

From: [REDACTED]
To: [Local Plan](#)
Subject: Objection to the draft local plan
Date: 09 November 2021 11:38:50
Attachments: [IMG_7957 \(1\).jpg](#)
[IMG_7958.jpg](#)

Maria Waddicor



9th November 2021

Dear Sirs

Warrington Borough Council 2021 Local Plan Consultation

I would like to object to the proposals in the updated draft Local Plan.

My main objections are on the grounds of infrastructure and unnecessary loss of Greenbelt.

- The existing infrastructure in the town, including roads and health services are already overstretched and the significant number of new homes and employment facilities, many away from the town centre will make the situation even worse. Existing public transport is overpriced and unreliable. There is little reassurance in the plan that it will be feasible to improve these key services.
- The plan proposed the removal of large areas of Greenbelt for development as well as development of brownfield areas. However, the number of new homes to be built appears to be higher than is necessary to accommodate predicted growth. Additionally the plan does not appear to require regeneration of the town centre and development of brownfield sites to be prioritised over green spaces. Given the uncertainty about the actual number of houses/employment areas needed, and any obvious commitment to focus on regeneration and brown field sites first, is release of Greenbelt justifiable?

I am also concerned about the standard of development which we can expect. For example, at Grappenhall Heys, existing mature trees and woodland have been retained; however the protective fencing seems to be uniformly located along the existing field boundary. In the photos below for example, construction of the garage block appears to be within the Root Protection Area of the mature sycamore and there is no ground protection. I assume that the developers have provided WBC with a tree survey/arboricultural impact assessment/tree protection plan. I would have hoped that as part of the planning permission, developers would have been required to strengthen existing retained planting belts, for example by leaving a buffer strip around the development which could be planted up with woodland edge planting.

Kind regards

Maria Waddicor