

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Representation - Main Modifications to WBC Local Plan 2023  
**Date:** 18 April 2023 23:52:41

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Dear Warrington Borough Council,

I am emailing to record my representation and objection to the ID09 Schedule of Proposed Main Modifications 2023 for the Local Plan.

Upon reviewing the modifications I have found that in my opinion the Plan continues to disproportionately target and inappropriately plan for development in South Warrington. I considered the proposals to be lacking clarity in the exact location of the building sites particularly around proximity to areas of woodland, and also in regards to transport and infrastructure.

Overall planned housing numbers appear to remain similar in South Warrington in the Main Modified Plan, and housing numbers remain high compared to other areas in my opinion with very small reductions in the numbers being built on green belt land, and I could not find suitable justification for this particularly as brown site land has been released yet numbers of houses to be built there eg Fiddlers Ferry appears to be reduced in the Main Modifications. Further, in the text there is now 4.1.24 which states that more homes will be built beyond the plan period in South East Warrington, further contributing to the problems outlined below and removing green belt land.

I can see no clearly articulated plans to improve roads and create more diverse transport links to support already congested roads in South Warrington, for example the A49 and motorway junctions. This needs to be an integral part of the Plan to control noise and air pollution in the area and keep travel times down. Introducing bus lanes may also help.

South Warrington has a number of green spaces and it is unclear how close the houses will be built to these - building too close risks flooding in winter and drought in summer through drainage issues. In my view building plans should protect and ideally expand existing areas of natural interest such as the dingle which can then be protected for sustainable use as recreational spaces and create clearer boundaries between communities. In the previous plan there were plans for dedicated and protected park spaces in South Warrington but these have now been removed when more essential than ever. An excellent site would be between Appleton, Wrights Green and Appleton Thorn. development of other existing sites like Millenium Green is also needed. This approach brings added opportunity to develop more green spaces for recreation . There should also be a commitment to protecting remaining green belt land to prevent further building in the longer term.

Finally, the proposed building would mean a lack of distinct boundaries between areas creating one single large urban zone that may negatively affect local identities in my view. Please can the Plan do more to create a 'village feel' in the area particularly between Appleton, Wrights Green and/or Grappenhall Heys by moving / reducing some of the building, and by creating cycle and walking paths around areas linking to areas of natural beauty. Whilst local centres were included in newly built areas it was unclear if these would contain shopping units and medium to larger sized supermarkets essential for minimising traffic movement and creating jobs and community cultures.

If there are any questions about these comments please let me know.

Best wishes,  
Richard Keers  
Appleton Resident