



Subject:
Date:



Local Plan Consultation
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I am writing to express our deep concern about the proposed development, as set out in the local plan. Points of particular concern include:

1. The Council's plan is based on the need to build 945 houses per year. This is higher than the Government's suggested figure of 909 houses per year and significantly higher than population increase predictions suggesting 528 houses per year may be needed. Therefore the basis of the proposed development is unsound.
2. The proposed development will entail the permanent loss of a large tract of Green Belt land between Appleton and the M56 which currently benefits all Warrington residents. The Council's unjustified growth predictions for Warrington do not warrant this desecration and do not provide the exceptional circumstances required for the release of Green Belt land..
3. The proposed development would place unsustainable demands on the already over-congested road system. The proposed new routes serving the Garden Suburb are unclear and will inevitably join existing bottlenecks. The only new canal crossing planned is to the west of the town and will not serve the Garden Suburb.
4. The proposed scale of development would inevitably lead to more traffic congestion in Stockton Heath, along Knutsford Road and in Latchford leading to increased air pollution in areas which already suffer severe congestion, and gridlock every time there is a problem on the motorways, which is a frequent occurrence.
5. The plan does not give adequate attention to the future availability of brownfield sites for development, including Fiddler's Ferry power station and the site of the existing hospital, which is expected to be re-located.
6. The poor highway infrastructure and geographical constraints within Warrington make the plan undeliverable.

In conclusion, the proposed plan is unjustified, unsound and undeliverable.

Philip Broad,
