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From: Colin Smallman [REDACTED]
Sent: 15 November 2021 16:17
To: Local Plan
Subject: Objection to proposed local plan

I am very much in opposition to the proposed local plan for Warrington and some of my key areas of opposition are given below:

The case has not been made for the growth that is driving the increased housing numbers in the The Plan. The 2018 ONS data predicts significantly lower growth for the town, in fact a projected housing requirement of 458 homes per annum verses the plans 816 homes per annum. The Plan has not been adapted to take into account the latest data.

The priority of the Council should be renewal of the town centre and the development of Brownfield sites not release of the greenbelt.

There is no need for greenbelt release for well over 10 years using the councils own numbers if the Brownfield land available is remediated. The councils priority should be that of regeneration of the town centre and the Brownfield sites around Warrington.

Greenbelt release as an immediate consequence of this plan will have the affect of drawing development and developers to the released greenbelt rather than focusing attention and effort on the town centre and Brownfield developments and work contrary to plans to regenerate the town centre.

The Council have declared a climate emergency, the release of greenbelt is not sound in the face of the Council's own climate emergency, the governments own declaration of a climate emergency and the global desire to reduce greenhouse gas emissions. The release of greenbelt for the building of the South East Urban extension is not sound and unsustainable given the context of a climate emergency. A sound plan would delay any greenbelt release until at least the first five years of the plan were completed at which time when the plan is reviewed The significant changes to lifestyles and work patterns caused by Brexit, Covid, and the climate emergency as well as the most up-to-date ONS data may well confirm that no greenbelt release is required to support the growth of Warrington.

The separation of the South East Urban Extension from the town of Warrington is exacerbated by the lack of the creation of any new crossings over the Bridgewater Canal, The Manchester ship Canal and the Mersey in this area of Warrington.

The possible addition of the Western Link will do nothing for the congestion in South East Warrington. In any event It is questionable whether the business case for the Western Link is now sound.

The local plan is not sound in that it fails in particular with the release of greenbelt to support the economy of the town. The residents of the South East Urban Extension because of the three water barriers to the town centre and the heavily congested road network leading to Warrington will be inclined to look for leisure and retail activities in, Manchester, Liverpool, Chester, Northwich

and Cheshire Oaks all of which offer much more than the facilities in Warrington Town centre and are only a relatively short journey time away.

The local plan for the South East Urban Extension is not sound, in that it creates a minimum of 4200 homes of which approximately 850 will be for rent. The lack of facilities and public transport will have the effect of stranding those who are potentially less well off in areas without accessible facilities to support their needs. The plan fails to locate those who need services most in the locations close to the town centre where services are available without the requirement for travel by car.

The local plan is not sound, in that it will increase air pollution levels in the already highly polluted areas of Stockton Heath, Latchford and London Road. Any plan cannot be sound in that it increases the unacceptable levels of air pollution already experienced in South Warrington.

The local Plan is not sound, it's building the wrong homes in the wrong places, Warrington needs affordable housing of mixed tenure but this affordable housing needs to be near to the town centre with the facilities of the town centre accessible to those living in affordable housing. The plan does not deliver this in fact its target for affordable housing is only 20% for inner Warrington developments and 30% elsewhere.

The local plan is not appropriate as South East Urban Extension creates a continuous suburb merging Stockton Heath, Grappenhall, Grappenhall Hayes, Appleton, Wrights Green, and Stretton. Appleton Thorn is one field away from becoming part of this huge suburb stretching from the M56 all the way to the Bridgewater Canal. It runs contrary to the councils own stated goal of preserving the distinctive villages that surround Warrington, instead it merges all the distinct areas referred to above into one enormous suburb.

The local plan is not sound and unsustainable, given that the southern most developments in the South East Urban Extension will be adjacent to the M56 exposing residents of that area to air and noise pollution. It cannot be a sound or a sustainable policy to be locating peoples homes in close proximity to the heavily used M56 at junction 10.

The local plan is not sound, the plan comes only seven years after the last local plan which was meant to last and preserve the greenbelt for 20 years. There are no exceptional circumstances presented in the plan that justify the release of greenbelt.

The local plan is not appropriate for Warrington its sacrifices the pleasant green spaces of South Warrington which currently make the town an attractive place to live for no valid reasons, it is harmful to the environment, unsustainable in the context of the climate emergency, unjustified when looking at the 2018 ONS data, detrimental to the plans of developing the town centre, detrimental to the remediation and improvement of brown field land, contrary to the maintenance of distinctive and separate villages, woefully inadequate in terms of infrastructure to support in particular the greenbelt development, woefully inadequate in terms of concrete proposals for the funding of infrastructure and services.

A greenbelt should be protected for the future generations of people living in Warrington able to enjoy the green spaces the people of Warrington enjoyed today – for our children who seem to have far more understanding, empathy and intelligence in these matters at their young ages than those who are putting forward the current proposals.

I would be very much appreciate these comments being fully considered and a more sustainable and appropriate plan being put forward.

Yours sincerely

Colin Smallman

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