

From: [Local plan web form](#) on behalf of [Main modifications consultation](#)
To: [Local Plan](#)
Subject: Local plan main modifications consultation
Date: 25 April 2023 21:07:16

Submitted on Tue, 25/04/2023 - 21:02

Submitted values are:

Your information

Your name

James Dybell

Address

[REDACTED]

Email address

[REDACTED]

Modification response

Which main modification or consultation are you responding to?

Local plan amendments

Is the main modification legally compliant?

No

Why do you consider it is not compliant (max 2000 words)

The housing figures are in as guidance not as an aim which is often made as an argument for the figures. There is no legal requirement to meet these house figures therefore there is no legal requirement to build the house on green belt land in an already populated area with poor transport links and infrastructure.

Is the main modification sound?

No

Why do you consider it is not sound (max 2000 words)

As above. Building on green belt land when brown fields are available in the town is not a sound plan. Green belt land is what makes the area attractive for visitors and current residents, helps improve the wellbeing of residents and also no further housing keeps Emmisions down.

Detailed response and document upload

Detailed response to main modification (A maximum of 5000 words, which equates to roughly 10 sides of A4 paper)

A response from The Homes & Communities Agency confirmed that housing targets are only a guide and are non-mandatory for councils.

The unrealistic targets for housing cannot be supported by the current infrastructure which is totally inadequate. Warrington Worldwide commented that traffic had come to a standstill on 25th April, 2023 as Stockton Heath swing bridge had malfunctioned again due to poor maintenance from Peel Holdings. When there is an accident on the motorway, traffic is diverted through the town adding to more congestion. Traffic in Warrington is already gridlocked several times a day particularly during peak times/rush hour.

The housing numbers in the plan are based on the 2014 population figures which are now substantially out of date based on local population trends.

Why is there an emphasis on unaffordable, executive homes when we have an ageing population (65+) on an average income of less than twenty seven thousand pounds annually?

The proposed houses are not going to benefit Warrington residents. They do not solve the local housing shortage as they are marketed nationally and are unaffordable to local residents. Investors are sadly pricing out local people.

Why have the 1,545 empty residential properties in and around Warrington not been brought back in to use which would be more affordable for local people? This would reduce the release of valuable greenbelt and destruction to our countryside whilst offering a solution to the local housing crisis.

The majority of the proposed developments will be situated on grade 2 agricultural/greenbelt land which is unacceptable. We have sensitive wildlife habitats in the area including woodlands which absorb the excessive CO2 from an industrial town.

The eighteen action points regarding Air Quality Management Areas have still not been addressed and this information has since disappeared from Warrington Borough Council's website.

The plan fails to provide adequate brown field sites as a priority. As councils no longer need to maintain a five year housing supply, why is greenbelt land being released?

-Local schools, GP surgeries, dental practices and Warrington hospital are severely oversubscribed. What provisions have been made in the Local Plan to alleviate these issues across Warrington.

The only beneficiaries of the plan are developers and Warrington Borough Council.