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**Subject:** Resubmitted comments on WBC Local Development Plan for South Warrington

Please accept my email comments on the WBC Development Plan Consultation below, which are shown by the date to have been sent within the deadline on 29th Sept, but was not received by you due to an error with the email address?

Thank you for your help,

Regards

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## **Subject: WBC Local Development Plan for South Warrington - My Objection**

In response to the Council's consultation for massive development of South Warrington, I strongly object on the following grounds:

- **IMPACT ON STOCKTON HEATH:** A wonderful village hub for the surrounding parishes, the proposed development would totally swamp the village through roads and parking (already over congested) and ruin the attraction of it for existing residents. Has the limited access through Stockton Heath and Latchford to North Warrington via the current canal bridges been sufficiently considered?
- **IMPACT OF THE SHEER SCALE OF THE 'SOUTH GARDEN SUBURB':**  
Our individual parishes of Appleton, Appleton Thorn, Stretton, Hatton, Walton, Grappenhall Heys and Grappenhall village, currently distinct and separated by green fields, would merge into one huge urban sprawl, thereby losing much of their appealing character and heritage, so valued by current residents. Access to the green fields and open natural spaces around South Warrington would be lost to all residents of Warrington.
- **GREEN BELT LAND SHOULD BE PROTECTED:** The National Planning Policy Framework states that Green Belt boundaries should only be altered in exceptional circumstances. What are the Council's exceptional circumstances which lead to the irrevocable development of significant areas of Green Belt land? This land is currently in use as agricultural land, which this government should be supporting and encouraging. We need to be able to produce our own local food, especially in such uncertain times as with Brexit.
- **ENVIRONMENTAL IMPACT:** Wildlife matters to the South Warrington countryside, to be enjoyed by all the town's residents. This area has been described as the 'lungs of Warrington' and needs to be protected for all, rather than being targeted and forever destroyed for the purpose of development, the scale of which is unjustified. It appears that no high level environmental and ecological impact survey has been included in this plan, which threatens the habitat and lives of a variety of birds and animals, including water voles, badgers, bats and great crested newts. We need to preserve our valuable, natural landscape rather than replace it with high density housing, industrial units and manmade parks and playgrounds.
- **BROWN FIELD SITES FIRST:** High density housing and industrial developments belong in town centres not on green belt land. Have all available brown field sites been considered, current ones and those expected to become available in the next 20 years, such as Fiddlers Ferry and Warrington Hospital if it is relocated? If so, this could supply much development land and spare the Green Belt especially if higher density housing is appropriately maximised in parts of Warrington Town centre.
- **MASSIVE GROWTH IS NOT WANTED AND NOT ALWAYS BENEFICIAL TO OVERALL QUALITY OF LIFE FOR EXISTING RESIDENTS:** It seems that growth, growth, growth is always assumed to be of benefit to the lives of residents. Warrington has already expanded massively to the North of the town. Whilst high levels of employment are obviously desirable, economic growth alone does not necessarily equal a better quality of life for existing residents, especially when it involves loss of much loved and nurtured green spaces and natural environment and puts unbearable pressure on local services and infrastructure. Lower targets for housing could mostly be achieved with Brown Field sites and satisfy residents wishes to preserve the Green Belt.

It seems these plans are fuelled by a desire for Warrington to rise in status and maybe achieve city status. It doesn't seem clear why we need all this growth in

housing, 24,000 over the next 20 years? The need for all this housing will just perpetuate the need for more jobs and services for these families and so on. THIS DESIRE IS NOT SHARED BY RESIDENTS.

- IMPACT ON SOUTH WARRINGTON TRAFFIC: Has a serious street survey been carried out regarding the impact of all this additional housing on local roads and traffic hotspots such as Stockton Heath, Lumbrook and the Cat and Lion junction? Our close proximity to M6, M56 and M62 means that any problems there lead to diverting of traffic on to our local roads such as A49 through Stockton Heath. Significant increases in housing and associated increase in local cars will only exacerbate the occurrence of extreme traffic gridlock situations. The suggestion of an 'Eastern Link' from jcn 10 of the M56 to the Manchester Ship Canal will run through proposed residential areas and encourage traffic diverting from congestion on M6/M56. Has the impact of these routes on the environment and air/noise pollution been properly assessed? The increase in traffic/ cars from this huge planned development (2/3 cars per household) is simply not wanted!

- IMPACT ON HEALTHCARE AND SCHOOLS: South Warrington is already at capacity or near to for GPs and hospitals. 24000 extra homes could mean up to 55000 extra residents. Such a significant increase in population again could threaten our current quality of life. The Development Plan promises new health facilities but the Council will not be providing these. Even if the facilities were to be built, could the Council guarantee that the necessary extra NHS staff be employed to run them. There is already a chronic shortage of NHS doctors and nurses.

- IN SUMMARY: I have not heard or read anything in the Plan to justify the proposed huge scale of development, in terms of benefitting current residents and our quality of life. The proposed huge increase in size of our town is neither wanted nor required.

I believe the proposed housing and employment plans should be massively reduced, preserving Warrington's precious Green Belt for future generations to enjoy. This would surely mean development needs could nearly all be met by efficient use of Brown Field sites.

Please consider the views of so many of your residents on such an important matter.

Regards

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