

[REDACTED]

From: Simon Brookes [REDACTED]
Sent: 15 November 2021 16:51
To: Local Plan
Subject: WBC Local plan

To whom it may concern,

I am writing to object to the local plan. I believe the plan is unsound for the following reasons:

There is no justification for predicted levels of growth which are central to the plan. Given the impacts of covid are still upon us, the predicted levels of growth are unlikely to be achieved.

The development needs resulting from the presumed levels of growth does not take account of development activity and opportunity in neighbouring areas and authorities. Development plans in some adjoining areas will have an impact on the viability of this plan.

The Plan takes no account of wider issues of climate change or the impact of losing wide areas of currently undeveloped land to development, and the impact this will have on our local environment. Given that there are already areas of poor air quality, this plan will only exacerbate those issues. This is simply not addressed in the plan with anything of substance.

As there are plenty of brownfield sites that are available, according to WBC own figures, there is no need for the scale of Green Belt release. Even if housing is to be built on the green belt it should be released in smaller tranches rather than a mass release.

There is no rational consideration of the existing levels of congestion or the impact of development on that congestion. Areas like Stockton heath have major problems with congestion and parking. The proposed plan will cause major issues in these areas, affecting health and wellbeing. The proposed infrastructure does not deal with existing pressures or issues of congestion and cannot therefore accommodate the additional demands of the proposed development. Given that some of the infrastructure could only become deliverable with development scheduled beyond the end of the plan period, this makes this part of the plan particularly unsound. Warrington is limited due to the Mersey, ship canal and Bridgewater canal. These waterways all present problems for local traffic, the proposed infrastructure does not realistically address this in any meaningful way.

This plan will destroy the character and distinctiveness of Warrington and its constituent settlements. Small villages like Wright's Green will basically cease to exist. Individual villages will lose their identities and this could affect community cohesion.

I also believe that the proposals are not sustainable and run counter to national policy. While I appreciate this is a strategic plan, there is no clarity or certainty of the means of delivery of the planned proposals. The housing figures are based on the 2014 data, which is over inflating the housing requirement. This means the funding methodologies are flawed and unreliable and based on the unreliable returns expected from growth and development on outdated data. There is consequently no justified need for the level of housing or employment development anticipated by the plan.

There is concern over the ability to deliver truly affordable housing which is consistent with the concept of the proposed new development in the South.

Given that major changes to planning policy are widely expected from the central government, with a distinct move away from developing on green belt, it is unwise to press ahead with this plan while changes are likely. This alone renders this plan fundamentally unsound.

I also believe the plan will be undeliverable as there was an announcement today that may affect northern rail links negatively. This will put extra pressure on the road system and infrastructure. There should be a pause while the impacts of this are determined.

So much of this plan is based on unsound data. Since 2014 we have felt the impact of Brexit, covid and not potential planning and rail travel policy changes. Coupled with the growing climate crisis and the need to protect the greenbelt and the environment, the plan is simply not sound. The plan does simply not justify such a release of greenbelt as is planned, due to the unsound and outdated nature of the plan.

Kind regards

Simon Brookes