



22nd October 2021

Local Plan,
Planning, Policy and Programme,
Warrington Borough Council.
East Annexe,
Town Hall
Sankey Street,
Warrington.
WA1 1HU

Dear Sirs,

Warrington Local Plan

Please accept this letter as my formal OBJECTION to the proposed Warrington Local Plan.

In my view the plan is flawed in a number of important respects ;

The proposed land allocation for housing and employment uses should follow a comprehensive assessment of the existing infrastructure of the town, identifying the shortcomings, the need for improvements and the opportunities for enhancement.

There should also be a strategy for funding and implementing those improvements and a realistic assessment of the additional capacity for further development that the improvements will provide. Decisions about land allocation can then be made alongside the requirements for s106 Agreements and Unilateral Undertakings as prerequisites to planning consents, ensuring that the owners of that land will make a fair contribution to the necessary infrastructure costs.

In the absence of this work, the proposed Local Plan is unsound. There is no justification for the scale of greenbelt release, nor the predicted growth, nor the volume of the proposed developments and no clarity about what, if any, infrastructure improvements will be delivered or the timing thereof.

No reasonable Planning Authority acting reasonably, could come to the conclusion that this plan is worthy of adoption without the essential background work being done , in advance, to guide the outcome.

This is a lazy man's plan that should be rejected.

Yours faithfully



M. G. Butterworth.