

Julian Pate



26<sup>th</sup> April 2023

REF: Opposition to the 'soundness' of the Main Modification Proposals 2023 | Warrington Local Plan

To whom it may concern,

The fundamental issue is that the Main Modification 2023 plan is proposing housing development that the local infrastructure cannot support (the numbers being based on out-of-date population figures from 2014). South Warrington and the town centre are continually gridlocked due to the excessive traffic which is regularly accentuated when issues occur on the three surrounding motorways. Specifically the roads in the Appleton Thorn area are already struggling following recent housing developments – adding to this will not only increase traffic congestion and safety issues but also significantly raise pollution levels in the area.

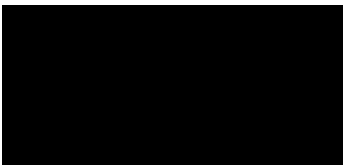
Coupled with this is the fact that the proposed development(s) are earmarked for utilised agricultural and Greenbelt land in the South Warrington area. As is well documented the area has high quality soil producing, amongst other things, cereals and potatoes (hence it has been farmed successfully for decades). It is surrounded by woodland and has abundant wildlife including Owls and Bats who will see their natural habitat decimated with these developments.

Since the original plans were drawn up, huge Brownfield sites such as Fiddlers Ferry have become available. Taking this into consideration it makes no logical (or environmental) sense to build on the Greenbelt when these sites are now accessible and would not involve the destruction of fields, trees and hedgerows.

The current plans have already been found unsound by the government inspector with consultation feedback from the public continually ignored by the council who seem solely focused on destroying the Greenbelt, surrounding countryside and wildlife so as to sell the land to developers with the deepest pockets.

I implore you to review the plans with the view of utilising the now large and accessible Brownfield sites which have become available since the original plans were drawn up.

Yours faithfully



Julian Pate