

**From:** Dominic [REDACTED]  
**Sent:** 15 November 2021 10:22  
**To:** Local Plan  
**Subject:** Warrington Local Plan



I wish to register my strong disapproval of the revised local plan.

My reasons are as follows:

Green Belt destruction. WBC has already allowed the building of homes on Green Belt land. This is contrary to current governmental views and should only happen as a last resort. Can WBC prove to the people of the borough that they have identified all possible brownfield sites and that these are being developed before any Green Belt land? Green belt land is really, really important and even more so when the country is moving towards hybrid working or home working as a consequence of the COVID-19 pandemic. Green Belt land provides a literal and metaphorical “breathing space” between community areas. It is well documented that people need green spaces to recharge and there is a significant benefit to mental health when people can access these areas. Furthermore, these green spaces are required to address the imbalance in air quality that Warrington currently suffers from. The more WBC builds on Green Belt land the worse the air quality will become – not only because of the pollution from the construction of buildings themselves, but also because the plants that make a difference to air quality will have been destroyed.

However, building on Green Belt is not just about flora it is also about the fauna. The Local Plan is intending to build 136 homes on a site next to Sainsbury’s in Lymm. Despite countless objections the first phase of the housing plan went ahead. On several occasions I personally witnessed what appeared to be attempts to drive the wildlife out of the fields that are pencilled in for those 136 homes. There are active badger setts on that land and there are numerous species that have been registered with local wildlife associations. Building on the land will destroy this wildlife and it is despicable that WBC even contemplates the building of homes there.

Local Geology. The plan for the area in Lymm next to Sainsburys is on a sloping hill next to a stream that has probably existed for hundreds of years. Building on that land will inevitably cause a large increase in run-off water which will either lead to flooding of lower level adjacent properties or will increase the height and flow of the stream. I haven’t seen any evidence of a proper report into the way that local water courses or drainage will be affected. It feels like WBC are allowing developers to build whatever they want wherever they want.

Traffic. Rushgreen road is already heavily congested with a pinch point at Fletchers Lane. This part of the road is so narrow that buses and trucks regularly mount the pavement to continue on their journey. There is

only pavement on one side of the road and this puts pedestrians in a lot of danger. Increasing the amount of houses by 136 (in addition to the ones that have already been built by Bellway homes) will make a terrible situation even worse. There could be up to 270 extra cars specifically in that area. Any work on those houses will mean even more vans etc. using that part of Rushgreen road. Accessing Rushgreen road for all the houses on the adjoining roads will become extremely difficult and lead to more road users taking risks because it will be the only way that they can join the traffic. I have yet to see a truly independent road use assessment for Rushgreen road and I implore the council to consider this ahead of any development.

In my opinion WBC should be forcing any developers to build affordable housing especially if Green Belt land is being used. It seems clear to many people that the only reason Green Belt land is being chosen is because it is still a “nice” area and the houses that are built there will command a high asking price making a lot of money for all those concerned. If WBC forced developers to make less profit on such sites it would see less interest in building anything at all and perhaps prove to everyone that it is all about the money. It shouldn't be. Building on Green Belt has consequences, but those that build or allow building to go ahead are never around to take responsibility. It would be a “breath of fresh air” if someone at WBC could take the long-term view.

Dominic James

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