

## Local Plan Preferred Development

Dear Sir/Madam,

I write to object to the Local Plan for the future of Warrington. Whilst Warrington has to have a plan for the future of Warrington, to ensure its future prosperity and to provide homes for future generations, I feel that the underlying reasoning behind the results is flawed.

Firstly the number of properties envisaged per year is vastly overstated. The people of Warrington do not want to become a city, and the figures utilised by Warrington Borough Council are based on this assumption. Secondly, we need affordable housing, building on green belt in Appleton/Grappenhall will not provide enough of the affordable housing that Warrington needs. The majority of the properties built will be expensive, larger properties with a smattering of affordable housing to meet the criteria needed. The council and the house builders will be profiteering from the land bank owned, on the Economic Growth Regeneration and Environment dated 4<sup>th</sup> August 2016,

Item 3.5 "To release and develop this pool of Government owned land as part of its Local Plan process and as part of a structured, high quality, sustainable and integrated development vision □ For WBC and Government to share the uplift in value created by this release (say a 50/50 share)".

Should the needs of the community be based on how much money the government and local council can obtain from its use.

Warrington being built on River Mersey and the Manchester Ship Canal, is at a natural disadvantage, in that all traffic in the town has at some point to cross these two major obstructions. Warrington is now suffering from a lack of infrastructure, there has been no capital investment to tackle this issue over the last fifty years. One new road will not alleviate the problems. The town is already suffering with the over congestion caused, this road will only tackle the current situation. The new tolled bridge in Widnes will add to the congestion in Warrington. Building thousands of homes in Warrington will cause the area to again become gridlocked. We have no by-pass roads, flyovers or other road structure to sort out our problems.

Warrington Hospital is oversubscribed, underfunded and failing the people of Warrington. The same is true of the schools and doctors surgeries. How can the people of Warrington have faith in the council proposals, new homes will be built with the promise of infrastructure that may fail to materialise. The underfunding by the government of Warrington Council may be the underlying reason for these proposals, there are other alternatives other than sacrificing the green belt, this is taking a very short term view of our future and more thought should go into how Warrington should be developed for the future. These proposals seem to have been rushed through without proper thought or consultation with the people of Warrington and for this reason I object and require that further consultations are conducted.

Yours faithfully

