

[REDACTED]

From: Laural Dean [REDACTED]
Sent: 15 November 2021 16:56
To: Local Plan
Subject: Local plan objection

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

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.

The Plan doesn't take into account the 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. The plan will destroy the character and distinctiveness of Warrington and its constituent settlements and 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. 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methodologies are flawed and unreliable and based on the unreliable returns expected from growth and development on outdated data.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 South.

Given that major changes to planning policy are widely expected from central government, with a distinct move away from developing on green belt and there was an announcement today that may affect northern rail links negatively. There should be a pause while the impacts of this are determined.

The 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. With the growing climate crisis and the need to protect the greenbelt and the environment, the plan is simply not sound.

Kind regards

Laural Brookes