

Local Plan  
Planning Policy & Programmes  
Warrington Borough Council  
New Town House  
Buttermarket Street,  
Warrington  
WA1 2NH

Dear Sirs,

### **Warrington Proposed Submission Version Local Plan 2017 -2037**

I do not believe that the proposals in the above document are sound. Whilst realising that Warrington has to grow and that some development is needed. I do **not** accept that the scale and nature of what is being proposed by Warrington Borough Council is either necessary or desirable due to the negative impact it will have on the quality of life for the people of South Warrington in the future.

I therefore submit the plan is unsound for the following reasons:-

- ◆ [REDACTED] concerns me that the proposal will bring extra congestion and therefore make for an even more air pollution in an area that is already known to cause concern about air quality. This proposal for new housing and warehouse development in South Warrington, will bring extra gridlock to our already congested roads, adding extra air pollution while taking away Green belt. This means loss of open countryside which now allows gases and particulates to disperse and act as lungs to absorb at least some of the carbon footprint caused by the traffic. Giving a good reason not to destroy Green Belt without good justification. Which is not the case with this proposal.
- ◆ There is no justification for releasing Green Belt. As to release Green Belt for development requires exceptional circumstances. The reason given for this release, is based on the Council's growth ambition for the town which are not realistic. Official population increase predictions would need 528 houses to be built per year. The Government's suggested figure is therefore too high at 909 per year and the council has gone even higher to 945 houses a year. Release is not needed to accommodate predicted growth, therefore there is no justification for this release.
- ◆ The government requirement to have a local plan does not stipulate that this plan has to cover 20 years and 15 years is a more usual. This would not require the release of Green Belt now, or possibly ever, as more brown field sites are likely to become available. It is known that Fiddler's Ferry power station has to close and will not be being used in under 15 years, giving hectares of brown field site, which whilst not suitable for housing, would be suitable to cover the hectares proposed for employment and warehouse development. The loss of Green Belt is irrevocable and its current proposed release not needed.
- ◆ It is well known that housing in Warrington South is far more expensive than housing in Warrington North. The Government requires there to be affordable housing within the proposed local plan. The kind of work that would be generated by the warehouse development and the employment proposal, will not command the type of wages which are needed by people, to get on to the housing ladder in South

Warrington. Will realising that developers prefer to build houses in this area because they can command that higher price on completion, as houses cost approx the same to build whatever price can be charged at the end. I therefore submit that having all the proposed housing built in South Warrington does **not** fulfil one of the objectives of the government requirement. Also people who do command the wages required, usually commute to a city for employment, shopping while there. Which defeats the council idea that extra houses = extra people who shop in Warrington, helping the proposed Town Centre regeneration.

- ◆ Finally, releasing Green Belt also = destroying agricultural land, which in turn means less space to grow the country's food. This means that more food has to be imported adding to the carbon footprint of the food we eat. This means you add once again to poorer air quality and global warming.

I therefore submit that this current proposal is not sound or fit for purpose.

Yours sincerely

A solid black rectangular box used to redact the signature of Douglas Earnshaw.

Douglas Earnshaw