

From: [REDACTED]
To: [Local Plan](#)
Subject: Object ons to local plan
Date: 17 June 2019 14:58:15

Ref:
Rob Baird
[REDACTED]

Please see below my objections to the local plan, I would also like to add that with [REDACTED] children we made a decision to live in [REDACTED] so they could grow up in a nice area, that's quiet with lots of green space, we paid a premium for our house and a significant amount of council tax to enjoy this area and we don't want that to be ruined by this plan and excessive building and too much traffic in this area

There is already enough new building happening with what has already been agreed at Stretton, Appleton Thorn, Appleton Cross and Grappenhall Heys!

- 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 buy out of town commuters.
- 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. As well as the A49/ M56 junctions. 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, as well as a large amount of green space in the Appleton/Grappenhall areas which are enjoyed by many

The Plan is not deliverable and is therefore unsound

Yours Sincerely
Rob Baird

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