

[REDACTED]

From: Kate [REDACTED]
Sent: 14 November 2021 23:40
To: Local Plan
Subject: Plan objection by J Freeman

WBC,

I am writing in objection to the Warrington local plan. I view this plan to be totally unjust, flawed and shortsighted. My objection is multifaceted as such I have covered these in the bullet points below. I have purposefully made each one as concise as I can.

Greenbelt and Brownfield land

Greenbelt land is an absolute priority commodity for the wellbeing of our futures and our children's.

The amount of greenbelt land that is being targeted in the plan is far too great; and this is not only for housing but for industrial areas. How can we even consider building industrial/residential units on green fields when so much brownfield land exists in and around Warrington! There are currently over supply of industrial units to rent in the area. Building on brownfield is a gain for increasing employment numbers, more people are employed cleaning these areas up than with green field sites, where the biggest gain is a financial one for the developer who just gets to build on virgin ground.

WBC are unable to demonstrate exceptional circumstance to allow building of Greenbelt land. No thought seems to have been given to the brownfield register or updating this. Over the next 20 years, more brownfield land will be freed up but WBC will have sold out our greenbelt and we will all be paying the price.

A Government Inspectors report on WBC existing plan stresses the importance of the greenbelt to the Government and that exceptional circumstances are needed to be proven before any boundary alterations. The boundary was set 7 years ago.

Calculated growth forecast

The calculated required number of properties is not based on a OST pandemic town or culture. It does not serving economic growth of the area instead it seems to be trying to dictate it, again we are not in an 'exceptional circumstance' for this to mean a removal of green belt areas.

Is this based on some notion that Warrington should be a city? And why are we after a city status? No-one in the community that I have spoken to wants to live in a city, they would prefer to live in a characterful town, that has a good social and environmental outlook, happy citizens and is a place that people wish to live in.

The plan has been compiled by consultancies that are focused on a pure business case, not a holistic approach to substantiate the social and environmental drivers behind the community

Traffic

Traffic in and around South Warrington is already challenging, this is not going to change with new infrastructure or indeed improved public transport links. It is a fact of where we live, however, adding more vehicle journeys from increased number of properties that will at least 1 to 2 cars each would grind Warrington to a halt, especially if you add into that traffic from the M6 if something is wrong on the motorway system and the increased freight traffic that WBC are looking to encourage. In order to balance out the environmental impact of this

we should be striving to maintain our greenbelt sites. There seems to have been very little consideration as to traffic assessments or modelling of how an additional 20,000+ vehicles would work on the network.

By developing over our greenbelt we will have lost Warrington green lung, at the same time as increasing road congestion, pollution and bringing down air quality. Just watch some of the talks or listen to

Podcasts from COP26. This has just finished and it seems illogical to be even considering the actions laid out in this plan I this regard.

Environment

There has been no serious consideration for the ecology or habitat that will be lost through going ahead with this plan. I would expect a thorough EIA for all developments that considers the collective and cumulative impacts on the ecology and eco systems present. Again by destroying the habitat and ecology in the area we degenerate our own living quality. We are part of that ecosystem and we should be responsible for protecting it and enhancing it for our future generations. The current details in the plan are absolutely inadequate and poor.

Affordable Housing

There is no way on earth that houses built in south Warrington will be affordable or be targeted to fill the housing shortage. If WBC think that they will be solving the housing issue by letting developers build £300k+ houses they are very wrong.

Community

The process to date has not been community lead and the plan has total disregard for the existing community, how they operate, the quality of living for those in the community and their, old and young, futures. To date it the process and plan has been focused on land development and speculation; not community or the environment that that community live and breath in.

These plans are an assault on the existing communities quality of life and living conditions. Building on greenfield land will have a devastating effect on the communities ability to integrate and retain its intimate nature. It is proven that the countryside and the colour green improves peoples mental and physical health. Stress levels are lower and people are happier when they are in close connection with green spaces. By building to the extent proposed degrades all of Warringtonians ability to access green spaces and connect.

I trust this and the other objections are given due consideration as they reflect community opinion on a large scale.

Regards,
J Freeman



Sent from my iPhone

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