



14th November 2021

Dear Sir/Madam,

I wish to object to various aspects of the Warrington Local Plan as outlined below:

Use of Green Belt

The use of Green Belt within the Borough should be avoided at all costs; once it is lost it is lost forever. This Plan proposes far too much use of Green Belt across the Borough in proportion with Brownfield sites, which can be regenerated. Warrington Borough Council (WBC) should be protecting the Green Belt for future generations.

The use of Green Belt by residents over the recent pandemic has increased, as they have been drawn to Warrington's green fields and open space to relax. This demonstrates how important it is to retain these open areas to enhance the health and wellbeing of all.

Use of Brown Field Site

It is welcoming to see the Fiddlers Ferry site being included within the Plan. However, such a large area provides an ideal opportunity for WBC to accommodate a greater amount of residential development, thereby reducing the strain on Green Belt and smaller villages across the Borough. On this basis I would urge WBC to rethink its plans for this area.

Inclusion of Thelwall Heys for Building

Planning to build on such high quality agricultural land (68% Grade 1) is criminal. This area forms part of an open landscape, with Thelwall Heys listed building (Grade 2) in the middle. Building on such a beautiful, historic and important Green Belt area for the village of Thelwall should be avoided at all costs. In 2004 WBC commissioned a landscape appraisal where Thelwall Heys was identified as worthy of special landscape character status, due to its small-scale landscape of pasture, hedgerows and mature trees!

Thelwall Heys and the surrounding area - including the Bridgewater Canal, and Transpennine way - is used frequently by local residents and Warringtonians alike. It is also the home for much wildlife, flora and fauna which if developed would change this area's beautiful landscape irrevocably forever.

South East Urban Extension

This is such a vast open area of Green Belt which if built upon for housing etc. will have a severe impact on all South Warrington villages due to its location. This would result in approximately 10,000 extra vehicles on nearby roads. Due to the close proximity of the motorways and the lack of road infrastructure to support its development, this area would see a large increase in the already high volume of traffic.

Creation of Logistics Sites

I understand that development on this site has recently been rejected by the Government, so I do not understand why it is included within the Plan.

Planning to develop such a large area of open fields, again prize agricultural land, is sacrilege. There is also a Roman road which runs through the middle of this land, thereby destroying our heritage. Again due to its location, adjacent to the motorways, it would result in far too much traffic in an already traffic grid-locked area. Building on this site, in conjunction with the South East Urban Extension, would bring this area to a complete standstill.

There are so many vacant industrial units across the Warrington area. Surely WBC should be looking to redevelop existing sites rather than use so much quality green land. I recommend that these sites be assessed and a more creative solution be identified, demonstrating that WBC is a progressive organisation willing to be ingenious.

Infrastructure

The Plan provides little to support the existing infrastructure. Current roads across the whole of Warrington are grid-locked on a daily basis. Such an increase in housing will exacerbate this situation, particularly in the South when combined with the motorway traffic of the M6/56. Currently when the motorway network is blocked drivers divert through Grappenhall, Thelwall and Warrington.

Sadly Warrington is already gaining a reputation for being difficult to navigate through due to the amount of traffic. The proposals in this plan will compound the issues outlined above, and could in turn be counterproductive - i.e. not attract people to live, work or run a business.

Environment

This plan does not protect or support the environment with the impact potentially wide ranging. For example, building on such quality green fields within the Borough will add to global warming, and huge loss of wildlife, fauna and flora. Building on the South East Urban Extension will add further car journeys as the location will have no access to public transport, creating more use of already congested roads. All of the above will worsen the air quality, which is already poorer than other areas of the U.K.

I appreciate the difficulties in developing a Local Plan which balances the need for housing and business development, whilst retaining it's Green Belt and providing benefits for local residents. However, overall this local plan is disappointing, especially for the future of Warrington and generations to come. It sacrifices too much green land and doesn't provide creative or innovative solutions to the problems Warrington has, i.e. too much traffic, roads acting as bottlenecks, Brownfield areas of Warrington that are in desperate need of regeneration, including the town centre.

This Plan in its current format will not enhance the area or benefit the life and needs of existing residents. It is so important to get this right for the future reputation of Warrington, and the residents of all the Borough. I urge you to rethink these Local Plan proposals.

Yours faithfully,
Louise Fernyhough (Mrs)