

From: [REDACTED]
To: [Local Plan](#)
Subject: Objection to local plan
Date: 14 June 2019 23:28:02
Attachments: [E_mail_stationary.png](#)

Please accept this email as my objection to the local plan.

I do not support the plan and the plan is not sound for the following reasons:

- Building on brownfield sites in the town centre must come first - not allowing developers to cherry pick green sites. Fiddlers ferry has announced its closure, this will free up a massive brownfield site.
- National policy revisions have strengthened protection of the greenbelt. The very special circumstances to release it have not been demonstrated.
- A Government minister has said housing targets are not set in London but decided locally. 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 for forecast, not 2014s.
- The plan need only be for 15 years. 20 years is too long. A shorter period would mean fewer houses need to be in the greenbelt.
- Growth forecasts are too optimistic. Current uncertainty that the economy means forecast should be downgraded. Warrington is successful and doesn't need a higher level of new jobs.
- The Council is placing too much emphasis on logistics and distribution which are becoming increasingly automated generating fewer jobs. These are 24-hour businesses requiring huge numbers of vehicle movements and considerable space
- The high-value house planned in the south will not be affordable for employees working at the nearby logistic sites. They would be bought out of town commuters. More genuinely affordable houses are needed.
- Building on brownfield sites in the town centre must come first- not allowing developers to 'cherry pick' green fields. The fast-growing emphasis on climate change will force Fiddlers Ferry to close sooner rather than later freeing up a massive brownfield site.
- National planning policy revisions have strengthened protection of the Green Belt. The very special circumstances to release it have not been demonstrated.
- The Council's vision is for a vibrant town centre surrounded by attractive countryside and distinct settlements. This would wreck Walton, Grappenhall, Appleton Thorn and Stretton.
- Congestion is already a major problem on roads in the south of the town and at Junction 20 on the M6. Infrastructure must be built before houses, not afterwards. The cost has been underestimated and should be challenged.
- What guarantees are there that developers will contribute to these facilities

when they are needed?

- Air pollution is increasingly recognised as a serious health problem. Warrington has a bad record. All the new vehicles will make matters worse.
- Green spaces are good for wellbeing and mental health. Part of Moore Nature Reserve would be lost.

The Plan is not deliverable and is therefore unsound

Yours Sincerely

Ian Rylance

