


From:   
To: [Local Plan](#)  
Subject: Opposition to Local Plan 2019  
Date: 15 June 2019 14:43:08

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I write to oppose the Local Plan for Warrington 2019 in the strongest possible terms. This plan is not sound on numerous levels as detailed below.

I also note that you have ignored virtually all the public representations from the plan of 2017. This is a breach of trust for all the Warrington residents who care about their community and the future of Warrington. This also makes the plan and process unsound. It is the opinion of many that this plan is being driven by the commercial interests of developers and is not in the interest of Warrington residents.

**Plan Period** The plan period of 20 years is too long. A shorter plan of 15 years would allow a focus on brownfield development and safeguard the greenbelt. It would also allow future brownfield sites, such as Fiddlers Ferry, to be introduced into the plan in the future when they become available.

**Green belt** This plan will have a devastating effect on the greenbelt of South Warrington and the special circumstances to release greenbelt have not been met. The building in South Warrington will increase urban sprawl, will link together Grappenhall with Appleton Thorn, Grappenhall Heys, Walton and Stretton resulting in one huge conurbation. It will also destroy the character and distinctiveness of South Warrington.

**Economic Growth** The growth figures for Warrington are too optimistic.

**Housing Numbers** The targeted house numbers are too high and the house building per year is unrealistically high and not deliverable, again making the plan unsound.

**Housing location** The large number of planned high value houses in South Warrington do not meet local affordability requirements. They will not be consistent with local jobs and will simply be used by commuters, exacerbating the traffic issue in Warrington.

**Employment sites** The council plan relies too heavily on logistic sites (Warrington already has more logistic sites than anywhere in England). These generate few jobs because of automation and add huge numbers of vehicle movements to the already congested road system in Warrington, particularly South Warrington.

**Transport Infrastructure** The road systems of Warrington, particularly in South Warrington, are at breaking point with regular gridlock having a terrible impact on local residents and on the pollution levels in Warrington. No realistic infrastructure plans are in this plan as houses will be built before infrastructure. The “infrastructure” included in the plan is not realistic and in many cases is merely feeder roads to allow developers to access and build on greenbelt. The resulting houses and consequently vehicles will just add to the hugely congested road system. No new means of accessing Warrington from the garden suburb are proposed at all. All traffic from South Warrington will still try to access Warrington by the A49 and A50. This is frankly ridiculous, makes the entire plan unsound, and again supports the idea that this plan is developer-led rather than in the interests of current and future residents of Warrington.

**Air Pollution** Warrington has a bad record for air pollution and the huge numbers of additional vehicle movements, inevitable in this plan, will only exacerbate the problem. Again this demonstrates that the plan is not sound and does not recognise the huge existing

issue of traffic congestion and pollution in Warrington. The Transport Plan (LTP4) does not address the transport infrastructure issues and houses will be built before any significant changes to the local transport system are made.

**Character and distinctiveness** This plan will have a devastating effect on the entirety of South Warrington, removing most of the natural green spaces, destroying species and biodiversity, and removing an essential resource for the health and wellbeing of Warrington residents.

**Environment** The huge housing and logistic developments, particularly in South Warrington, will have a very negative effect on the natural environment, increase pollution, destroy natural habits, endanger protected species (badgers, foxes, bats, birds of prey) and dramatically change Warrington forever.

**Infrastructure** The entire infrastructure of Warrington, including schools, GP surgeries, the hospital, are at breaking point and there is no indication that this plan will address these needs for a vastly increased population. Again this makes the plan unsound.

**Deliverability** The plan is clearly not deliverable and is therefore unsound.

Development and sensible planning is required in Warrington but the current Local Plan proposal does not meet the requirements of current and future residents of Warrington and is unsound. The plan should be changed to a 15 year plan with Brownfield sites only used for development. The transport infrastructure should be addressed before any new house building is allowed. The garden suburb plans should be scrapped and the Greenbelt should be preserved. It is essential that the Local Plan meets the needs of existing Warrington residents not just developers.

The proposed Local Plan is unsound. Please listen!

Yours faithfully,

Dr Nigel Rhodes

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Warrington

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