

ELISABETH & JEFF WHITFIELD



Local Plan
Warrington Borough Council
New Town House
WA1 2NH
13 June 2019

Dear Sirs

Draft Local Plan

We regret that we find the plan unconvincing and believe the proposals still do not resolve the problems.

The principal objection remains to the sacrifice of so much green belt land for the creation of the garden suburb. We believe this is based on the Council's obsession with growth for growth's sake rather than any genuine demand. If it could be shown that the development would support the regeneration of the town centre there might at least be some justification for it.

However as proposed the garden suburb will surely not do that. In particular

- there are no proposals for the dramatic improvement in the north / south canal and river crossings which would be necessary
- there is no detailed or funded commitment to provide the infrastructure (shops , schools, medical) which would be required

without these the already over stretched resources of Stockton Heath and Lymm would be placed under quite unacceptable strain. The Council would be ignoring its fundamental obligation first to maintain and if possible improve the quality of life for existing residents.

In effect the garden suburb would be isolated. It would not be suitable for low cost housing. It would be attractive only to developers of medium to high cost properties and purchasers who might find it an appealing dormitory area for access to Cheshire, Manchester and Merseyside. It would of course generate some funds and council tax but it seems doubtful if these would cover more than the creation and maintenance of the basic structure and services.

In the absence of the garden suburb it might be possible to envisage a modest mixed residential / employment area in the M 6 M 56 corner although even this would require careful consideration of infrastructure needs.

As to the proposal for Walton a more pragmatic approach might be to build and assess the effect of the new crossing before taking arbitrary decisions.

We confirm therefore that we do not consider the plan in its present form sound.

Yours faithfully

