

From: [REDACTED]
To: [Local Plan](#)
Subject: Consultation on Warrington Borough Council's Proposed Submission Version Local Plan
Date: 27 May 2019 09:36:30
Importance: High

Hi

I have decided that I would submit my objections by email as the online form has been designed in such a way as to make it as difficult as possible to complete.

The plan is not sound for the following reasons:

- No justification for predicted growth
- No need for Green Belt release
- No need for development which will harm the air quality and the environment
- No need for development which destroys the character and distinctiveness
- No clarity over the means of delivery

In more detail my issues are:

There is no need to release Green belt land to build on. The population growth figures forecast an increase of only around 19,000 by 2041, this would require only around 8,000 new houses which could all quite easily be built on brown field sites. The council is being far too ambitious. Growth predictions are based on unrealistic levels of activity and development rates which have never been achieved before.

In addition to this the plan should only be set at the 'minimum housing target' set by the Government, it should not be set higher, to do so is purely releasing more green belt land to meet the councils own 'growth aspirations' for Warrington to become 'city status' !

The plan for the Green belt release hits South Warrington very hard, any release required should be more evenly spread across Warrington.

More brown field sites are very likely to become available. The Fiddlers Ferry power station site will definitely be become available in the not to distant future and this should be used to build new houses on. The houses on this site would also be more 'affordable housing' rather than the housing proposed in 'Garden Suburb' in South Warrington which because of its location by definition would be more expensive. As this is a 'Strategic' plan for the next 20 years then the closure of Fiddlers ferry Power station must be assumed and therefore built into the plan and therefore the current plan should be amended to reflect this.

It is also extremely likely the Warrington Hospital in Lovely Lane will be relocated within the timescales covered by the plan freeing up that brown field site for the building of new houses, this also should be factored in to the plan and NOT used later on to build yet more house on that are not accounted for the the 20 year plan.

Infrastructure for the proposed Garden Suburb is totally inadequate. The roads (particularly the A49), canal crossings and Motorway junctions can't cope now, let alone with all the additional traffic that will be generated by c6,000 new houses plus the release of green belt land for industrial development. The plan appears to show no new roads or widening of the existing main roads. The idea that people are suddenly going to walk or bike to work in great numbers is pie in the sky, therefore a more realistic and 'strategic' view must be taken of the impact on the roads network and this needs to be perfected in the plan.

Over the last couple of years the council has tried to close all the Libraries in South Warrington as well as the only refuse tip we have in South Warrington. I therefore have no confidence that the appropriate facilities such as schools/health centres/leisure facilities will ever be built. These facilities need to be 'guaranteed' in the plan not juts a wish list.

Air Pollution. This is a very serious (and current) problem and one the council need to recognise, pollution figures in Stockton Heath are already a concern, and by adding thousands of more cars to the already congested A49 this will only make an already serious situation even worse, this can't be allowed. The risk here for the council here is if you proceed with this plan it will only expose itself to people suing the council in the future for deaths associated with air pollution, who will pay for this, the tax payer !

Warrington needs more affordable Housing. By proposing to build c 6,000 new house in the South of Warrington this will NOT help first time buyers to get on the property ladder as the cost of the new houses will be too expensive (for example see the cost of the new homes currently being built in Stretton). The homes that Warrington needs are not what developers will want to build here. Therefore see my point above re Fiddlers ferry and more affordable housing.

The environmental and ecological impact of the loss of Green belt has not been properly assessed. Losing all or even part of Moore Nature reserve would be disastrous, a full impact assessment should be made.

In summary what worries me is that following the consultation process on the Local Plan prepared in 2017 very little has changed following the thousands of objections and protests. There is still no clear plan to improve local roads and the character and distinctive nature of our local villages will drastically be changed forever. You need to rethink this plan before its to late.

Parliament has not and still is not listening to the people in regards to Brexit The council **MUST NOT** do the same with the local plan and ignore the peoples wishes ... please take on board residents feedback and concerns and change the plan.

David Smith (resident)

