

I am Adrian Johnson-Taylor of [REDACTED] Warrington, [REDACTED] Tel: [REDACTED]
[REDACTED]

I am writing to voice my opposition to Warrington Borough Council's Local Plan. In essence, it is flawed and lacking in essential detail and therefore I firmly believe this plan is not deliverable and is unsound.

The figure of projected housing needs is overzealous to an understatement. This needs to be addressed and to reflect Government recommendations and not to suit the bank balances of landowners or developers.

I am urging our council to listen to us as this plan has no justification in its prediction of future housing needs. I urge the council to include the Fiddler's Ferry site in its plan NOW as this will have a considerable impact on current allocated green space required for houses.

Brownfield must be utilised before ANY green space. The centre of our town is being overlooked and neglected. This needs more thought and consideration. It could provide many homes for the young and the elderly.

I am urging our council to reduce the housing allocation to 15 years as there is too much doubt cast over a 20-year period. The Government's OAN of 909 houses per year must be adhered to and the flexibility allowance has got to be reduced to the normal 5%.

There is no real plan, regarding finance provision, of any of the major infrastructure projects which is daunting, and this is connected not only to road networks but provision of basic facilities such as hospitals, schools etc.

This plan is not deliverable and is unsound. It looks like an omelette of plans from various developers instead of a really carefully thought out plan that has listened to what the people of our town really want.

Economic growth targets are off the scale and this is not supported by a meaningful strategy. I believe this plan threatens the very character of our town and urban sprawl should be vigorously checked and stopped!

Development should start from energising the town centre and there are plenty of sites to choose from. This should be addressed and not overlooked.

Brownfield first and the Fiddler's Ferry site should now be included in the Local Plan. This is a MUST!

I am urgently asking our council to remove Peel Hall from the plan and as it has now been declassified from deliverable to developable, with constraints, it MUST be further declassified to undevelopable. The location of this site speaks for itself. Landlocked and in two AQMAs plus 30 years of unsuccessful planning attempts must be speaking volumes – remove Peel Hall from the plan for justifiable reasons and a future, more thought out Local Plan, will STILL remain sound. Peel Hall must be removed. It isn't rocket science after all!!!