

Dear Sir/Madam,

Re: Warrington Borough Council Local Plan,  
Preferred Development Option.

I am writing to object to the Preferred Development Option for a "South Warrington Garden City Suburb." I question the whole premise on which this scale of development depends and who will benefit from this "unique opportunity for Warrington to make the transition from a New Town into a New City," (Stage 1, 4.6 P.13)

You claim this will

"improve the quality of life for existing residents through improved infrastructure as well as enabling the creation of new sustainable communities." (Stage 1, 4.6 P.13)

I would suggest that for the existing residents of South Warrington the proposals for development on this scale are mutually incompatible with improving our quality of life because:-

- ① It will destroy our local Greenbelt which consists primarily of Class A agricultural land which is used productively crop growing and animal grazing.
- ② It will completely alter the character of the area. The Villages will no longer be discrete entities, and it will have a detrimental effect on local wildlife and their habitats.

③ The number of houses planned is excessive, especially at the relatively low densities proposed. There will be a massive increase in the number of cars on the area's roads. I could find no indication as to how many cars per new household you are using in your calculations - perhaps the existing development at Grappenhall Hey's could be used to estimate this and also the realistic prospect of people using public transport.

④ Transport is a major issue with this proposed development. Whilst a new East-West distributor road may help movement in that direction, it does not address the much more pressing need for North-South routes. The barriers to North-South movement are numerous - small, hump-backed bridges over the Bridgewater Canal, 3 Swing bridges over the Manchester Ship Canal plus one high-level, weight restricted bridge, and only 2 main bridges over the River Mersey at Bridge Foot and Kingsway South. The roads barely cope at the moment if e.g. the A6 is closed as regularly happens.

The western link High Level route is still at the planning stage and money has not yet been secured.

You state that -

"The Council also has longer term aspirations for a new Ship Canal crossing to the East of the Town Centre which may be required to deliver the full extent of the Garden City Suburb." (Stage 5, 5.7 P.31)

Yet surely this should be a priority as the tentative proposals for an Eastern High level route, possibly using the old Railway bridge could take years, if ever to come to fruition, and if all the proposed housing development occurs before this happens then our local roads will not cope.

Yours faithfully,

