

From: [REDACTED]
To: [Local Plan](#)
Subject: Local Plan
Date: 15 June 2019 17:28:49

Dear Sir or Madam

I object to the local plan in the current format and feel it should be drastically revised or withdrawn and feel it is not sound or deliverable for the following reasons ;

1. The important issue of gaps between settlements cannot be considered without showing the plans and ambitions of neighbouring authorities. Warrington should not be joined to Halton, St Helens, Greater Manchester (particularly Wigan and Salford) and the “ Cheshire” towns and settlements to the South. The proposed plans will merge settlements in the south of the town with most villages losing their identity.
2. I do not believe that a proposal for 7000 houses in the Green Belt in one authority is sustainable.
3. Plans to improve transport infrastructure are not clear. Even with the current population the transport infrastructure is at breaking point with roads at a standstill most days.
4. Air quality Warrington is currently a town with poor air quality, the proposed plan will only make it worse with no plans to improve it.
5. This land is not “spare” it currently supports existing farms and rural businesses
6. Given Brexit and climate change it is shortsighted to build on agricultural land whether Green Belt or not.
7. The first thing to consider before planning for expansion greater than the “ natural growth”, referred to in the past, is infrastructure. Warrington is in a contradictory position being “well served by motorways” but these motorways are now not fit for purpose. Journeys on them are unreliable given the high volume of traffic and frequent accidents and blockages. The situation will be made significantly worse by large proposed/approved logistics/employment sites to the North along the M6. There will also be vehicles coming to Warrington to avoid the two Mersey toll bridges. It is not just the motorways that are congested but also the local roads.
8. The delivery of strategic and local infrastructure will be difficult given the financial situation. It should be noted that under present planning rules developers can renege on infrastructure commitments previously agreed.
9. The loss of green belt is concentrated in one area of the town an should be more evenly distributed.
10. I cannot see that the plan shows very special circumstances to justify development in the green belt.
11. The plan does nothing to trigger regeneration of the town centre the same pattern of commuting to Liverpool and Manchester will continue and the already overloaded motorways will become further strained by all the new homes propose.

Regards

Ian Ralphs

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