

[REDACTED]

From: Studio o [REDACTED]
Sent: 15 November 2021 16:12
To: Local Plan
Subject: Objection

Fiona Osborne, Neil Osborne and Django Osborne

[REDACTED]

[REDACTED]

12th Nov 2021

To Warrington Borough Council

We wish to object to the Local Plan 2021

Firstly the proposed Employment Site named Six 56. We don't think the amount of green belt land being released can be justified.

137 hectares

This figure is hugely inflated using systems that don't make any sense, including those that factor-in previous green belt release such as the huge 'one off' Omega site. It doesn't meet any of the Special Requirements that might be deemed exceptional circumstances for release of Green Belt. The only reason it is part of the plan is because the land owners are willing to sell.

The height of some of the distribution buildings, already on high ground will be 43.5 metres

43.5 metres.

Just for comparison, New Town House is 21.94 metres.

These proposed buildings will be monstrous and completely alter the approach and impression of the historical villages of Grappenhall, Thelwall and Appleton plus the town of Warrington from the direction of Lymm and Knutsford locally and the M56 and the M6 nationally.

It will operate 24hrs affecting numerous residents in an already difficult junction that regularly becomes congested as soon as either motorway has an issue.

WBC Chief Executive Steven Broomhead was advisor to the Atlantic Gateway Board – the company behind these plans.

Atlantic Gateway state that their main priorities are based on **growth** and international competitiveness.

Warrington Borough Council declared a climate and ecological emergency in 2019. Its ambition is 'to achieve carbon neutrality in its own operations by 2030 and also work with others to help the Borough of Warrington reach carbon neutrality as soon as possible.'

'Climate and ecological emergencies' are not solved with decisions based on growth.

'Carbon neutrality' is not achieved by investing in the logistics and distribution sectors or destroying acres and acres of green belt.

The NPPF cannot justify this green belt release. The National Planning Policy Framework lists the following:

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority."

Warrington is already one of the most polluted areas in the UK. The land where the SIX56 development is proposed is a natural pollution filter protecting South Warrington residents from the toxic air and particles from the M6 and M56. This development will not only destroy this filter but will massively contribute to the already high pollution levels.

We also wish to object to the release of 224 hectares of green belt assigned to new housing developments in The 'South East Warrington Urban Extension'.

224 hectares

The number of new homes to be built is higher than the most recent growth estimates for the town and is a higher number than have ever been built before. More recent calculations suggest a smaller future population than has been used for the plan.

4200 houses

We will refer to WBC's environmental statement again to point out:

'Climate and ecological emergencies' are not solved with decisions based on growth.

The numbers are too big and too devastating to the green belt, and do not justify green belt release, please refer to the guidelines by The NPPF above.

Part 2 of the Brownfield register has not been completed since 2017 so the current figure for the number of houses already granted permission has not been taken into account.

We feel that in both the SIX56 and The South East Warrington Urban Extension developments too much green belt is being released, for the wrong reasons and using the wrong statistics and calculations.

It goes against WBC's own pledge to become carbon neutral and it will permanently destroy historically agricultural land that is of a high quality and permanently alter the semi-rural character of Grappenhall, Appleton and Thelwall.

We propose that the brownfield sites are fully investigated, the calculations properly carried out and the projected number of houses dropped significantly. We also propose that the SIX56 development be completely scrapped – this development is **not inevitable**, someone *can* achieve this u-turn and prevent a terrible, money-driven scheme from destroying our town.

I spoke to someone from the SIX56 development and asked, 'What is the one thing that will stop this?' He replied 'Permission withdrawn from the council.'

Yours sincerely

Fiona Osborne

Neil Osborne

Django Osborne