

From: Alison Collins [REDACTED]
Sent: 14 November 2021 21:52
To: Local Plan
Subject: Views on the Local plan for South Warrington

Dear Sirs,

I am writing to voice my vehement objections to the latest local plan:

- I do not believe that you have adequately considered and mitigated the use of green belt land in the local plan, predominantly in the South Warrington Area. The five purposes of Green Belt in the NPPF are:
 - to check the unrestricted sprawl of large built up areas – **not done**
 - to prevent neighbouring towns from merging into one another – **getting harder to spot the gaps between us and neighbouring towns**
 - to assist in safeguarding the countryside from encroachment - **completely failed to do this**
 - to preserve the setting and special character of historic towns – do you even care?
 - to assist in urban regeneration by encouraging the recycling of derelict and other urban land. – **you haven't tried hard enough, you are choosing the 'easy' land to develop first.**
- Use of green belt land hasn't been adequately justified by housing calculations, figures are in dispute, could be much lower and more accommodated on existing brownfield sites.
- The proposal to build 320 homes on Thelwall Heys is of great concern. I dispute the statement that development here will not have a 'material impact on the functioning of Warrington's Green Belt'. This is still Green belt and you will have a material and severely detrimental effect on this land. This stretch of land has been considered to be significant enough to be protected from development for a long time. The 2003 Village Design Statement for Grappenhall and Thelwall pays particular attention to this area of farmland. It states "It is a unique piece of unspoilt farmland in the centre of the community and epitomises the agricultural heritage of the area. It largely comprises Grade 2 and 3A agricultural land, which is the best and most versatile quality and which national guidance says should be protected from development". Given the pressures exerted by Brexit, we are being encouraged to increase the production of home grown crops – this land is more suited to this than housing. The loss of this open space will have a detrimental effect on traffic, air quality, loss of amenity and the separation of villages – we don't want to merge into an urban sprawl. The unique view both from the Bridgewater Canal and the Trans-Pennine Trail will be lost, to the detriment of our wellbeing. You have also indicated that this land should be developed almost immediately – there are still large swathes of land reserved for housing in Grappenhall Heys that hasn't been developed yet, despite being in designated for such purposes in the 1970's, so what is the justification for the rush to build here first?
- It will only benefit developers and the council with high purchase prices for new houses and high council tax income
- The identity of distinct communities will be lost forever.
- Building on fields that are regularly saturated with high water table levels will increase the flooding elsewhere. Areas of Thelwall lying between the Bridgewater Canal and the Manchester Ship Canal are already prone to flooding.
- Greatly reduce available agricultural land, that is actually needed for growing food and cereal crops and was being farmed until the previous, disastrous draft plan encouraged developers to buy up the land and leave it fallow.
- Vastly increase traffic congestion through the number of additional cars per new house introduced into the area
- Not provide affordable housing for local people, only rented accommodation or part owned housing association property
- Building industrial property will not result in a purely local workforce working there – most people won't be able to afford the local housing, more traffic from people travelling in to work will be inevitable.

- Existing poor air quality will continue to worsen, with increased traffic and pollution.
- We already live between two major cities, which a lot of residents travel to for work. Warrington does not need to be a city too, with vast urban areas and parks instead of distinct communities and open spaces. We live in South Warrington because it is not a city with urban sprawl, the countryside is on our doorstep.

Kind regards,

Mrs Alison Collins

