

From: [REDACTED]
Sent: 17 June 2019 16:28
To: Local Plan
Subject: Objections to the Warrington Local Plan

I am writing to lodge my objections to the Warrington Local Plan currently under consultation. Whilst I find many points in the Plan that I believe are not properly thought through or that would impact adversely on the people of Warrington, I am focussing this communication on the proposals covering South Warrington and, in particular, the proposed commercial development around Grappenhall, Appleton etc.

Use of Green Belt land

The Plan proposes extensive use of precious Green Belt land in the area when, surely, using brownfield sites in the town should come first. Indeed, the recent announcement of the closure of Fiddler's Ferry power station will release a huge area of brownfield land that would be far more suitable for commercial use than taking new sites in greenbelt. Furthermore, I do not believe that the Plan has demonstrated that the special circumstances required for the release of greenbelt land have been met, in accordance with National planning policy revisions.

Transport Infrastructure

Much of the proposed commercial development is in warehousing and distribution. The proposed area to be developed is huge and would totally change the character and distinctiveness of the countryside in this area as well as inflicting enormous amounts of traffic movement onto already congested roads and junctions, particularly in the area of the M6 and M56 interchanges. The traffic at these interchanges is already very congested, particularly at times when people are trying to get to work, and additional HGV traffic would likely bring these junctions to a complete standstill.

[REDACTED] I am particularly concerned about the effects of the Plan proposals on Rushgreen Road and around junction 20 of the M6.

Air Pollution

The consequence of the proposed commercial development focussing on distribution and HGV traffic movements would be a disaster in terms of the effect on air pollution in the area. Warrington already has an extremely poor record for air pollution and this could only make things much, much worse with an extremely detrimental effect on the health of the local population.

Housing Location and Affordability

The high value houses proposed for the south Warrington area would not be affordable for for employees working at the proposed commercial developments and therefore would only be bought by our of town commuters, thus adding to infrastructure problems without bringing employment benefits to the area.

Deliverability

For all of the above and many other reasons, the Plan is premised upon over-optimistic economic forecasts, housing targets that are not soundly based, the extreme detrimental effect on the character and environment of the area, the gross underestimate of costs and the time to be taken to carry out the plan.

The Warrington Local Plan is not deliverable and, therefore, is unsound and must be rejected in its current form.

Your faithfully,

David Smith
[REDACTED]