

**From:** Jacqueline Leotardi [REDACTED]  
**Sent:** 15 November 2021 15:52  
**To:** Local Plan  
**Subject:** Objection to Local Plan

Dear Sirs,

I wish to register my objection to the Warrington Local Plan. I was born in Warrington and grew up in the Paddington area where I still live today. Although Warrington was an industrial town when I was a child and teenager, there were still distinct villages within Warrington Borough which we could cycle to as kids with plenty of countryside around them for us to enjoy quality green space and fresh air (e.g. Winwick and Croft in Warrington North and Appleton, Thelwall and Lymm in Warrington South). I am dismayed to see how my hometown has developed into an urban sprawl with dangerous levels of traffic congestion and air pollution. Further urban development in Warrington would be totally unacceptable.

I believe that the proposed Local Plan is undeliverable and unsound for the following reasons:

**1) BUILDING ON GREENBELT:**

- a) The most recent forecast for future population is LOWER than the figures used to calculate the number of new homes needed. The old calculation used would entail building 816 houses annually up until 2038 – more than has ever been built before. This quantity of new houses cannot be justified.
- b) The Plan does not establish the need to regenerate Warrington town centre and build on brownfield sites FIRST, before building on green areas such as Peel Hall and Thelwall Heys (which developers would prefer because greenfield site building is cheaper.). Brownfield sites such as Fiddlers' Ferry need to be prioritised. Swathes of Greenbelt (1,400 acres) are to be casually surrendered for development without any current evidence-based data about the true number of houses and employment areas required.
- c) The Local Plan is far too vague and hazy about the alleged job opportunities that will supposedly be made available on the huge area of Greenbelt at the M6/M56 (656) and how green infrastructure and transport links would be managed there. The vague noises the Plan makes about growth in employment do not justify removing this area from the Greenbelt.

**2) INFRASTRUCTURE**

- a) Although the Local Plan proposes development of new houses and employment facilities on a vast scale across Warrington Borough, the plan is non-specific and vague about exactly where the new roads will be, how they will be funded and whether or not they will be built before or after the new houses are in place. The massive increase in vehicles can only lead to further deterioration in air quality and yet more dangerous congestion on Warrington's overcrowded road network.
- b) In its present form the Local Plan is undeliverable as there are no specifics given about how schools, health centres and a decent public transport system will be funded and provided. Once again, we are not told whether or not these services are supposed to be in place before or after the housing is built, raising the question of possibly overcrowded

schools and GP patient lists.

c) Warrington Borough Council's own adopted "Health and Wellbeing Strategy 2019 - 2023" states: "*Considerations about future growth must ensure adequate and accessible green infrastructure*" yet this Local Plan clearly fails to do this.

For all the above reasons I consider the Local Plan to be unsound and undeliverable. It uses out-of-date data in a weak attempt to justify its proposals and none of the infrastructure needs created by the proposed increase in population have been adequately and objectively assessed.

Yours faithfully,

Jacqueline Leotardi

