

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Local Plan Consultation  
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I am writing to express my deep concern about the proposed development, as set out in the revised local plan. I welcome the removal of the Walton development from the previous plan and the intention to utilise the brownfield Fiddler's Ferry site for housing. Nevertheless, the proposed building of 4,200 houses in the South East Warrington Urban Extension will involve the destruction of Green Belt land of high value to the physical and mental health of the community, as highlighted during the pandemic. Points of particular concern include:

1. The Council's plan is based on the need to build 816 houses per year, which is significantly higher than 2018 population growth forecasts suggest are needed. Therefore the basis of the proposed development is unsound. In addition, it is likely that government guidelines will change, as they are under review.
2. The proposed development still will entail the permanent loss of a large tract of Green Belt land between the Bridgewater Canal 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 road improvements are inadequate and will inevitably join existing bottlenecks. The only new canal crossing planned is to the west of the town and will not serve the South East Warrington Urban Extension.
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, particularly when the swing bridges are in operation, as well as gridlock every time there is a problem on the motorways, which is a frequent occurrence.
5. The plan still does not give adequate attention to the future availability of brownfield sites for development, including 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,  
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