

Response 780

Respondent Details

Information	
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

PART A - About You

1. Please complete the following: Please note the email address (if provided below) will be sent a full copy of the submitted response and a unique ID number for future reference (pdf attachment).

Name of person completing the form: laura mottram

Email address: [REDACTED]

2. What type of respondent are you? Please select all that apply.

A local resident who lives in Warrington

3. Please complete the following:

Contact details	
Organisation name (if applicable)	
Agent name (if applicable)	[REDACTED]
Address 1	[REDACTED]
Address 2	[REDACTED]
Postcode	[REDACTED]
Telephone number	[REDACTED]

PART B - Representation Form 1

1. To which part of the Local Plan does this representation relate? From the drop down list please select one option.

Draft Local Plan (as a whole)

2. Does your comment relate to a specific paragraph (s) or policy sub-number (s)? Please select one option.

None of the above

3. Do you consider the Draft Local Plan is: Please select one option in each row.

	Yes	No
Legally Compliant		
Sound		X
Compliant with the Duty to Co-operate		

4. If you have answered 'No' to any of the options in the above question then please give details in the box below of why you consider the Draft Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

Of great concern is the non compliance with proposal to release greenbelt . This is unsound

6. Please set out what modification(s) you consider necessary to make the Draft Local Plan legally compliant or sound, having regard to the test you have identified above where this relates to soundness. (NB please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

1. A more fair spread of housing across all areas of town , rather than high projections in the South of WArrington
2. A more fair release (IF absolutely required) of greenbelt across the whole of Warrington
3. more affordable housing
4. Improved transport plan, links that will reduce congestion and omissions and ensure that lorries, HGV do not encroach on local routes/roads especially into warrington
5. A reduction of the plan in terms of it being a 10 year or a 15 year plan, rather than a 20 year plan

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination? Please select one option.

No, I do not wish to participate at the oral examination

8. If you wish to upload documents to support your representation form then please select 'choose file' below. You can upload a max number of 2 files (up to 25MB each). If you are submitting more than one representation form please note: If this file upload supports more than one representation form then please do not attempt to upload the same file on subsequent forms. On additional representation forms please use the comments/file description box to type in the 'name of the file', or 'see previous form'. If the file upload is a different document for additional representation forms then please continue to upload the file as normal.

- File: LM local plan objection.docx [REDACTED]

Comments/file description

a thorough objection to the plan - also sent by email.

You have just completed a Representation Form for Draft Local Plan (as a whole). What would you like to do now? Please select one option.

Complete the rest of the survey (Part C)

Mrs. Laura Mottram



Local Plan - Planning Policy and Programmes
Warrington Borough Council
New Town House
Buttermarket Street
Warrington
WA1 2NH
Email: localplan@warrington.gov.uk

16.6.19

RE: Local Plan

Dear Warrington Borough Council,

This letter of objection is very similar to my first letter when I objected to the PDO in September 2018.

I am writing to strongly oppose and object to the proposals and plans and request withdrawal of the plans for 'Warrington Borough Council Local Plan' due to the following key themes:

- The release of greenbelt and specifically object to the preferred option of creating a garden city in the South of Warrington.
- The poorly thought through transport links – which are unclear. Congestion is a major problem across Warrington and especially in the South of Warrington – where the proposed Garden Suburb is planned. Infrastructure should be agreed, in place prior to housing. I question if the costing of this is sound – it seems an underestimate. There continues to be regular grid lock around our local motorway links and main A roads into and out of Warrington. IF we are to encourage local people to use Warrington town centre – then this needs to be re-considered how the transport plan and local plan will support this. Currently it is quicker and more efficient to travel to Altrincham, Knutsford or Runcorn for shopping than Warrington Town Centre. The Local Plan needs a sound way to offer options for quick, safe easy transport into the proposed new Town Centre with its Waterfront.

- the proposal of safeguarding land for residential development - this will add to the urban sprawl. Once safeguarded, it will be difficult to protect and may be used ahead of time.
- I object to release of greenbelt for housing or any other development. We have many areas in Warrington that provide a “strong contribution” to the greenbelt. Building on brownfield sites in Warrington must take priority . We have heard this week that Fiddlers Ferry has announced its closure next year. Why has this not been taken into consideration ahead of releasing greenbelt? National planning policy revisions have strengthened the case for protecting greenbelt. The Local Plan is therefore flawed and unsound. There are no special circumstances to release greenbelt.
- I consider that the process of how the council has arrived at their Plan is flawed and contains out of date demographics – with relation to Objectively Assessed Needs (OAN)based on 2012 surveys, rather than the more recent May 2017 report. The council have based their projections on an out of date 839 homes per annum rather than 738 that the May survey cites. The forecast figures should also be based on 2016 population growth rather than the 2014 figures.
- South Warrington is unfairly, inequitably and disproportionately affected. High value houses planned for the South, will not be affordable for the employees who are likely to be working at the nearby companies. Overall there is a lack of affordable housing in the whole plan. South Warrington also has an unfair proportion of release of greenbelt – why is this?
- The plan should only be for 10 to 15 years, not for the 20 years. This is too long. A shorter period would allow for less housing to be built and also a settling down of the UK economy post-BREXIT and an idea of numbers of possible migrants into or out of the borough.

Other Key Themes in my Objection:

Character, Distinctiveness, History and Heritage

The proposals in the local plan favour dismantling the small and historic villages of Appleton Thorn, Thelwall, Grappenhall and Lymm in South Warrington. The plans will ruin the village feel and character by influx of unnecessary building in their environs. These villages will lose identity if the proposed plan continues by creating an unnecessary linkage and urban sprawl, rather than them being separated by natural and beautiful green belt and small paths and roads. Many of us chose to live in the countryside in a small village near to a town. I do not want to live near to or in a City.

We have many important historic features in our villages e.g. The Pickering Arms, Thelwall, The Little Manor, Thelwall, All Saints Church, Thelwall, The Red Lion Stretton, St Matthews Church, and Stretton. The Grappenhall cobbles, The Rams Head, The Parr Arms, St Winifred’s Church Grappenhall, and Grappenhall Cricket Club - much of which is surrounded by beautiful countryside. Appleton Village has its green, Dudlows Green and its surrounding area leading to Appleton is a beautiful unspoilt area of Warrington with the Dingle and brook. The character of this area will be ruined with encroaching development.

Waste

As cited in his letter to you by [REDACTED] in September 2018, from [REDACTED] - the local development plan requires additional information on a new WWtW, a district heating network and a review of the analysis surrounding waste (RDF/EFW) capacity, and identification of where a new WWtW and energy centre (EFW?) would be located within the Garden City development. This suggests that the Local Plan is premature and should be withdrawn.

Housing

I would also like to query the population growth of this area during the plan timespan. I do not believe sufficient allowance has been made for the likely fall in immigration following the referendum on the UK's membership of the European Union and the likely reduction of free movement of people. My understanding is there is no legal reason stipulating why it must cover such a long period and the NPPF suggest a 15-year time horizon.

Greenbelt

This land is not "spare" but supports existing farms and rural businesses.

Green belt should not be altered unless exceptional circumstances according to the 'National Planning Policy Framework Section 9 Clause 79-82. I do not consider the proposed plan considers or adheres to this framework as it doesn't demonstrate compliance with the exceptional circumstances or has it examined the other options as stated in the framework e.g. effective use of all brownfield sites, land which is underused (or public sector land), optimising proposed density of development, whether other authorities can meet some identified development e.g. St Helens, Halton.

The City concept would be at the detriment of green belt usage.

The classification system used by the review conducted by Ove Arup and partners is erroneous and subjective. If used this is likely to destroy some very beautiful and loved countryside around Warrington. This countryside is a natural landscape and habitat for much wildlife and protected species and by nature lovers, families and for exercise and linkage with our historic villages.

Green belt is essential for our wellbeing and to reduce and offset the pollution that Warrington residents are exposed to. If the green belt and the Trans Pennine trail (TPT) and/or part of the Bridgewater canal are destroyed as highlighted in the plan (especially if a transport link is implemented across the TPT), we will lose the ability for locals to enjoy unpolluted green exercise.

The canals, TPT and local lanes including Weaste Lane, Broad Lane and many of the smaller lanes around Appleton Thorn, Lymm, High Legh and Stretton are enjoyed by walkers and cyclists. This will be ruined by the plan.

Ecology, Flora and Fauna

Currently there are a wide variety of trees, shrubs, animals, birds and land in the surrounding areas proposed by the preferred development. A full ecological and environmental survey is not mentioned in the development plans. This is essential before any further plans are proposed or put forward for consultation. The local protected and endangered species known are: water voles, common voles, newts. We also have nesting buzzards, herons, kingfisher, barn owls, badgers, toads, frogs and many bats along WA4.

Population, Pollution and Transport.

The projected population growth that is driving the need for housing development is flawed when compared with the Office for National Statistics. It is disproportionate. Perhaps the borough council should revisit the statistics - therefore less housing is required allowing the council and planners to consider alternative plans. Why has uplift been put into the plan, other than to pursue the creation of a city which residents of WA4 are strongly opposed to e.g. 4000 signatures on the 38degrees toolkit, more than 220 people attending the 'Save our Greenbelt' march along the TPT on Sunday 17th September 2018.

If the Local Plan is realised, it is likely that housing on outskirts of Warrington Town will not contribute to the urban growth or development or financial viability as it will be a commuter and dormitory town serving Chester, Liverpool and Manchester. However, the already congested motorways and A roads surrounding our town will be further invaded, congestion and cause increasing pollution to an already polluted over crowded infrastructure.

As cited by the World Health Organisation, Warrington is the 5th most polluted town in the North west for breaching air pollution safety levels. I cannot see any mention in the Local Plan or other plans of how the council aim to reduce or deal with this, with increasing housing, cars, roads. There is no mention of creative forms of transport links. Surely this is a priority for the council to reduce pollution rather than create this. (see below re: health). Air pollution is recognised as a factor in the onset of heart disease and cancer. It is the largest environmental risk to the public's health.

In 2011 the Councils Local Transport Strategy was already concerned about the percentage of vehicles and journey to work in Warrington, with a higher percentage of households having 2 or more vehicles (36%) than the rest of North West (27%) or UK (30%). Warrington is already a high commuter area both in (17%) and out (18%) compared to the rest of the North West (10 % and 14%). This shows Warrington has an inherited reliance on cars. Warrington is already a thriving and successful town – why make it any bigger ? We have low unemployment – let us keep it that way and not be overly ambitious.

Health and Wellbeing, Primary and Secondary Care Health services.

Your plan mentions provision for primary health care – which I assume is general practice and community services. However, I see no mention of secondary care, urgent care provision. This is of grave concern. We already need to 'grow' more GPs in the next 5 years as per GP forward View and Warrington and other environs in the North West are currently undersubscribed for GPs and GP trainees. More concern is that the local providers of both community services, urgent care and secondary care all require 'Needs Improvement' as per their Care Quality Commission reports. E.g. Warrington Hospital (July 2015) and Bridgewater Community Foundation Trust (February 2017) How will these services be sustainable and meet the needs of a larger population if your plan is realised? Local hospitals and community services that are already struggling e.g. breaches in 4 week waits at AED, concern over inadequate Maternity Care, Medical out-patients, will be crippled unless there

are plans in place with Local health and Wellbeing Boards to develop capacity and estates for these services.

I look forward to being a part of a review process of this consultation and supporting our local village with a Neighbourhood Development Plan. I also look forward to a response in due course from Warrington Borough Council.

Yours faithfully

Laura Mottram

(Local resident, General Practitioner who enjoys outdoor green gym, the beautiful countryside and local heritage and the developing Warrington 'Town'.)

Please enjoy a photograph of a vole that I spotted after playing tennis along Stockton Lane at Grappenhall Sports Club.



Photographs of the march along the TPT on Sunday 17th September 2018 .

