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**From:** john darbyshire [REDACTED]  
**Sent:** 14 November 2021 22:00  
**To:** Local Plan  
**Subject:** Local Plan Objection

Dear Sir / Madam,

I am writing to register my strong objection to the Warrington Local Plan for the following reasons.

The local plan will increase the usage and congestion on the already overloaded road links from South Warrington to the town centre. There is no new infrastructure included in the local plan which relies on the 3 aging swing bridges and inadequate single track crossings of the Bridgewater Canal. These are already heavily congested with traffic at a standstill at peak times with the resultant deterioration on air quality and pollution at times when children are travelling to and from school. The local plan is therefore bound to have a worse outcome on human health for residents.

There is no justification for the development of 1400 acres of green belt land around Warrington. This will irreparably harm the local ecology and destroy the landscape and character of our villages. There are various brownfield sites around Warrington that should be prioritised for redevelopment before green belt land is released notably the obsolete Fiddlers Ferry site.

Most of the housing that will be built in South Warrington will not be affordable for local people. Developers will only be required to build a maximum of 30% affordable homes which is not enough. The new employment opportunities in South Warrington are mostly in warehouse and distribution centres which will be low paid jobs meaning that workers will probably have to commute into the area. The new homes in South Warrington will be too far from the town's railway stations. Both these factors will put increased pressure on the already overloaded road network.

I would question the justification for this predicted growth. The Council is being unrealistic in its forecasts by predicting levels of development never achieved before. In fact the growth seems to be driven by new housing creating economic development rather than the other way round.

There is no detail of how the local plan will result in the regeneration of the town centre. The local plan will increase the role of Warrington as a dormitory town with more people commuting to Manchester and Liverpool for work, shopping and leisure.

Yours sincerely,

John Darbyshire.