

From: [REDACTED]
To: [Local Plan](#)
Subject: [REDACTED] concerning Local Plan PSV2
Date: 26 October 2021 23:29:23

To Warrington Borough Council

Planning Dept

New Local Plan PSV-2

Dear Sirs,

Thank you for the opportunity to comment on your updated Local Plan PSV-2. My overall view is that there are parts of the proposal which are unsound:

* Economic growth – forecasts are unrealistic since they have never been achieved historically.

* 4,200 new builds proposed in S Warrington, some in Green Belt. There are no special or exceptional circumstances to build on GB land and therefore the Council should continue to investigate additional brown belt land opportunities over and above Fiddlers Ferry land.

* Overall new build of this size will destroy the valued landscape and rural character of S Warrington villages. And can WBC please recognize what is practically achievable for future house rates?

* Limited road infrastructure proposed in S Warrington giving more traffic congestion and air quality pollution. It seems delivery plan is dependent upon roads and bridges that are already overstretched.

* Regeneration of the town centre is a commendable objective but WBC needs to set out deliverable plans on how to achieve a buoyant economic town centre

* A workable mass transit system would be one solution but until specific plans and timescales are drawn up, delivery is questionable

* I fear large commercial sites on the edge of Appleton Thorn are still possible from future development proposals e.g. 6/56 and maybe a new Stobart development proposal may be expected.

* As I have stated on previous occasions significant new build both domestic and commercial will contravene many of the policies of the Thorn Ward Neighbourhood Plan

So in conclusion, despite their hard work and commitment, WBC planners need to be more modest in their expectations for our town's new Local Plan as the current PSV proposal is unsound in several important areas, as outlined above.

Yours truly

Dr Kevin McAloon

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