

From: [REDACTED]
To: [Local Plan](#)
Subject: Objection to Warrington Local Plan
Date: 14 November 2021 19:23:35

To whom it may concern,
I am writing to object to the proposed Local Plan for Warrington, which I believe is unsound for many reasons including those outlined below.

Green belt release

Building on Green belt rather than on existing Brownfield sites is contrary to the objective of assisting urban regeneration, by encouraging the recycling of derelict and other urban land. The Local Plan has not taken into account reasonable Brownfield alternatives that are available or are likely to become available over the period of the proposed plan. Proposals to release significant amounts of Green belt for housing would destroy the setting and specialist character of South Warrington by merging distinctive villages. The environmental and ecological impact of the loss of significant amounts of Green belt in South Warrington has not been adequately addressed in the proposed plan. The plan does not meet any "exceptional measures" required for development on Green belt land throughout the Warrington area. On a national level policies have been put in place to strengthen the protection of Green belt land. The plan goes against these policies and is therefore unsound.

Thelwall Heys

The landscape of Thelwall Heys is distinctive from other surrounding areas and has 'Special landscape character status'. The land is graded as top quality agricultural land. In light of global warming, sites such as these should be protected and not urbanised as an easy win for developers. The proposed plan states that this area will be released for development early in the plan, going against the principles of protecting Green belt by building on brownfield sites first. This site was not included in the previous version of the plan and there has not been an assessment of the potential harm to the existing wildlife in this area. Thelwall has increasingly been affected by flooding over the past few years and the impact of building on Green belt land in this area has not been investigated. It should also be highlighted that the Heritage Impact assessment for this area states that allocation of the site for development could result in considerable harm to the significance of the Grade 2 listed property in this site. Thelwall Heys should be retained as Green belt as there are no special circumstances for releasing this area for housing development.

Economic growth

Warrington council are being unrealistic on projected economic growth and are focussing on new housing driving this growth. The plan outlines an apparent need for more warehousing in Warrington despite there being several major logistic sites in the area and numerous vacant warehouses and shops throughout Warrington that could be repurposed. The Local Plan should be modified so that economic growth is scaled down to appropriate levels rather than based on aspirational growth.

Housing supply

The proposed housing in the South Warrington area are developer-led and are not to meet the needs of the residents of Warrington. The proposed Local Plan is unsound as the housing needs are based on aspirational growth and not on objectively assessed needs, such as affordable housing for first-time buyers and social housing. The housing need has been based on outdated projections and these should be reassessed. Peak building rates in Warrington have been around 545 houses/year, suggesting the proposed plan is not deliverable as it will fail to deliver the proposed housing target over the plan period. The plan needs to be modified to be based over 15 years and include realistic targets for housing over the whole of Warrington.

Inadequate infrastructure

The plan lacks sufficient detail on how infrastructure will be improved to accommodate the increase in housing and proposed employment sites. There is no detail on whether Warrington hospital will be expanded or moved to another site to enable the site to accommodate the proposed increase in population. The hospital and many of the GP surgeries across Warrington are already overstretched and the plan does take into account the health and wellbeing of current and future residents. The motorway network at the M56/M6 junction, is already under massive strain. Any problems on the motorway in this area have a significant impact on local roads as well as causing traffic to divert through Warrington town centre. The proposed development does not address the existing traffic problems or the impact on air quality. The housing proposed for South Warrington will increase

reliance on car-use as these homes are too far away from the train stations in the town centre. The plan needs to be modified to include more detail on the planned improvements in infrastructure, with realistic estimates of how and when they will be achieved. At a time when climate change is a major issue the plan for Warrington needs to be forward-thinking and should address pollution and congestion issues - it should not be led by potential income from over ambitious development.

The proposed Local Plan is not sound and the level of harm to the Green belt is not justified. The plan should be modified to meet the future needs of Warrington residents rather than being developer-led.

Regards

Jacqui Oliver

