

[REDACTED]

From: Barbara Gaskell [REDACTED]
Sent: 15 November 2021 12:50
To: Local Plan
Subject: Draft Local Plan

Barbara M Gaskell
[REDACTED]

I wish to object to the latest Local Development Draft Plan put forward by WBC

There is a failure to demonstrate the growth that is driving the increased housing numbers. The 2018 ONS data predicts a significantly lower growth for the town with a projected housing requirement of 458 per annum as opposed to the Plans 816 per annum. The growth in housing numbers generated by the standard model are not a target but merely a starting point which should be amended to reflect the 2018 ONS data. The Plan has not been adapted to take into account the latest data.

The priority of the Council should be the regeneration of the town centre and development of existing Brownfield sites. At 4.1.10 of the Plan, the document states that Warrington has an urban capacity for 11,800 homes that could be built on Brownfield sites. The proposed annual target of 816 homes per annum implies that there is sufficient Brownfield capacity to support a 14 1/2 year building program without the need to release any Greenbelt land and there is a failure to demonstrate any exceptional circumstances to justify the release of such.

The plan to create a minimum of 4200 homes in the proposed South East Urban Extension fails to provide any guarantees regarding the infrastructure to support these homes. A lack of adequate facilities and public transport will create a high level of car dependence, which in turn will only add to existing congestion problems on a chronically overloaded road network. Furthermore, the very existence of a South East Urban Extension means that the area of Grappenhall, Appleton, Stretton, Stockton Heath, Grappenhall Heyes and Wrights Green merge together to become one huge suburb from the Bridgewater Canal to the M56, and fails to retain any distinct village areas of Warrington, contrary to the Council's own stated goal of preserving such areas.

The Council have declared a climate emergency, which should mean a firm intention to reduce pollution, unsustainability and the emission of greenhouse gases, and yet propose to release Greenbelt land for warehousing at 656, the consequences of which will be increased traffic, in particular HGV's, increased congestion, increased noise pollution and increased air pollution, all of which is quite the opposite of what a climate emergency should be proposing.

In short, the Plan is unsustainable in context of the climate emergency, unjustified when considering the 2018 ONS data and inadequate in providing credible infrastructure. It fails in the maintenance of distinctive and separate villages and is harmful to the environment and seems simply to be a tool for the release of Greenbelt land without providing proof of any exceptional circumstances. I therefore believe that the Plan is unsound.

Barbara Gaskell

