

From: [REDACTED]
To: [Local Plan](#)
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First , I appreciate the need to have sufficient housing to enable everybody in the country to have a decent place to live ; somewhere for each individual to call home . The country as a whole must provide sufficient housing to enable all people to be able to live .

Having said the above , again for the benefit of the country as a whole and for the benefit of each and every individual , it must be a question of a) where these houses are built , b) the services required and provided , c) the type of houses constructed , d) the need for housing in individual areas around the country , e) the need to have local employment , and f) the necessity to have large open accessible areas so as to allow everybody to escape from the built-up towns & cities .

Commenting on each of the above in turn :-

- a) Should the new housing stock be built on land previously used (either for residential purposes , or retail purposes , or office use , or as some form of manufacturing) or on land that has never been used by man for construction reasons ? Should the land used be “ brownfield “ land or “ green “ land ? Whilst brownfield land still exists , I would argue that existing green land should be left untouched . If existing brownfield land is not used again then this is a completely pointless use of land because it would then be left unused , derelict and potentially dangerous . Once green land is built upon then it can never revert to green land . The present Warrington plan intends to utilise a large amount of green land instead of a lot of brownfield land that currently exists in the town . Since the 1939 – 1945 War , there have been a considerable number of houses built in Warrington (as a New Town) and a very large proportion of such new housing was built on green land ; whilst Warrington was (historically) a manufacturing town it previously had a large area of green land much of which has now been built over . Warrington should not be allowed to become a town which is almost completely covered in concrete – Warrington Council should ensure that a large proportion of the Borough remains green which will enable the town to breathe ; remain a town that its inhabitants are proud to live in .
- b) All new housing built should have the requisite services provided BEFORE the housing is built and occupied . The said services required include (inter alia) roads , decent public transport , schools , shops , entertainment , social centres , health centres etc .. The Warrington plan is , unfortunately , sadly deficient with regard to the provision of the necessary services . Roads will be overwhelmed by the new housing (nb probably at least two cars per new house) , and public transport will be totally incapable of coping with the demand . If the occupiers of the new houses need to get to their places of work at the usual time in the morning and return then , in the absence of decent useable public transport , everybody will use their own cars thereby leading to perpetual traffic jams . Schools will be needed with the consequent demand for buildings , teachers etc .. Local shops are a necessity but , in the current market conditions , I am not convinced that anybody will be willing to invest in and take a chance by opening a new shop and , inevitably , that will lead to even more car journeys across town and the associated traffic jams . Entertainment must include new Public Houses but should not be limited to

Pubs . Social Centres and Health Centres will require large amounts of public expenditure and investment and I am not convinced that this will be available . If this money is not invested then , again , there is the associated danger of local problems arising but also even more journeys across town to find entertainment elsewhere .

- c) Should the new housing be standard form houses or flats / apartments ? I am not sure if I can really comment on that point but it would depend on demand . Within Warrington , I am not convinced that flats / apartments are necessarily a popular requirement ; flats are a success within the central area of a large city (London , Liverpool , Manchester) because of the local nearby services and inbuilt entertainment but , at present at least , Warrington cannot compete on this level .
- d) Housing is obviously badly needed in London , the South-east , and the Home Counties . There is a very large demand for new housing in the South-east as a whole where there is a demand for people to fill the available job opportunities . Building houses in Warrington will not help solve the housing shortage in the South-east . We do need more housing in Warrington but we do not need the number of houses envisaged by the Local Plan . It would appear that part of the reasoning behind the Local Plan is to provide housing for “ refugees “ from Manchester / Liverpool rather than leaving those cities to sort out their own problems . As far as I am aware the local plans for Liverpool and Manchester do not envisage as many new houses as Warrington and the question here is “ Why ? “ .
- e) I am delighted to note that , in general terms , Warrington in recent years has been very successful in pure economic terms . Will such general economic success continue ? If Warrington do construct as many houses as envisaged in the Local Plan then the town will have to do even more to keep its population in employment . An increase in the population without an equivalent increase in working opportunities will lead to the inevitable problems associated with unemployment . If “ Work “ as a specific idea and ambition does change in the coming years because of increased computerisation and mechanisation then the obvious problems associated with unoccupied hands and minds will increase and Warrington (as a town) will have to deal with this .
- f) Warrington is already a large town and the Local Plan envisages a large increase from the existing number . People cannot live in a concrete jungle ; people need to have the ability to gain easy and quick access to open areas - access to open land . People need to be able to breathe fresh air . The existing green-belt land must be safeguarded . The land that is currently open land must be preserved in order to enable the inhabitants of Warrington to live decent lives ; lives that are not permanently affected by fumes and a concrete vista .

The Warrington Local Plan is , unfortunately , sadly deficient . It does not provide the best way forward for Warrington ; Warrington deserves something better .

ROBERT HARRIS



Office tel [REDACTED]
Home tel [REDACTED]
Mobile [REDACTED]