

27th September 2017

Response to the proposed development plan for south Warrington.

*As a resident in the south Warrington area I wish to raise the following objections to the proposed plan:*

1. There will be a significant loss of Green Belt land in the south Warrington area with the building of 9,345 homes over the next 20 years and 93% of them in south Warrington. National Planning Policy Framework states that Green Belt boundaries should only be built on in 'exceptional circumstances'. Can you make it clear what the exceptional circumstances are that would allow this building to go ahead?

2. The Plan to build 1,113 homes per annum over the next 20 years around 24,000 in total is higher than is required and a lower figure could significantly reduce the amount of Green Belt needed. Can you provide a valid reason for the need to have so many new houses?

3. The scale of the proposed Garden City Suburb would completely change the character of the smaller villages of Appleton Thorn, Stretton and Hatton as they will be engulfed in one huge urban area. Loss of access to green space will be detrimental to the whole town and will make the area an unpleasant place to live.

4. The transport requirements that are needed to support any growth have not been addressed and this is a significant factor in how access to and from the area is managed. Recently when the M6 had to close due to a bridge failure all the roads around Appleton, Stretton and Stockton Heath were at a standstill/slow moving from 2pm in the afternoon until around 8pm at night. This is just with the volume of traffic presently trying to get to and from Warrington. The increased volume of traffic from this proposed housing development would result in the areas being gridlocked. With the new toll bridge being introduced across Runcorn/Widnes there will also be increased traffic congestion from people wanting to avoid the £2 toll and diverting through Warrington. What projected traffic reviews have been produced that would enable a normal flow of traffic with the anticipated increase in residents. Also what environmental reports have been produced ? as the extra traffic would mean residents being subjected to unacceptable noise and pollution.

5. There are large Brown Field sites that are likely to be released within the 20 year period of the plan, for example Fiddlers Ferry and Warrington Hospital. These areas could make a significant contribution to the housing needs so that the amount of Green Belt being used is reduced.

6. How are health facilities going to be managed as presently the hospitals and GP practices are operating at near capacity. The huge increase in population will require many more health services so how is this going to be provided?

*Regards*



*South Warrington resident.*