

From: [REDACTED]
To: [Local Plan](#)
Subject: Objection to the Local Plan
Date: 17 June 2019 16:40:47

Please find below my objections to the latest version of the Local Plan for Warrington which is currently out for consultation.

In summary I do not accept that the plan put forward is an acceptable model to move forward on for change in Warrington for the following reasons:

- Little has changed since the initial plan was put forward despite a huge wave of opposition from residents in the area and professionals alike;
- the length that the plan covers is too long at 20 years and need only be for 15 years;
- the scale of the plan development is far in excess of what is actually required by the town and will have devastating impact on the character of the town and the many villages which will no longer be villages;
- the nature of the plan is completely unacceptable in terms of the amount of green belt land that is going to be lost to future generations - nature that once lost cannot be regained.
- the plan does not provide any assurance around improvements to roads, infrastructure and very necessary public facilities;
- the environmental impact not only of losing so much green belt land but also the additional pollution is totally unacceptable as a planned way for us to live as a community going forward.

I am afraid that this plan smacks of an old generation coming up with an old fashioned and unsustainable plan that will be to the real detriment of our children's generation - a generation who are, I can tell you, up in arms about the lunacy of this plan and the way that it will change their living spaces forever.

Please, please go back to the drawing board and think again - be a bit more grown up and forward thinking. Take personal agendas off the table and

- use all the brownfield sites throughout the town to the absolute maximum before even contemplating digging up beautiful green belt land;
- use the current building programme in the town centre as an impetus to really regenerate this as a hub for entertainment and shopping but also living on a model such as Manchester;
- use the more central sites to build affordable but desirable housing that can accommodate our young people, our families and our older generation with amenities near at hand rather than an obligatory car journey away;

Specific areas of plan development that I completely oppose are as follows:

The massive 'garden suburb' and the accompanying logistics site - this is wholly wrong for the area - a beautiful part of Warrington characterised by small villages and open spaces - it will end up just like the Callands and Westbrooks etc of North Warrington - just because the town did this to the North is now not an excuse to make the same mistakes again and inflict the same on the South of Warrington. Learn from the mistakes and look forwards to a more sustainable, non-environmental impacting plan. It is unlikely that housing in this area will be affordable to the masses and rests entirely on what the developers can get out of building large, expensive houses and what the Council can get out of this development in terms of Council Taxes etc.

I want to see the planned Garden Suburb scrapped entirely in favour of small pockets of development starting with brown field sites across the whole town.

Specific Issues for Lymm

Whilst there has been a small reduction to the number of houses planned for Lymm the total of 430 new homes is far too many still and would raise the population of our village by approximately 7% rise in the population (based on 2 people per new household). I have particular concerns around the Tanyard Farm development behind Sainsbury's which borders onto the Bridgewater Canal and provides a massively used walkway into the village and from the village which will be greatly devastated visually and environmentally by the proposals made.

I want to see the number of houses in all the 4 proposed sites for Lymm halved in numbers to maintain the nature and feel of the village and will no doubt provide the necessary increase in housing for our locality - so long as this housing is made affordable.

Other points to consider on the overall plan please:

Plan Period - too long at 20 years this should be reduced to 15 years

Economic Growth - forecasts used by the plan are way too optimistic given the current financial, economic and political landscape. We are already a successful town and it is unlikely that we can keep expanding in terms of jobs in an exponential way.

Housing Numbers - forecast numbers in the peak building years greatly exceed historical figures and are unrealistic. The latest 2016 population growth figures should be the starting point not the outdated 2014 figures.

Housing Location and Affordability - high value houses planned in the south of the town will not be affordable for employees working at the nearby logistics sites. These workers would need to commute to work - increase pollution. The new houses are likely to be bought by out-of-town commuters. We need genuinely affordable houses in the places where the less well paid actually work.

Brownfield Land - building on brownfield sites in the town centre must come first - developers should not be given the opportunity to choose the best green fields they like - have a brown field site and get on with that! The fast growing emphasis on climate change will force Fiddlers Ferry to close and will free up massive brownfield site.

Green Belt - policy around Green Belt protection has been strengthened. The proposals do not demonstrate the special circumstances required to release this land.

Employment Opportunities - the Council is putting too much into logistics and distribution which are becoming increasingly automated and therefore requiring less and less jobs so the potential for increasing economic gain through more employment is limited coupled with the vast impact these businesses have on the general carbon footprint and environment in terms of 24 hour movement of vehicles.

Character and Distinctiveness - this plan will mean the end of Walton, Grappenhall, Appleton Thorn and Stretton as villages - why wreck the very thing that people want to come to live in Warrington for - so short sighted. This plan will be at massive detriment to the attractive countryside and village nature of our town.

Transport and Infrastructure - congestion is already a massive issue in Warrington and particularly in the South of Warrington around the motorway junctions and slip roads. Infrastructure must come first not after housing and the cost both economically and environmentally would be wholly unsupportable.

Health, Education and Other Facilities - where are the guarantees around what facilities will be provided for the new swathes of housing and where that money will come from i.e. it should come from the developers profits.

Air Pollution - there is a significant and serious health issue for our communities and our children with poor air quality particularly that generated by vehicle emissions and the lack of green spaces to absorb this - Warrington has a poor record on this front and this plan will exacerbate this exponentially and this cannot be ignored as this will further impact on the resources of the town in terms of GP surgeries, hospital provision and end of life services.

Environment - green space (real true nature - not manufactured squares of grass) are beneficial to our mental health and wellbeing and removing them in such a drastic way as planned can only be detrimental to the health of the town's people.

I await a fully revised and more sustainable and acceptable plan to be published.

Yours sincerely

Georgina Reynolds



