

From: [REDACTED]
To: [Local Plan](#)
Subject: Proposed Local Plan.
Date: 12 June 2019 21:18:15

Sirs,

I have read the local plan with interest and wish to make the following comments.

Your document says that in the last 50 years the population of the town has grown by 89,000. So that works out at 1800 per year. Now during part of this 50 years Warrington was a new town and the population probably grew at a greater extent during the new town period than at any other time. New work opportunities came to the town to replace those dying and Eileen Bilton invited the masses to come to Warrington. Indeed, I was one of them! So if the annual population growth is 1800, (which could be over optimistic), and we say couples want housing, perhaps with children, I estimate you need 750 new houses per year. That is less than you estimate!

Your plan is over optimistic with regards to the skills needed for the future workforce. The majority of new businesses coming to the town come here because of the location and proximity of the motorway network. That means distribution and warehousing. These are generally low skills based jobs with low wages. These people will require low cost housing. Your proposals for building on the green belt will not deliver this type of low cost housing.

Reading between the lines, it is obvious that the council seem to have delusions of grandeur, with visions of Warrington being a city. Warringtonians don't want this. If the council had not changed the system for electing councillors, maybe we would have been able to reflect our wishes at the ballot box, but the plan will no doubt be railroaded through, and it will be another 12 months before council elections. It is interesting to note that during the Peel Hall Inquiry, local councillors who supported resident's opposition at that time, did not vote against the inclusion of Peel Hall in the plan. We will not forget their inaction.

In fact the inclusion of Peel Hall in the plan has prompted Satnam to take the council and inspector's decision to reject planning to the High Court in an attempt to overturn the decision. The land at Peel Hall was originally farm land, but was included in the New Town package. The land has a high water table and was rejected by New Town for building due to the cost of drainage. It was sold to Satnam and they will obviously want to sell it at any cost to developers for a huge profit. It is a development site with no natural access and the traffic from 1200 houses built on the site, adjacent to the motorway, will cause utter havoc. Whilst the site remains in the plan, Satnam will keep coming back with new ideas. They have endless money to see this through to the bitter end. Please take it out of the plan.

Perhaps you could persuade Satnam to build a solar energy farm on the site, although with the amount of rain this week, I doubt they would generate any power!

It seems that all the plan's green belt land designated for development has strong local opposition. Warrington has poor air quality due to the motorway network, and yet you plan to bring in more traffic. We have little enough green space already. The last thing Warrington needs is more concrete. A decent theatre wouldn't come amiss.

Please reflect the will of the local people and revise this plan.

Regard

Michael Higginson