

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Local Plan Comments  
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To whom it may concern

I would like to make the following comments/observations on the Local Plan

- There appears to be no evidence that the level of growth recommended is justified.
  - At no time have these yearly rates of build ever been reached
  - No evidence has been provided that these rates of build are required by house builders or house buyers or that they are sustainable
  - There is no evidence that housing and employment land is needed
- No justification has been provided for the release of a large quantity of green belt, particularly in South Warrington
  - What are the 'very special' circumstances which would permit development on the green belt?
  - Recent reports would indicate that brownfield sites in Warrington will be available in early 2020 - why are these not being considered for development?
  - Why is such a large proportion of the development in South Warrington rather than more evenly distributed?
- Development and growth on the scale recommended will damage the environment, will be harmful to air quality and will destroy the character of the area
  - The distinctiveness of large swathes of South Warrington will be eradicated if this scale of development is permitted
  - Such growth will be contrary to air quality targets due to the substantial increase in traffic
- No clarity of how the plan will be delivered has been provided in terms of improved infrastructure to accommodate such large scale growth
  - Infrastructure in terms of road networks, although addressed, is lacking in understanding of the current road situation and the impact additional traffic will have, especially around motorway junctions
  - Absolutely no consideration has been given to the actual cause of congestion around Junction 20 of the M6 - the cause is the M6 itself. Proposing to widen approach roads will not alleviate congestion, it will simply provide additional lanes for traffic to crawl along or park on whilst attempting to join the motorway.
  - The motorways in both North and South Warrington cannot cope with the current volume of traffic - where is the evidence that they will be upgraded to cope with a substantial increase in volumes
  - Warrington is currently gridlocked on a regular basis with hardly a day passing without an accident or incident on one of the motorways (M6, M56 and M62). Proposals to add to this congestion are ill-conceived

- and poorly thought through.
- Why would businesses and individuals want to move to an area with such traffic issues?
  - No consideration has been given to the impact that building freight distribution centres will have on local residential roads within South Warrington. Current employees use these residential roads as a shortcut to existing industrial estates - thus turning 20 mph roads into fast rat runs. The majority of these roads are walking routes for primary school children
  - A further high level bridge across the Manchester Ship Canal is shown in the plan but it does not show where the bridge starts and finishes or the impact it will have on surrounding roads
  - Infrastructure in terms of health provisions
    - Whilst provision of health centres is indicated within the plan there is minimal reference to a hospital but no indication re when or where.
    - With the proposed increase in population hospital provision is essential as the current hospital struggles to cope with the population today
  - There is no demonstration of a rolling programme for implementation of infrastructure provision at key times/trigger points.

On the basis of the all the above I would conclude that the Local Plan is unsound.

Rachael Groves