

From: [REDACTED]
To: [Local Plan](#)
Subject: Opposition to Warrington Local Plan 2021
Date: 14 November 2021 18:08:39

I write to oppose the Local Plan for Warrington 2021 in the strongest possible terms. This plan is not sound on numerous levels as detailed below.

I note that awareness of this revised plan and consultation is very poor in the community (if not almost non-existent). The borough council needs to be much more proactive in engaging with the residents of Warrington.

I also note that the emphasis of building on Greenbelt land is still present. You seem to have ignored virtually all the public representations from the plan of 2019. 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.

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 not justified and are therefore unsound.

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.

Thelwall Heys It is of great concern that a standalone development has been re-introduced into the plan. Such a development was rejected more than 10 years ago due to poor access and the effect on main roads and the Springbrook junction. As traffic levels have increased greatly in the intervening years the impact on the local roads will now be much worse.

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. 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) did not address the transport infrastructure issues and houses will be built before any significant changes to the local transport system are made. No revision of this transport plan has been provided.

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. In the wake of the COVID pandemic this is even more important.

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 No clarity on the delivery of this plan is provided again making the plan 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 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 2021 is unsound.

Yours faithfully,

Dr Nigel Rhodes

