

From: [REDACTED]
To: [Local Plan](#)
Cc: [REDACTED]
Subject: consultation response
Date: 14 November 2021 21:29:28

Dear Sir / Madam,

I have reviewed the revised local plan and while I am pleased that there have been some significant changes (e.g. including the Fiddlers ferry site) and a reduction in the green belt land required for development, I still have serious objections / concerns about the plan as drafted. Specifically these are:

Green belt:

I am unhappy at the reduction of Warrington greenbelt by approximately 5%, especially as so much of this reduction (1000 out of 1400 acres) seems to be targeted at south warrington. Air quality, the natural environment, ecological considerations, sustainability and quality of life all require the maintenance of as much green belt as possible. For many warrington residents, not just those in Appleton / Grappenhall etc the green belt was vital in coping with the pandemic and lock down. The natural beauty of the area with the many walking paths and trails were critical. I have seen no compelling justification of why this green belt in South warrington is required for development. I can't see any 'exceptional circumstances' explained that justify the sacrifice of greenbelt for more houses - especially at the justification of the large numbers of houses seems highly speculative and over ambitious at best.

Logistics / warehousing hubs

Warrington has more than its fair share of logistics centres - we don't need any more. These take up large tracts of land for a low density of low paid jobs created. Most people working in a new south warrington logistics hub will have to travel to it from outside of the area - making this a tragedy for sustainability. Can we not be more ambitious with the quality of investment and quality of jobs that we want to attract in warrington? The lorries add pollution on an already overburdened road network.

If housing is going to be built on green belt - how are these areas going to be allocated and how can we be assured that all brown field sites will be used first? This would seem to be a critical requirement? Are there really no more brown filled sites than can be redeveloped in the town centre?

Town centre

I welcomed the recent developments in the centre - the new market, the cinema etc. This seemed to be the start of a real regeneration and redevelopment to give us a town centre to be proud of. However, what happens next? The local plan doesn't contain anything that I can see that points to a significant redevelopment of the centre. How can we be more than merely a satellite town to Liverpool and Manchester?

Public transport

The redevelopments, the housing and the green belt sacrifice - this seems to be all road served. What is the plan for local transport / rail links to be able to reach the south warrington local plan developments? I can't see anything about this. It is surely not acceptable in this time of climate concern to just relying on clogging up the same roads with more vehicles? Sustainability needs to be central to the plan. How will south warrington residents get into town?

Joined up strategy and housing increase

The plan seems to rely on / be based around extremely ambitious growth forecasts. How do this relate to Liverpool, Manchester and other surrounding areas - is this part of the joined up plan because i cant see any justification or evidence for these levels of increase? i just cant understand why we need so many new houses in south warrington, and if we do, how the transport could possibly be managed without significant new infrastructure?

Preserving identity and character

The plan threatens the identity and character of the villages in South warrington - it threatens a homogenous mass of houses with no distinction or village commit / character.

In summary, I chose to live in South warrington because it is a beautiful, green and spacious place - i feel close to the natural environment. However traffic has grown much worse in recent years and air quality has deteriorated. I worry that the town centre is heading to become a run down, deserted and lifeless shell. Our town doesn't seem to have a strategy to regenerate this. Instead we have a plan that will create a vast number of new homes for people who will presumably not be working in warrington or the town centre abut as a satellite town for Liverpool and Manchester - and no public transport links to facilitate this. The plan appears to condemn us to a future of traffic jams and air born articulates - just to service other cities.

thank you for the opportunity to comment

Derek Ellison

