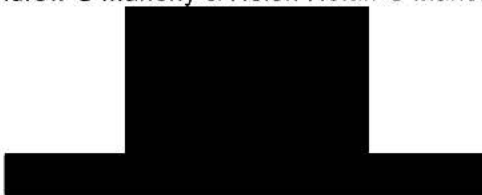


Andrew O'Mahony & Helen Nolan-O'Mahony



Local Plan
Planning Policy and Programmes
Warrington Borough Council
New Town House
Buttermarket Street
Warrington WA1 2NH

Date: 3 June 2019

Dear Sirs

Warrington Local Plan

I am writing to express my and my wife's objection to the proposed new local plan for Warrington.

As residents [REDACTED] we are very concerned by the following elements of the Local Plan:

1. the proposals to build approximately 4,200 homes in the new "Garden Suburb" in South Warrington. Given the current developments in Stretton and Appleton Thorn we assume that most of these new houses would not be affordable homes. The population growth forecasts simply do not require this number of new houses to be built. Why is there not a more even spread of new housing around the whole of Warrington? Why is it all concentrated in South Warrington? We do not understand why new affordable housing is not being built on the various brownfield sites around Warrington itself. Surely the need is for affordable starter homes to be built?
2. the lack of any new roads or other infrastructure to support the new "Garden Suburb". As it is the roads into Warrington suffer considerable congestion. When the swing bridges over the Manchester Ship Canal are open, the traffic through Stockton Heath becomes incredibly congested sometimes backing up almost to our house. We understand that Peel intends to increase traffic along the Ship Canal in the coming years which will increase the number of times the swing bridges are open which will increase congestion simply based on current traffic levels. Further if there is ever an issue on the M6, there is gridlock on London Road – it has taken me over an hour in the past to travel from the Cat and Lion traffic lights to my house. How will the roads cope with potentially a further 10,000 cars on the road?
3. the economic case for the new houses just simply does not seem to be there. It appears to us that the growth is driven as a result of the new housing rather than economic growth driving the need for new houses. How will the town centre be regenerated by these new houses?
4. more cars on the road will increase road pollution particularly in Stockton Heath. The bus services are simply not adequate in Appleton and beyond to cause people to abandon their cars.

We very much hope that the Council will reconsider the Local Plan. We understand and accept that there is a need for new housing in Warrington but think the plans need to be more modest in scale, spread more evenly around the whole of Warrington and make a full assessment of the impact on the existing infrastructure of the town.

Yours sincerely

Andrew O'Mahony