

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Cc:** [REDACTED]  
**Subject:** Concerns over the proposed plan  
**Date:** 27 October 2021 16:11:52

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Hello,

I felt it necessary to express my concerns over the proposed local plan.

I have a large number of points and challenges I would like to raise, as below:

- Volume of properties proposed

I am struggling to understand how the proposed volumes of houses required has been determined. Based on the employment within Warrington, are the proposals based on making Warrington a commuter town for Manchester and Liverpool alone? Are the predicted housing figures required realistic and what are they based on? Should these be revisited in the climate of post-Brexit and post-Covid.

How accurate and valid have previous 'growth' predictions been?

- Development on Green Field sites

Much of the development seems to be on Green field sites, particularly in the South of Warrington. What justification is there for this? I can't see how any of the criteria for building on green belt land is being met.

Also there is little industry or employment in the South of the town, and there are alternative Brown field sites such as Fiddlers Ferry that offer the opportunity for large numbers of properties closer to where more of the employment is, so why does South Warrington have such a large number of houses proposed.

Already Appleton is becoming one massive housing estate, with significant amounts of greenbelt already being developed.

- Town Centre

None of the proposals seem to address investment in the town centre. Apart from the new buildings, some of which are still unoccupied, the town centre has lost a number of retailers and Golden Square is like a ghost town. Some of this is due to the pandemic, but apart from the many charity shops, are the rates too high to encourage new business into the town. What are the proposals to regenerate the town centre as it appears to have been neglected by the plan?

- Lack of Infrastructure

The proposed developments will put a significant strain on existing infrastructure, including schools, doctors and in particular roads. From the South, the already overloaded A50, A49 and connecting motorways have increased traffic.

Any traffic travelling through to the north of the town, or vice-versa will add to the congestion that already exists over the 3 swing bridges and the Cantilever bridge. Air pollution and noise will increase – none of which is acceptable. These roads are already too busy.

- Types of housing

Typically the houses being developed are not affordable housing, thus preventing local young people from buying property in their local communities. Instead, the houses built require good incomes, so are bought by people working outside of the area in higher paying jobs, and thereby increasing the commuter traffic. Who is making the decisions around what houses are built and where within Warrington – are they even Warrington residents, or just people who are being paid based on the amount of development agreed and secured. Do they even care what they are doing to our town.

I do not feel that the Council are making decisions based on the best interests of existing Warrington residents. I feel they are too 'blinkered' and focused how much money they will make by raking in more Council tax on a large number of expensive houses, and this is influencing them in driving this plan forward without any regard for the damage to the existing villages, green belt and wild life, and with no concern for the environmental impacts.

Karen Racey

