

From: [REDACTED]
To: [Local Plan](#)
Subject: Plan concerns
Date: 16 June 2019 17:48:24

Hello,

[REDACTED] We are completely opposed to the plans for development on greenbelt land in Grappenhall and Appleton. We have concerns about the proposed development and hope you will take our views into consideration, which we are sure are shared by many local residents.

- Firstly, are the government targets realistic and up to date. When were the figures produced, and have they taken into account of economic slow-down as a result of Brexit? Do these figures need to be re-verified?
- Why is it a 20 year plan – this seems far too long a period to ‘guess’ what the housing needs of Warrington will be?
- If there is such a vast shortage of housing in Warrington, with Fiddlers Ferry shortly being decommissioned, why is this not the place where the majority of new housing can be developed i.e. in brown field site, removing the need to develop of greenbelt. It is also within reach of the M62 providing easier commuting to Manchester and Liverpool.
- What are the ‘special circumstances’ that are allowing for development on the Greenbelt in Warrington?
- Typically new developments in the South or Warrington are not affordable housing and are high priced accommodation bringing in people from out of town. The only explanation for this development would suggest the increase in funding to the council from the high council tax returns they will generate.
- Jobs created at the proposed employment sites in Appleton are unlikely to be the type of work offering adequate salaries for the people purchasing the new housing.
- Traffic congestion in the South of Warrington will increase with people travelling across town to work in the new employment sites in Appleton, and new residents on the expensive housing travelling out of town to higher paying employment.
- It has been suggested previously that Peel holdings are to be involved on the so called ‘Port’ development. If they are the same body who currently own the ship canal and presumably its lock gates and bridges, what sort of standard and state of repair will the new development be in within a few years, as the locks and swing bridges in Warrington are an ‘eye-sore’ and badly in need of repair and renovation.
- Finally the ‘Garden City Suburb’ implies a vast sprawling developed area. Warrington is lucky to have some Greenbelt around it, which most of the residents enjoy and wish to see preserved. We do not want to live in a city, and if we did would have moved to Manchester years ago.
- Don’t spoil our town, because once it is developed it can’t be undone.

Karen and Les Racey

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