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Warrington

17th June 2019

Dear Sirs

Ref Draft Local Plan, Proposed Submission Version (LP)

Given the present social conditions in the UK with reference to Housing needs I realise that there should be a plan for the Warrington area covering growth over the next 15 years however everything I have read and discussed regarding the proposed DLP makes me believe more and more that it's just not viable.

The loss of green belt when there is obviously plenty of brown field sites especially now that the local power station site will become available from next year!!

I'm objecting to the Draft Local Plan for the following reasons:

- Totally unrealistic housing figures and not in line with Government policy, based on the wrong year of 2016 instead of 2014. The letter also states the figures should be regarded as a starting point and not a target. Given the inability of local developers to muster anything like 300 houses per year I just don't believe a target of 945 per year could be achieved and subsequently actually required!!!

As a matter of fact we already have new houses either under development or proposed in Appleton Thorn, Pewterspear and Grappenhall Heys, of upward to 1000 houses, all of which are in **addition** to the LP. The proposed build at Appleton Cross is 372 houses over a period of 8 years, making it around 50 houses a year, so if the builders don't think it is viable, as a business, to build more in a year, how can we possibly meet a build of approximately 950 per year for Warrington as stated previously, do you seriously realise the disruption to our local community even these will bring??

Use of Green Belt Land

- The LP doesn't meet four criteria for a 'special circumstances' release from Green Belt. It also contravenes the agreed existing and passed **Thorn Ward Neighbourhood Development Plan**

a) Unrestricted urban sprawl.

Appleton Thorn as a village will essentially disappear with the fields, currently in green belt being used for housing and huge distribution centres. Fundamentally Stretton, Appleton, Appleton Thorn, Grappenhall Heys and Grappenhall will merge creating the 'Garden Suburb'.

b) Safeguarding the countryside from encroachment.

This is definitely not met, when leaving J20 on the M6 you can currently view fields to the left, however if the plan goes ahead there will be a massive distribution centre spreading from there and up through Grappenhall Lane with massive logistic units. (Six/56 development)

Cont:

c) **Preserving the setting and special character of historic towns.** Appleton Thorn village will lose its very distinctive and historic character.

d) **To prevent neighbouring towns merging into one another.** Although Stretton, Appleton, Appleton Thorn and Grappenhall are villages they will be merging to become the 'Garden Suburb'

- Fiddlers Ferry is closing in 2020 and building should be considered there prior to any green belt.
- There will be the inevitable increased air pollution due to HGV and residents' cars, therefore making the LP unsound. Air Pollution will be increased by the additional HGV vehicles per hour calculated as up to 2000!.

Air pollution in Warrington is already considered to be high, being one of the highest in the North West. Warrington already has the worst record in the country. As our current Government has just announced that the UK will be carbon neutral by 2050 why are we building on green belt land with huge distribution centres and causing an increase in air pollution and NOT planting more trees. In fact, if trees were planted on the green field sites, at the sides of the M6 and M56 the carbon emission would be greatly reduced as well as the noise.

- How the infrastructure will be funded such as roads, schools, policing and doctor's surgeries.

Yours faithfully

Geoffrey Plass