

From: [REDACTED]
To: [Local Plan](#)
Subject: Proposed Submission Version of the Warrington Local Plan
Date: 12 June 2019 13:07:46

I wish to object the Proposed Submission Version of the Local Plan .

I set out below my objections .

There is no justification for the predicted growth in housing need, indeed the planned number is significantly in excess of government housing targets .

Historically the Council has overestimated the housing requirement .In South Warrington sites acquired by the New Town remain in agricultural use 20 years later yet the Council is proposing to massively increase the area proposed for development.

Priority should be given to building on brownfield sites - both existing sites and those likely to be available during the plan period e.g. Fiddlers Ferry.

I question whether the Council has given proper consideration to the likely further decline in retail requirements in the town centre and its vicinity during the plan period which will make further sites available for residential development.

The Council has recently approved residential schemes on Academy Way and the former Beers site in Latchford both brownfield and should look to bring forward other sites such as New Town House and the area around Central Station much of which has been derelict for many years .

Reinvigorating the town centre with the conversion of the upper floors of existing buildings on Bridge Street and Sankey Street for residential use much of which is empty .This would help support the town centre and its existing and proposed leisure uses .

Existing vacant office buildings in the town centre should be considered for conversion to residential use as has happened in many large towns and cities - for example the Academy building and New Mersey House . Demand and requirement for offices in the future is unlikely for this type of building in a town centre location .

Future Industrial /warehousing requirement should not be focussed on high quality Green Belt land - the argument that Omega is full ,is not justification in planning terms for zoning green belt in South Warrington adjacent to M56/6 junctions for development .

Air quality in Warrington already fails to meet WHO guidelines and this situation will be exacerbated by large scale logistics development which will be serviced by large numbers of commercial vehicles . This is also at odds with Government proposals for a carbon neutral country by 2050.

The Councils proposals would result in loss of 600 acres of Green Belt mostly in South Warrington .The Councils Plan does not meet 4 of the 5 tests of Soundness for the release of Green Belt namely :-

- To check the unrestricted sprawl of large built-up areas.
- To assist in safeguarding the countryside from encroachment.
- To preserve the setting and special character of historic towns.
- To assist in Urban regeneration by encouraging the recycling of derelict and other urban land

In conclusion I believe that the plan should be rejected in its current form as large scale development on the Green Belt is inappropriate and that greater focus should be put on brownfield sites and regeneration of the town centre .

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