

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Warrington proposed submission version Local Plan 2017/37  
**Date:** 11 June 2019 22:41:07

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Mr Martin Richardson

[REDACTED]  
Warrington  
[REDACTED]

Dear Sir,

Please register my objection to the Local Plan.

I do not believe that the proposals in the Local Plan are sound. I do not accept the scale and nature of what is proposed by WBC due to the massive negative impact it will have on the residents of South Warrington in the future. The proposals WILL NOT improve the quality of our lives. Rather, we will be inundated with large numbers of unnecessary houses. The green belt that surrounds us and gives us our unique identity will be destroyed in favour of a development which is neither necessary or desirable.

I consider the Plan to be unsound as follows:-

- 1) The Plan period is longer than is required to meet government guidelines.
- 2) The predicted growth levels which are based on unrealistic economic forecasts and population projections are unrealistic. If the 2016 population projections were used, only 343 new homes would be needed per year rather than the proposed 945.
- 3) Due to the above therefore, the level of housing numbers is far too high, made worse by the addition of a 10% flexibility increase which is wholly unnecessary as the Local Plan will be reviewed every 5 years.
- 4) The over estimation of housing requirements significantly increases the need to build on green belt. Nearly all of the proposed 11% green belt to be used will be in South Warrington which is unnecessary and disproportionate. Any loss of green belt should be more evenly and fairly spread across the Borough and only then as a last resort after all other options have been explored.
- 5). Any new homes should be located where there are new jobs in order to minimise commutes and the inevitable increase in pollution. The affordability of these new homes should be related to the type of jobs and remuneration on offer. Any new jobs created in the Garden Suburb will be mainly of the logistical or distribution type. There will be an inevitable gap between pay and the cost of new housing. It is likely that staff will be commuters from other areas as there is little commercial activity in South Warrington.
- 6). The villages of Appleton Thorn, Stretton, Grappenhall and Walton will be overwhelmingly changed in character and distinctiveness which is contrary to the Vision for Warrington's Future outlined in the Local Plan.
- 7). The traffic infrastructure proposals are inadequate to alleviate the current problems of pollution, noise and congestion in South Warrington and support the new housing and commercial developments.

The Garden Suburb will have 5000 new houses which will generate around 10,000 daily car journeys.

There is nothing planned to improve the A49 going north from the M56 through Stockton Heath. This road is already polluted and heavily congested.

The already congested A56 will see around 7000 daily car journeys from the Walton Development.

About 5000 daily car and HGV journeys associated with the Waterfront Development via the Western Link. Many people will use the Western Link rather than pay tolls on the other 2 Mersey crossings.

8). The National Planning Policy Framework requires the Plan to be aspirational but DELIVERABLE. I do not believe that this plan is DELIVERABLE and is wholly UNSOUND.

The annual average delivery of 945 new houses is more than double the current build rates (359 in 2018/19).

There is a peak requirement for 1,656 houses in 2025/26 which I do not believe is achievable. Control of the rate of building rests with the developer not WBC. Developers will only build what can easily be sold.

The bulk of the funding will need to come from the developers. The size of the funding is unclear in the Plan as is the commitment of the developers to deliver the necessary funding for infrastructure.

Development is only acceptable with the effective mitigation of its key impacts - traffic congestion, noise, air quality, education & health facilities, quality of life for residents. It should be PROPERLY PLANNED and implemented before and during the building process and BEFORE completion.

Yours faithfully

Martin Richardson.

