

[REDACTED]

From: Rebekah Goulston [REDACTED]
Sent: 06 May 2019 15:42
To: Bell, Michael [REDACTED]
Cc: [REDACTED]
Subject: Concerns about impact of Warrington Local Plan

Dear Michael,

[REDACTED] I am aware that the proposed Warrington Local Plan will have a significant impact on the landscape and infrastructure of my immediate local area. Unfortunately, I am unlikely to be able to make it to any of the consultation events as all but one are during the daytime in the week and I work [REDACTED]

[REDACTED] I have attempted to submit my views via the online form, however this seems very complicated and to be more aimed at organisations who have a legal challenge to the plan. I am not a politician or a lawyer and so do not feel qualified to comment on the actual building plan suggestions, use of green belt land or whether the area actually needs additional housing up to the numbers being proposed. My concerns are more based around how the proposed plan will impact the existing infrastructure and community, so I don't think it's really appropriate I fill out that form. Following a conversation with a local councillor in the area, Joe Doherty, I therefore felt that the best way for me to raise my concerns for consideration would be via an email to yourself.

I am [REDACTED] which has made it very difficult for me to be able to read the whole 'Warrington Proposed Submission Version Local Plan' document. Therefore my initial question for the council is from an accessibility point of view where is the summary/easy to read version of this document?

However, I have managed to understand most of what is being suggested through looking at the maps in the Garden Suburb Development Framework and reading the Infrastructure Delivery Plan and Proposed Submission Version Local Plan Sustainability Appraisal (Incorporating requirements of the Strategic Environmental Assessment Regulations) documents. My key concerns are as follows:

- As someone who commutes [REDACTED] every weekday I am aware that the traffic light junction at the Cat and Lion Pub on the A49 is already very busy at rush hour with queues often extending back to the roundabouts at junction 10 of the M56 and Owens Corner. The road infrastructure maps for the local plan in the Garden Suburb Development Framework document show a road going through the new development, then past the Park Royal Hotel and coming out between the Cat and Lion Pub Junction and the M56 junction 10 roundabout with A49. However, there does not appear to be any additional infrastructure on this map demonstrating that the Cat and Lion Pub Junction, the A49 road, or the roundabout at junction 10 of the M56 are to be widened or altered in any way to allow for this extra flow of traffic. This will therefore

cause myself and many others a serious problem in getting to work in a timely manner. I suspect air pollution from vehicles in the area will also see a significant increase which may add to rather than reduce the number Air Quality Management Areas in Warrington (see Proposed Submission Version Local Plan Sustainability Appraisal (Incorporating requirements of the Strategic Environmental Assessment Regulations), page 6), especially if large amounts of new housing and work places are built nearby.

- According to the scoping section of the Proposed Submission Version Local Plan Sustainability Appraisal (Incorporating requirements of the Strategic Environmental Assessment Regulations) two of the key problems to be tackled by the local plan is the need to regenerate the town centre and increase public transport usage. However, I cannot see how the garden suburb development is going to help with this in its current format. Bus services into town from the Appleton/Stretton area are currently minimal and fares are expensive (almost £5), to the point where many people feel if they have to go into town it is cheaper and easier to drive in and pay for parking. A lack of major road networks in the plans suggest to me that bus services are unlikely to get more frequent and less expensive without significant subsidy from the Borough Council, which I doubt they will be able to find the monetary resources for. Many people in the Appleton/Stretton area already feel it is quicker and easier to go to Northwich or Manchester for their shopping, where there is a wider selection of shops than in Warrington town centre and/or they can shop in all weathers at the Trafford Centre. That's if they go out to shop at all – online shopping is far more common these days, especially among middle class working families who this development is largely going to attract.
- The Infrastructure Delivery Plan states that health centres in the new garden suburb will be provided and funded for by the local CCG. It is well known, and is acknowledged in the Proposed Submission Version Local Plan Sustainability Appraisal (Incorporating requirements of the Strategic Environmental Assessment Regulations) document, that there is already insufficient access to primary health care in Warrington and we are chronically short of GPs. Additionally, Warrington Hospital needs replacing/upgrading and has had serious financial issues over the last few years for which the CCG have had to 'plug the gap'. Given this, how is the Borough Council going to ensure that health infrastructure is available in the garden suburb given this it is quite possible the CCG will not have the money to fund the building and staffing of health centres, and even if it does current recruitment drives for GPs in Warrington are failing, so trying to recruit even more will be futile.
- When it came to describing the current level of educational provision in the Appleton area the person who wrote the Garden Suburb Development Framework clearly wasn't local and/or was completing their research in a rush.
 - The area does not have 4 secondary schools, Bridgewater high school is 1 school on 2 sites, not 2 separate schools as stated in the document. My key question around secondary education is during which phase of the building work will the secondary school in the neighbourhood centre of the garden suburb open? In my opinion it needs to be fairly early on because Bridgewater and Lymm secondary schools have been significantly oversubscribed for decades and so could not cope with an additional influx of students. I note that the Infrastructure Delivery Plan states there is funding for a Secondary school a Grappenhall Heys but I could not find any

information about when this would open or how many form entries it will take. Even with this additional secondary school given that there will be an additional 3 primary schools in the new garden suburb will a new secondary school with a form entry intake of 6 be enough? Will there be additional ground around the new secondary school for it to expand if necessary?

- Appleton College is also named as a further education establishment in the garden suburb development framework. Appleton College is the 6th form at Bridgewater High School and it is my understanding that it is due to close next academic year. The yellow dot labelled Appleton College on the map on page 59 of the Garden Suburb Development Framework document is actually Priestley College. To attend this establishment to complete further education courses young people will need to travel across the ship canal, the most direct route being via Stockton Heath Swing Bridge. Given that, as I have already stated, bus routes in the Appleton/Stretton area are minimal and expensive and the development of a Warrington port in the local plan is likely to make the ship canal busier, this arrangement will add to the traffic congestion in South Warrington. The only way to reduce this impact would be for the Council to create a further education establishment in the neighbourhood centre area of the garden suburb development.

I hope that the council will take my concerns into account when considering and/or amending the Warrington Local Plan. If you need any further information or clarification about anything I have said please do not hesitate to contact me.

Yours Sincerely,

Miss Rebekah Goulston

