

**From:** [Local plan web form](#) on behalf of [Main modifications consultation](#)  
**To:** [Local Plan](#)  
**Subject:** Local plan main modifications consultation  
**Date:** 26 April 2023 16:04:47

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Submitted on Wed, 26/04/2023 - 15:59

Submitted values are:

## Your information

### Your name

Helen Neish

### Address

[REDACTED]

### Email address

[REDACTED]

## Modification response

### Which main modification or consultation are you responding on?

Updated Proposed Submission Version Local Plan 2021/22- 2038/39 Schedule of Proposed Main Modification

### Is the main modification legally compliant?

Yes

### Is the main modification sound?

No

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

Government inspectors have examined the current town plan and concluded housing requirement for 816 homes per annum was suitable, taking account of past trends and predicted jobs growth. On the face of it the council agreed to change its plan, however the numbers of properties planned for is much higher in the early part of the plan and drops off to much lower. An average of 913 for the first 5 years; 1296 for years 6-10; 632 for years 11-15; and 361 for years 16-18. The target for the first year 2021-2022 was 634, indicating that delivery wasn't matching the council's ambitions despite being extremely helpful to building companies. There has to be a concern that once green field land has been freed from Green Belt restrictions that builders will concentrate their efforts there with luxury homes, rather than building much needed affordable properties on more difficult or brown field sites. There is also a possibility that on reviewing the plan at the 10 year mark that years 11-18 will be bumped up to match the council's original plans that were supposed to have been scaled back. In other words any changes have been cosmetic and have no intention of matching the more realistic figures.

Warrington's previous house building had been exaggerated by the Government's Help to Buy scheme which has now come to an end. Despite a high take up, when adjusted for inflation Warrington's average house price has not exceeded 2007 levels. The average for England and Wales has steadily drifted higher, creating a greater gap with Warrington over time. In 1995 Warrington's average matched the national average but now the average is about £75,000 lower. This indicates that demand is not growing but declining compared to other places. A picture that the council have not accounted for.

There are strong reasons to think that the housing market will struggle over the next few years. Adjusted for inflation Warrington's average house price fell slightly between 2021 and 2022. A pattern that is expected to worsen in the near future. The council needs to be wary of multiple newly started and paused building projects dotted around the town. Once started but not completed building projects are not good for existing residents. Especially if promised amenities are the last things to be built. If at all. Long, slow developments with multiple competing sites make it more likely that building companies will fail, leaving home owners in unfinished building sites or even with lost deposits.

Conclusion – the council needs to be more realistic about trends in the town and nationally and give up their attempt to force growth on the town that just isn't logical. The council mustn't allow too many schemes at once and protect green field, green belt sites from being quickly exploited while brown field site are left unoccupied.

## Detailed response and document upload

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

As before.