

From: [REDACTED]
To: [Local Plan](#)
Subject: RE: response to latest draft Warrington Local Plan consultation
Date: 11 November 2021 17:03:37

Dear Sir/Madam,

I would like to lodge the following comments on the new draft version of the local plan.

The scaling back of planned residential development on green field sites and greater emphasis on the development of brownfield sites is to be welcomed in my view, reflecting changing circumstances in recent years arising from COVID etc.

Warrington borough council claim to have taken into account the effects of COVID in the revised local plan. However, I could not detect much evidence in the documentation say of the effect of increased home working on office supply and demand and the implications of potentially surplus to requirement office and retail space on future patterns of development and the balance between utilisation of brownfield and greenfield sites for development.

The lack of transport infrastructural investment in areas zoned for the most development will undoubtedly increase congestion and pollution.

Given the lack of emphasis on promoting new business development, and also the fact that the planned logistics development near the M6 will not yield many jobs, there is a high risk that most of the beneficiaries of new residential development will be commuters working in other areas rather than local people, adding to traffic levels and congestion.

There seems to be an inordinate emphasis given to residential rather than other forms of development and the necessary transport infrastructural investment does not appear to be planned or in place for much of the planned residential development.

The plan does not say very much about the future development of the town centre in the light of recent trends such as the shift away from retail, increased home working, need to re-imagine the leisure offer.

I cannot see how the plan will reduce car dependence and increase use of public transport as the sites allocated for development are not well served by the latter. On the contrary, it will increase pressure on already heavily-used transport and other forms of infrastructure.

There is little in the local plan on ways of promoting more environmentally sustainable land usage and transport – e.g. promoting eco homes, other forms of innovation in the built environment; extending charging infrastructure for electrical vehicles etc.

The local plan has very little to say about how it is going to contribute to one of the greatest challenges facing our country, how to effectively tackle climate change. Indeed, many of the plan's proposals will almost certainly make the present situation worse by adding to vehicular pollution, habitat loss and loss of agricultural land to urban development.

For the above reasons, I do not feel that the local plan is fit for purpose. It does not tackle many pressing contemporary issues such as shifts in the demand for different forms of land use, climate change, inadequate or outmoded infrastructure.

Thank you for your consideration.

Kind regards,

Richard Evans
(Lymm resident - for almost 30 years)