

ré Warrington Proposed
Submission Version Local
Plan 2017-2037

6th JUNE 2019.

To whom it may concern,

I wish to voice my disapproval of the proposed local plan for South Warrington, in particular, the proposed building of 1600 houses on Green Belt land at Walton. I

think that such a development would be detrimental to the area and is certainly not justifiable or sound for the following reasons:-

- Official population increase predictions would need 528 houses to be built a year, so the council's figure suggested of over 900 is too high and cannot be justified.
- There have to be exceptional circumstances for green belt land to be released for development. The reason given is the council's growth ambition for the town to gain 'city' status. The required number of houses needed could surely be built on brownfield sites, but these are not as monetarily lucrative as green belt sites. These new homes would be very expensive and not at all the 'affordable homes' required.
- 20 years is too far ahead to plan. A plan

For 15 years is more usual. This would not require release of green belt land now, and possibly ever, as more brown field sites are likely to become available e.g. Fiddlers Ferry and the hospital site on Lovely Lane. Once green belt is lost it cannot be regained.

- The constraints of the area of Walton, surrounded as it is by the Manchester Ship Canal, River Mersey and M56 motorway mean that new highways, motorway junctions and canal crossings need to be provided to prevent already congested roads becoming gridlocked especially through Stockton Heath and lower Walton. There is no suggestion on the local Plan for any extra highway infrastructure except the Western Link Road.
- Extra housing in Walton means at least two cars per household, causing huge over congestion of ^{the} already very busy A56. I am afraid that many more vehicles will use the new Western Link Road rather than pay the tolls on the two Runcom/Widnes bridges. I fear that the A56 through Walton will be a permanent traffic jam.
- Extra traffic means extra air pollution to the rural village of Walton with all the health problems associated. The open green fields and woodland areas which exist at the moment allow gases and particulates to disperse. Where does this polluted air go when.

green belt is lost?

- The proposed development at Walton will completely change the character of the area. Its distinctive village will character will be lost and consumed into one urban mass. The proposed housing between the Ship Canal and Chester Road would reach as far as Moore and the nature and wildlife corridor would be gone forever. The future of Moore Nature reserve is very concerning as I believe that a third of it will be built upon.

I do not believe that the proposals contained in the Local Plan 2017-2037 are sound or justifiable. I accept the fact that Warrington has to grow and some development is needed, but I do not accept the scale and nature of the proposals of Warrington Borough Council. The profound negative impact it will have on the residents of South Warrington in the future will not improve the quality of our lives but will cause serious deterioration.

Yours sincerely

