



Local Plan
Planning Policy & Programmes
Warrington Borough Council
New Town House
Buttermarket Street
Warrington
WA1 2NH

To whom it may concern,

Warrington Proposed Submission Version Local Plan 2017- 2037

I think the plan is unsound for the following reasons:

Objective W1/Policy DEV1

There is no history of achieving the growth predicted by WBC - it is unrealistic and unjustified in a time of Climate and Environmental Emergency. The number of houses to be built should be based on the shortest plan period possible and should use the latest figures to show the actual needs of the people of Warrington. This would result in an amount approximately one third of that proposed which would allow the Green Belt to be preserved.

Homes need to be provided for vulnerable members of society- social housing. All that seems to be proposed is more of the same 'commuter houses' with 30% 'affordable'. This is not social housing - and will not be affordable by those in need.

Throughout our schooling we hear 'high expectations' yet the aspirations WBC have for its young people are to work for minimum wage in a distribution centre or suffer the poor job satisfaction of being an HGV driver - in an increasingly automated industry.

Young people need to work to address Climate Change and work in renewable energy and flood defence. With Brexit we will need more agricultural workers, carers and health care workers.

DEV4.

There are far too many empty warehouses which is a waste of available land which could be put to better use- there is no justification to release Green Belt for the speculative warehouse developers vastly exaggerating the jobs they will provide.

GB1 /DC4

Green Belt must be preserved in a time of Climate and Environmental Emergency. This plan would see the loss of part of Moore Nature Reserve and Green Belt which is the habitat to animals at risk of extinction. When taken as a whole the ecological destruction caused by the DLP would be catastrophic. The Green Belt needs to be preserved not released to increase the profits of developers.

.PolicyDC1/ OS6/OS7/ OS8

Lymm has already become a sprawl of housing estates and often these result in the loss of local amenities, as with Tanyard Farm. The dog training school has now had to relocate to Northwich and the pizza takeaway is now in Thelwall. Several gyms also closed down - the result - more car travel! Lymm is now at full capacity - no more house must be built and all the remaining Green Belt in Lymm must be kept. We need another GP surgery to cope with the rising elderly population (Lymm hotel will now be assisted living for the elderly) and the new houses that have already been approved or built. It is a major flaw in this document that part of the Garden Suburb Economic Area lies within Lymm's boundaries, yet only Appleton Thorn Neighbourhood Plan has been considered, of Lymm's emerging Plan or Character Assessment. The consultation process is also flawed as incorrect information has been provided.

INF1

The roads cannot cope with the current traffic - we have to check before we go out if there has been yet another incident on the motorway as it is frequently gridlocked along with the surrounding roads. Adding a distribution centre and 5000+ houses is illogical. We have no bus routes and no pavements to get to Lymm or Warrington. [REDACTED] the proposed distribution centre I cannot see how workers can get there unless they drive themselves - this is not sustainable planning. It is definitely not safe to cycle to Lymm and there have been people killed in cars on Cherry Lane - the road to Lymm - as it is narrow and cars go too fast round the sharp bends. Bus journeys from the village are infrequent and expensive and take about 3 times as long as going by car. Warrington needs to take action like other authorities eg Nottingham have to deal with the issues of air pollution, congestion and emissions.

INF3

We have a broadband speed of 2Mb if it is working which has made studying and socialising with my friends much harder. WBC need to work with the Statutory undertakers for Telecommunication to get high speed broadband to all residents before they plan any more growth.

ENV 8

The poor air quality in Warrington concerns me [REDACTED]. I find it hard to believe that the Council have passed a development to bring 100s of queuing HGVs right next to our houses. This is disgraceful when people's lives are at stake, and the background levels of NOx are already higher than they should be. Oxides of Nitrogen combine with oxygen to make NO2. Studies show that pollution problems are highly localised so Warrington's claims that air quality is good is of no reassurance as they have not actually measured the pollution where we live, they rely on computer models from a monitor 5 miles away- not next to the motorway.

Policy DC6/ENV8

DC6 1f As stated above WBC have little respect for the health and well-being of my community. Wording such as 'no development if there is unacceptable adverse impact on the amenity of neighbouring properties' is completely meaningless - anything is 'acceptable' to Planning at Warrington as they don't have to live next to it!

ENV7

This policy needs to meet the Climate and Environmental Emergency and achieve net carbon neutral by 2030 or preferably 2025.

The National Planning Policy Framework requires the Plan to be aspirational but **deliverable**. I do *not* believe this Plan is deliverable and is therefore *unsound*:-

There is no evidence that jobs will be delivered or that the high building rate for houses can be met. (annual average delivery of 945 new houses is more than double the current build rates 359 in 2018/19).

Most funding for infrastructure comes from developers - it is not guaranteed.

Social housing is required for those on low incomes, the elderly and disabled - there are no detailed plans for this to be delivered.

Warrington need to declare a Climate and Environmental Emergency and then act like it. This plan with its over optimistic growth and loss of Green Belt will not deliver net zero carbon by 2030.

Yours faithfully,

Ella Hoskinson 15/6/19