

## LOCAL PLAN 2017

After reading through the Local Plan 2017 and cutting through the planning jargon the proposals are based on an assumption that urbanization of the whole Warrington area brings significant benefits to its population. This is highly unlikely.

The Local Plan is based on a philosophy that ignores the current lack of “quality” in the area characterized by congestion, air pollution, poor public transport and a decaying town centre, which the Council have found it unable to improve over a number of years. Any increase in homes and jobs will simply exacerbate these problems irrespective of which area of Warrington you live.

I have some particular concerns regarding the following:

- 1) The National Planning Policy Framework states that Green Belt boundaries should only be amended in exceptional circumstances. Why does the Council believe avoidable proposals are exceptional?
- 2) The Council should not be using a desire to achieve some kind of City status to set high levels of housing and employment targets. More modest targets are likely to be more sustainable.
- 3) Infrastructure - from a highways perspective the proposed level of development will have significant adverse effects on journeys on both local and national networks which are currently operating above capacity. As all residents know Warrington suffers from pinch points which are not currently addressed in the Local Plan with acceptable solutions. The proposed Eastern Link (probably the most significant improvement in 50 Years) will not now deliver the expected benefits due to the tolling mechanisms introduced by central government with effects on Local Plan proposals.

The significant infrastructure improvements required to enable any of the proposed options for growth to function are unlikely to be funded by central government with a declared policy to reduce public spending and maintain austerity (Theresa May 28<sup>th</sup> September 2017). Developer contributions will only go so far.

- 4) The proposed scale of the “Garden City Suburb” to the south east is regrettable and will deprive all residents of Warrington of vital green space. The wishes of developers should not take precedence over the town’s residents. Traffic in south Warrington

**(and other areas) is already gridlocked during the school run and I cannot see any achievable proposals to even improve the status quo.**

- 5) The pressure on Education and Healthcare facilities would become intolerable and it is not within WBC's gift to fund these and provide staff when many are leaving these professions.**

**To reiterate WBC already has a massive job on its hands to improve the quality and performance of what we already have and this is where its focus should lie. If the Council feels compelled to promote a Local Plan to comply with unsustainable National Policies it would be better served to ask for the support of Warrington residents to contest these.**