



## **THE LOCAL PLAN IS UNSOUND & NOT FIT FOR PURPOSE**

I understand there is an urgent need for a satisfactory Local Plan but this is not it.

I urge you to modify this Plan before placing it in front of the Inspector.

The Plan has to be right for residents & must protect the villages and green belt.

The Council should look at brownfield sites rather than the easy option of gobbling up green belt.

### **Too Ambitious & Unrealistic**

- The Plan is too ambitious, there is no need to release the scale of land proposed.
- The housing numbers are unrealistically high. The number is not necessary, being way above historic trends of anticipated growth in the Borough.
- Why so many houses in South Warrington?
- Most of the new housing will not be affordable for local people.
- Release of green belt not justified.
- The environmental and ecological loss of green belt has not been properly addressed.
- The green belt is of value to Warrington as a whole not just the outlying villages.

### **Infrastructure**

- Plans are too vague and need to be formalised in detail

**I have no confidence the infrastructure can be delivered either in the main settlements or the smaller outlying ones such as Grappenhall and Lymm. What specific plans are there for the following & how will they be funded?**

- Additional Roads?
- Additional Schools?
- Where are new teachers to come from?
- Additional Doctor's Surgeries?
- Where are the new Doctors for those surgeries?
- New Parks?
- New Playing fields?
- Additional Police?
- The new Hospital! This must be prioritised & with adequate parking facilities for both Staff & Patients. This is of vital importance – present facility is bursting at the seams.

### **Provision for only one new crossing over the River Mersey**

- Roads are already chaotic & totally congested at Bridgefoot in Warrington a situation that can only worsen with much increased traffic. Existing roads will be overloaded. Have you ever travelled through Warrington at a time when there are problems on the M6 & traffic is diverted through Warrington? This happens on a more frequent basis than imagined.
- The Plan relies on 3 Victorian Swing Bridges. Occasionally one or more of these is out of order & chaos ensues.
- No new crossing proposed over Bridgewater Canal. Any new development will have to use existing roads. Have surveys been conducted to establish likely effects?
- No new roads planned for Lymm where already roads are totally congested as they are a main feeder to Junction 20 of M6.
- No rationale for new internal road network.

### **Air quality/pollution**

- No consideration or allowance appears to have been made for increased pollution.
- What effect will the pollution from the greatly increased traffic have on the residents and, in particular, the children?
- What effect will the increased pollution have on the wildlife in the area?

### **Growth**

The Plan proposes that Walton Village will grow by 3 times its present size – this is unsustainable.

Growth appears to be driven by the belief new housing will create economic benefit instead of vice versa.

### **Delivery**

- Much development will need to be funded locally – by whom?
- Is funding of any part of development viable within any budget of Warrington Borough Council?

The Local Plan is unsound. not fit for purpose & is undeliverable.

27<sup>th</sup> May 2019