


**From:**   
**To:** [Local Plan](#)  
**Subject:** Consultation - Local Plan Objection  
**Date:** 09 November 2021 21:20:58

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To whom it may concern,

The intention of this email is to not only object to Warrington's Local Plan, but to express my disappointment in the plan put forward, which seems to have little or no regard for local residents or the environment.

The aim of any consultation is to establish whether a plan is 'sound', being justified, deliverable and meeting the areas assessed needs. I would argue that any 'need' identified is far outweighed by the negative impacts of this plan on economic growth, infrastructure and loss of essential green belt land. I would also argue that there is zero need for additional housing in South Warrington.

Writing this email in the week following COP26 is a stark reminder that this plan is in direct contrast to the UK's climate change aspirations as well as working against the Warrington Council policy objective of preserving the identity of the local area.

The plan would result in the loss of 5% green belt land over Warrington, most of which is in Warrington South and a loss of 1400 acres of green belt land, 1000 acres being in Warrington South.

There is public right of way which is of social importance and social benefit in the accessibility of green space escaping urban areas. There are multiple species that benefit from the area including red list farmland birds which rely on agricultural land, raising conservation concerns. Bats from local woodland will also use commuting routes across farmland from and to roosting and feeding sites. The social, environmental and ecological impact of the loss of green belt has not been properly assessed and the promise to keep or include areas of 'green' space is not adequate to compensate the loss of 1000 acres of green belt land, which was identified 7 years ago in a local plan meant to be 'sound' for 20 years.

Having lived in the area for a number of years and commuted both from South Warrington to North Warrington and South Warrington to Chester, I am confident that the plan put forward does not include adequate improvements to local roads to accommodate 4200 new homes across Grappenhall, Appleton, Appleton Thorn and Stretton.

The A49 which runs from the M56 and directly through Stockton Heath to Warrington Town Centre is already overstretched and the proposed housing plus addition of a logistics site would increase pressure beyond capacity without more comprehensive improvements to local infrastructure.

New housing should be near to public transport links and employment. The homes proposed are not near a railway station and are not near employment hubs, therefore the 4200 homes and occupants would rely on the use of cars, increasing traffic, reduction in air quality and reliance on current infrastructure; including use of swing bridges which are already overstretched.

The Council has stated that for the number of new homes the area would require 3 new schools, a medical centre and leisure facilities, none of which have been guaranteed and further increasing pressure on local amenities and key medical services.

With an increase in traffic to South Warrington and reduced accessibility off the M56 junction and through South Warrington to the Town Centre, the proposal will not assist the regeneration or economic growth of the Town Centre and will instead pull money away from Warrington.

There are areas of Warrington that are close to rail, road links and employment which would greatly benefit from new homes and investment and should be a priority.

I am in support of using brown belt land in the correct way, ensuring that the appropriate infrastructure

is in place to support any new proposal. Green belt land should not be sacrificed before all brown belt has been considered and used, we cannot get green space back and it should be protected at all costs for generations to come.

The area is unique in being such a well established, popular economic hub with the unique selling point of ample green space available to all. The distinctive nature of the area will be lost if this proposal goes ahead and I believe will be at the detriment to Warrington as a whole.

Yours faithfully,  
Sam Mason