



Development Control
New Town House
Buttermarket Street
Warrington
WA1 1XL

I wish to strongly oppose the Preferred Development Option of the Local Draft Plan 2017 currently proposed by Warrington Borough Council.

I do not agree with Warrington Borough Council's aspirations and arguments for massive urban growth and/or a New City status.

I do not agree to the proposed garden city located in the Appleton / Stretton/ Grappenhall is located on prime Green Belt land. This land is one of the few areas of Warrington which displays the characteristics of the typical English countryside with rolling fields and hedgerows. The area is visited by many people from the Warrington and surrounding areas, who come to enjoy a walk or other sporting activities in this open countryside. Many people also visit the Grappenhall Walled Gardens due to its rural location.

The proposed 6,324 homes completely join the South East of Warrington to the M56 and M6. The release of Green Belt land for the purposes of urban development and sprawl in any area of the town is unacceptable and unnecessary. Green Belt should remain Green Belt. Green fields, woodlands, natural habitats should not be destroyed.

I live in the village of Appleton Thorn which is surrounded by Green Belt and I chose to live in this area due to its village identity and surrounding Green Belt countryside. The proposals leave the smallest band of Green Belt around it and it even joins the proposed housing developments in some parts. This will totally lose the identity of Appleton Thorn being a village. I do not agree to the proposed sprawl of houses around Appleton Thorn and the Green Belt area should be substantial not a token gesture.

I do not agree that the housing proposed in the area of Appleton, Stretton and Appleton Thorn will serve the foreseen increased employment needs of Warrington as these area tend to be resided in by people commuting long distances to work using the motorway network to reach Manchester,

Liverpool and Chester. The area tends to be high end priced housing, which is attractive to house builders but will not provide housing for low income families.

The proposed supporting infrastructure of roads and highways will be destructive, invasive and difficult to build. The current congested bottle necks crossing the Bridgewater canal and Manchester Ship canal are barely improved in the proposals. The resulting increase in housing will gridlock the area. Local transport in the area is very minimal where bus services are being constantly reduced, creating an area dependent on car transport.

I do not agree to the proposed district centre located near the Appleton Thorn trading estate, which is on land with panoramic views across the fields to Warrington and it is proposed to located supermarkets / industrial units etc as is assumed by the description district centre. This is an area of particular importance to wild life. Note the term district centre is not included in the Local Plan Glossary.

The areas of Warrington providing increasing employment are Birchwood and the M62 corridor around Lingley Mere. The land in the area to the North of the M62 and Birchwood should be reviewed for the increased housing needs as the land is of lower quality and housing prices would be more suitable for lower income families. The current proposals only include for 750 homes to the North of the M62 and retain the village identities of Burtonwood, Croft, Winwick, Culceth and Glazebury. These areas have good road links to the motorways and are close to the new industry and office developments and so would reduce commuting.

Yours sincerely

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