically, and ultimately financially to this area and the wider environs.

The Government has declared a climate emergency, and it is currently being widely acknowledged that green spaces and trees provide immense value not only in terms of improved air quality but also of improving the mental health of those who access it. I would suggest most strongly that it is necessary to *unequivocally* demonstrate that there is a NEED (not a convenient choice) to build upon Green Belt status land. *Just WHAT are the "very special circumstances" that are vaguely alluded to? And HOW can it be justified to overturn a plan from 5 yrs ago that declared this to be Green Belt for 20 years?*

1. The need for additional housing has been grossly exaggerated and is based upon unsubstantiated projections and predictions, and 5000 new homes in the area will bring *at the minimum* 5000 more cars onto our already congested roads -roads which already become all but impassable if there are any local traffic disruptions particularly on the M56 and M6. The reduction in air quality from this alone will be massive, and businesses too will suffer. Several times I have had tradesmen unable to fulfill a contract with me on a day when the roads are being disrupted as they simply cannot get what they need and get back to me in order to complete the task.
2. Increasing the stock of housing at the edges of Warrington will not automatically bring in wealth-creating businesses and jobs- look round the country where this has already been tried without success. Making the town viable and attractive with imaginative brownfield site development, housing near places of work and entertainment and shops, these things will bring people who can live near work and railways to reduce the need for a personal car. Almost all the large shops, swimming pools, cinemas and so on are on the *other* side of Warrington, and can only be accessed by the *existing* bridges.
3. Factories and warehouses do NOT need to be built on Green Belt land when there are many disused and unused existing sites elsewhere.

4. *Where will the families in these additional 5000 new homes find a dentist? A doctor? A school place?*
5. It is proposed that 600 acres of green belt will be lost - 600 acres that currently are home to any number of species, some of them on the endangered register. To my unqualified but personal knowledge there are at least five buzzards that use the fields in Appleton and Stretton to find prey. Without those fields there will be no buzzards. There are also newts, three species of bats and two of owls to my certain knowledge. *How many more will be threatened or lost and what has been done to assess the ecological impact of the plan?*
6. At the moment, the only thing that makes the road and access problems of Warrington bearable is the fact that there is a large area of accessible Green Belt that provides a buffer between areas of congestion and gives many the opportunity to get close to nature and feel the well-being this brings. It also serves to separate the villages and preserve their boundaries and characteristics. With this all gone Warrington becomes just another big amorphous town, and canvassing friends family and colleagues I haven't found a single one in favour of Warrington's aim to become a city!
7. Community needs rebuilding. We need to build community wealth. A strong, inclusive community is attractive to investment and works because it has a strong foundation being built from the bottom up. Redevelopment of existing areas within the inner town and brownfield sites with amenities, additional parkland and involving local communities to create an inclusive, invested approach that deals with the issues of homelessness, poverty and violence will do more to improve the status of the town than any amount of new houses being built upon Green Belt.
8. Ultimately, this is a damaging plan and one for which I can find no redeeming features. It gives the impression of being designed as a convenient and guaranteed way of selling off the town's valuable land to make money from greedy developers while ensuring that if the axe has to fall somewhere it's going to fall *unfairly* and *squarely* and disproportionately on the South of Warrington.

Yours faithfully

Mrs Susan E Neale

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