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**From:** [REDACTED]  
**Sent:** 16 June 2019 12:08  
**To:** Local Plan  
**Subject:** Local Plan

**To Warrington Planning Committee.**

**15 June 2019**

I am writing to object to the Warrington Local Development Plan. Here are my objections.

**Loss of green belt.** The plan involves a considerable loss of designated green belt land in South Warrington. This is an extremely valuable resource that should not be lost. Once it is gone, it cannot be retrieved. The plan shows a complete disregard for losing this valuable asset. The council should be much more in tune with environmental awareness and be striving to retain it. There are plenty of brownfield sites that are available for development. The council has already identified brown fields land for 14,000 new houses. This should be developed first, and new brown field sites will become available during the 20-year development plan. Steve Park, Director of growth at Warrington Council is promoting development of the brown field sites<sup>[1]</sup>. Fiddlers Ferry has huge potential but has been prematurely dismissed by the plan<sup>[2]</sup>. Recently, the owners, SSE, have said that they plan to close the operation in March 2020. This will release a huge amount of land and should be a fundamental part of the plan.

**Unfair distribution of development.** The development is concentrated in south Warrington. The villages of Stretton, Appleton, Appleton Thorn and Grappenhall will lose their unique and historic character. Any expansion of Warrington should be more evenly spread around Warrington. There is extensive land to the East around Culcheth, to the West around Fiddler's Ferry and to the North around Burtonwood. All areas have a claim for no development and the current plan is blatantly unfair and unjustified.

**Ill-thought out transport.** The plan shows a main road cutting through from near M56 junction 10 to M6 Junction 20. This will become a short cut for motorway users to avoid the M56/M6 junction which is often congested. This road is shown running alongside existing housing in Pewterspear and will seriously affect the existing residents. Between South Warrington and Warrington town centre it is necessary to cross the Bridgewater canal, The Manchester Ship Canal and the River Mersey. There are already frequent and considerable delays getting into the town centre and no new crossings are planned. This is plainly a recipe for chaos.

**Inadequate employment planning.** The planned new employment figures are drastically short of the requirements of the planned new residential housing. This means that south Warrington will become a commuter belt for Manchester, Chester and Liverpool. This will add to the already congested motorways with the associated emissions, poor air quality and environmental impact. The council needs to plan with neighbouring councils, Salford, Runcorn and Northwich to create a more joined-up approach.

**The plans are unpopular.** The plan for the development and the proposed garden city is universally unpopular. Nobody wants it or agrees with it. This includes all local people, as demonstrated by the local meetings, the local parish councils who have made their feelings obvious, [REDACTED] chief executive of Warrington Chamber of Commerce, and the local Labour MP, [REDACTED] who has distributed a leaflet outlining his objections. A great many local people are still unaware of the scope of the development and more should be done to inform the community of the plans.

**Disregard for the environment.** The plan seems to be totally out of touch with environmental concerns of the current time. In the council's presentation, there was no mention of net gain and no attempt to

explain how the diversity and environmental value could be improved. The government has recently outlined a plan for net zero emissions by 2050 and the plan is totally at odds with this sentiment.

**The plan is not sound.** Soundness is a term I have recently heard about and I submit that the local development plan is not sound for the reasons outlined above.

David Thorley

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Warrington

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[1] <https://www.warringtonguardian.co.uk/news/17501368.steve-park-on-brownfield-housing-in-central-warrington/>

[2] <https://www.warringtonguardian.co.uk/news/17682975.huge-potential-for-fiddlers-ferry-power-station-redevelopment/>

[3] (<https://www.warrington-worldwide.co.uk/2019/06/13/goverment-throws-a-spanner-in-the-works-of-warringtons-local-plan/>)