



Planning Policy Team,
Warrington Borough Council,
New Town House,
Buttermarket Street,
Warrington,
WA1 2NH

28th September 2017

Dear Planning Policy Team,

Re: Local Draft Plan Consultation

We write to strongly oppose and object to the preferred development plan for the following reasons:

1. The plan appears to be driven by a desire by local politicians for city status for Warrington without proper consultation or debate with the residents of our town and importantly all Ward Councillors and interested groups. This desire for city status is not one necessarily shared by residents of the town and no such decision to striving for city status should be pursued without a democratically arrived at majority of residents choosing to do so.
2. The plan to build around 24,000 new homes and additional employment areas over the next 20 years cannot be justified as this is in excess of what is needed for our town. Any new build and employment areas should reflect the current needs of the town as the current proposals are clearly an overdevelopment of the areas concerned.
3. The proposed Garden City Suburb would completely change the character of the area South of the canal. This in turn would destroy the history and heritage meaning that areas such as Appleton, Appleton Thorn, Walton, Hatton, Stretton and Grappenhall Village would be one huge urban area whereas they are now separated by open fields and countryside. It is notable that the proposed plan does not impact on similar areas North of the town such as Burtonwood and Winwick in this way. It is clear that South Warrington areas are being unfairly targeted in this respect.
4. The future availability of Brown Field sites that will probably become available over the next 20 years does not appear to have been considered and should be thoroughly investigated before any green belt land is eroded unnecessarily.
5. The proposed overdevelopment would have a huge and unnecessary impact on and loss of valuable green belt land. This will mean a huge loss of habitat for wildlife in the area, some of which are endangered species and also result in additional loss of important agricultural and amenity land. Resources which once gone are gone forever.

6. It is evident that no serious in-depth environmental or ecological impact survey has been carried out and included in the plan which is disgraceful.
7. The National Planning Policy Framework outlines that Green Belt boundaries should only be altered in exceptional circumstances and there are no justifiable circumstances why they should be altered under the proposed plan.
8. The proposed development would erode the green belt buffer between Warrington and Halton which is totally undesirable and unnecessary.
9. As is already widely known there are existing significant traffic issues effecting the roads in the immediate area of the proposals such as the A49, Stockton Heath, junctions at Lumbrook Road (Bridge end) and Stretton Road/Hatton Lane as well as the M56 junction. Traffic is already often at a standstill in these areas and the proposed scale of residential and employment development will only serve to hugely exacerbate these problems.
10. It must also be raised that the already mentioned daily traffic problems on the A49 are regularly made worse when there are problems on the surrounding motorways such as the M56, M6 and M62 when traffic diverts through Warrington to avoid congestion on these motorways.
11. On reading the Plan in is clear that no detailed traffic surveys have been carried out and that the roads that have been 'proposed' are not guaranteed and will not in any case alleviate or address the traffic needs or infrastructure that will be required. for the scale of the proposed developments. It is clear no serious assessment of traffic or transport needs have been carried out.
12. The impact of the proposed scale of new housing development will mean a huge demand on school places, GP Practices and the NHS in general and although extra provision is indicated in the plan this in no way can be guaranteed by our local authority and these service are already oversubscribed in the locality especially health provision which is exacerbated by a shortage of qualified staff across the board.

In summary there is no justification in the scale of the proposed plan. Nor the unfair burden for the vast majority of any development that may be necessary being placed on the South Warrington area with the additional and unnecessary erosion of Green Belt Land.

We oppose and object to the proposed plan in its entirety.

Yours sincerely,

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