

[REDACTED]

Dear Sirs

We would like to register our objection/concerns to the PDO with regards to the South Warrington Development Proposals for the following reasons:-

Significant loss of Green Belt Land

- The PDO includes the release of greenbelt land to support 9,000 new homes over the next 20 years.
- The National Planning Policy Framework indicates that established Green Belt boundaries should only be altered in “exceptional circumstances”. There is no definition of “exceptional circumstances”. WBC indicates they believe that these are exceptional circumstances, but your reasoning is unclear.
- This land is not ‘spare’ land, it is actively being used for agricultural purposes. In the current context of uncertainty following ‘Brexit’ and broader climate change, using no greenbelt land, or at least a smaller portion of it, should be considered.
- This issue affects the whole of Warrington.

A desire for “City” status is driving the growth

- In various parts of the PDO, reference is made to Warrington ‘New City’. The aspirations of WBC to become a city are not necessarily shared by residents. Such aspirations appear to be driving a higher housing assumption and employment assumptions than may otherwise be necessary or realistic.

Sheer scale of the proposed Garden City Suburb

- The proposal of a Garden City Suburb in South Warrington has horrified many of the residents who currently live in this area. The smaller villages such as Appleton Thorn, Grappenhall and Stretton, which are currently separated from one another by fields, will be completely surrounded by the new residential developments. This will completely change the character of the area and destroy its history and heritage.
- The ability to access and enjoy green space is an amenity in itself and the loss of such a significant amount of green space will be detrimental to all residents, not just local ones.

Stockton Heath is already over capacity

- Stockton Heath is not mentioned specifically in the PDO but the impact of the Garden City Suburb and the Warrington South West Extension on this village will be enormous.
- The traffic lights at the junction of the A49 and the A56 in Stockton Heath are already operating at capacity and the A49 flowing through the village is frequently at a standstill.

Traffic issues and geography

- A detailed traffic survey has not been included in the PDO.
- Warrington is uniquely positioned close to the M6, M56 and M62 motorways. The growth of Warrington has often been attributed to its proximity to the transport network.

But Warrington is affected detrimentally whenever there are problems on the motorway network.

- The PDO includes an 'Eastern Link Road' from M56 Junction 10 to the north of the Manchester Ship Canal (This route would cut right through the proposed new residential areas. On the downside, this would provide a new HGV access road to the Barleycastle Trading Estate (which, at the moment, is only accessible from the M6 junction). It would also provide an alternative route for traffic caught up in problems on the M56 / M6 motorways. As such, this will result in the deterioration of the quality of life for current residents who will be subjected to increased noise, pollution and vibration from the increased traffic flow.
- The PDO also suggest the use of an old railway embankment and bridge to the west of Latchford Locks as a new strategic transport route . Again, this route would be detrimental to the people currently living in this area.

Environment

- A high level environmental and ecological impact survey has not been included in the PDO.
- A wide variety of animals and birds live in the greenbelt areas including badgers, water voles, great crested newts and bats.

Higher density in the town centre, lower density in outer areas

- WBC have used a housing density of 30 dwellings per hectare throughout the PDO.
- Achieving a higher housing density in the town centre (such as apartments) of up to 40 dwellings per hectare could mean that a lower density could be achieved elsewhere in the PDO. This would have the advantage of requiring less greenbelt land or enabling a different type of housing mix to be built (such as bungalows for elderly residents).

Healthcare

- Warrington and Halton hospitals are already operating at or near to capacity. Almost all of the GP / medical centre in Warrington are operating at or near to capacity.
- Whilst the PDO makes mention of providing new health facilities in the Garden City Suburb and the South West Extension, there is notably no mention of increasing capacity at Warrington Hospital. The residents occupying the additional 24,000 dwellings will also need access to healthcare facilities.

Equality

South Warrington is disproportionately affected by the Plan. North and Eastern Warrington are barely touched by the proposals

Yours faithfully

