

From: [REDACTED]
To: [Local Plan](#)
Cc: [REDACTED]
Subject: Objection to the Warrington Revised Local Plan
Date: 24 October 2021 17:24:28

Topic: Objection to the Warrington Revised Location PAn

From :Robert Page [REDACTED]

Dear Councillors,

I'm writing to notify the council of my deep concern and objection to the revised plan which will destroy the character and greenbelt of south warrington while offering little long term benefit to South Warrington and the local area.

The revised plan has taken little consideration of the local and environmental impact on both south warrington and the increased congestion across the whole of Warrington.

Based on the information in the outlined plan and other external insights I believe the Council has once again ignored the wishes of the local community.

It is clear there is considerable opportunity to develop brownfield locations as their priority. The Council appears to be ignoring the opportunity to develop these areas and has determined the primary focus should be on the destruction of green belt areas.

My objection to Warrington Councils priority to focus on the destruction to the green belt to support future residential and commercial development are as follows.

1. Town Centre

The plan to increase the towns dependencies on road infrastructure and transport has not been outlined clearly and at a time when globally we are looking to remove cars and the impact on congestion on the location environment.

2. Green Belt

The new plan reduces green areas by over 5%. Almost 1,400 acres of green belt across the whole of warrington. The urban extension will add a minimum of 4,200 houses which will destroy the green belt, this is in addition to the outlined expansion of warehousing facilities. With the increase in automation in such facilities and the existence of sufficient weahouse operations already in place in Warrington, this destruction of the green belt will not bring in additional high value jobs or growth in the long term.

The existing Green belt plan was only reviewed and evaluated in terms of future needs 7 years ago and that plan was confirmed to be suitable for the next 20 years.

The current plan significantly and disportionately impacts South Warrington and the council should review the opportunity to focus on brownfields areas before any green belt is considered as part of future scope.

Finally it is wholly unclear for the revised plan that the council intends to manage the development of housing on the green belt once they have sold this off for developers. I believe the rationale for the greenfield is that it is cheaper to develop for the developers and they will want the council to allow as much development in the agreed areas as possible.

3. Housing

The majority of the new homes developed will not be affordable housing nor in the reach of warehouse staff based on the typical salary for this sector. The developers would only be required to develop 30% of affordable housing and the housing should be in the areas close to the commercial development. It is likely for this reason warehouse staff will travel into the local area adding further congestion around an area that is already heavily congested.

The New homes in the south would be too far from both the location railways in the town which will actually increase congestion across the area, not alleviate congestion.

4. Town Centre

The proposal to drive value back into the town centre is fundamentally flawed, the council has already invested significant residents' momentum into -regenerating the town centre and since this investment more retailers have declined and left the location area less viable and reliant on the night time economy to try and fill the gap. The pattern has not changed or will change until these proposals, community to Manchester and Liverpool, for work, leisure and shopping.

Funding the new proposal will move the focus away from re-developing the Town centre and will have the opposite impact of pushing more people to commute to other areas and therefore remove the opportunity to generate additional revenue in the local area.

5. Growth and Economic viability

The forecasts and future economic forecasts are unrealistic and outline growth plans never meant previously or with any justification as to who these aggressive growth plans would be delivered. This should be linked with what other councils are doing in the areas including Manchester and Liverpool so a northern plan could be considered with a wider understanding of the overall objectives.

Growth seems to be driven by the objective of developing houses, this will only increase to the community community, increased traffic and little value to the local area and the primary objective to develop a town that has long term viability.

6. Infrastructure

There are no new road or rail routes into the town from the south east of town and the plan still relies on outdated routes namely 3 bridges to travel across the Manchester ship canal.

The detail in the revised plan gives no confidence that the infrastructure would be delivered in the main developments or smaller developments to be met will actually increase in the volume of traffic, both domestic and commercial.

The future of the Western Link, appears to be questionable, due to cost and given the removal of Port Warrington and the south west urban extension in Walton from the 2019 plan, why is this still included in the revised plan.

In summary

- **There is no validation to justify the predicted growth**
- **Based on the external reviews and government's guidance there is no rationale or justification for the volume of houses and mass employment land**
- **The scale of the green belt destruction is not justified, especially with the availability of so much brownfield available in the warrington area**
- **This will destroy the landscape and character of our villages and will have the reverse effect of making the area less appealing to future generations**
- **There is no clarity on the means of this delivery**
- **The area already has poor transport link both in terms of road and rail around south warrington and nothing in this plan addresses this, on the contrary this would increase the traffic issues in the local area.**

I believe the council plan has been ill thought out, ignoring the needs and demands of the local residents and is focusing on the opportunity to generate additional revenue to support their poor business investments. This plan appears to solely focus on the opportunity to generate revenue for the council by selling the green belt to the highest bidders, to develop as they see fit with little consideration to the residents.

I request the council significantly rethink this flawed local plan and focus on the needs of the local community.

Yours sincerely

Robert Page

In summary, I would also like to raise the significant concerns that the council members to whom are pushing this plan forward do not live anywhere near the impacted areas and therefore are not best placed to make a balanced judgement on this matter.