

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Local Plan  
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Dear Sirs

In response to the dramatic plans to change Warrington it is obvious there has been an enormous amount of work involved and it is to the credit of the Borough Council that these are complying with Government requirements and also looking to the medium/long term.

I do not have any legal objections to the plans. As a retired person I can only state my view of the "nimby-ism" kind, but I do hope you will still take these into consideration as I believe them to be important too.

### **Overall Comments**

The number of dwellings are frankly enormous and most of them are south of Warrington ie where I live and enjoy living.

[REDACTED] the number of new properties would mean the size of Walton would triple. The area would permanently change with more traffic, pollution, noise etc. The traffic coming along Walton New/Road from the A56 to Stockton Heath on the A49 has considerably increased with the toll bridge and HGVs now regularly use this road. It is also often used by Learner drivers of Eddie Stobbart, COLAS and farm tractors alongside ordinary cars. With the increase in people within the area, the traffic will disproportionately increase too.

The A49 and A56 are terribly congested. Rush hour traffic is a nightmare and the A49 through Stockton Heath at any time of the day because of the number of traffic lights crawls. These routes will only get worse as no new roads are planned.

The Green Belt which makes south Warrington so attractive to live will be built on.

The villages will cease to be villages, given the number of dwellings.

There seems no real prospect of infrastructure being put in place BEFORE dwellings are built. There's a lot of bids and promises and ideas, but no actuals. Promises wont help if the vision is unfulfilled.

I was told by Council staff when I visited The Wolves stadium to put the points below in writing. I am doing so here.

### **Petrol Stations**

One important omission to the enormous extra properties is the lack of any mention of a **petrol station**. South of Warrington there is a paucity, with Morrisons, Stockton Heath, A49 and the Spar, Chester Road, A5060 being the only ones I can identify. This needs addressing.

## **Housing**

With any new housing I would like the requirements on the developers to build **quality** homes whether they be expensive large detached houses or social houses. Properties must be built “**green**” obviously, with proper insulation, heating, solar panels, grey water etc and must not be leasehold with the leases doubling every couple of years. This has been a national scandal and must not be repeated. All properties need a garden and, I know this is a contentious issue, a garage that is big enough for a car to park!

Proper use of water, whether by industry or private, must not be overlooked. We have all seen the devastating weather of 2018 and it’s just the start. Water, ie lack of water, is the latest shortage and we must use it wisely

Let’s hope that buy-to-let investors don’t get a look in.

Flats should be big enough to live in, not to exist. Typically properties built are 20% smaller than 10 years ago, but whilst fact, cannot be justified, not be allowed to continue. Why, for instance, cannot a car park be built under the block, with proper garages. All too often a space, outside the flats is the only provision for cars. A flat dweller still has, eg, winter duvets, suitcases etc which have to be kept somewhere and usually the flat is too small, so why not in a garage underneath? Oh, and how about a balcony for some fresh air.

Oh, and whilst everyone is using their bikes, what about a lock up provided in the block of flats too? No, really. Stop spouting about the bigger picture, and put the detail in place.

## **Flood Plains**

Warrington town centre floods from the River Mersey. Offices and buildings close by certainly regularly flooded when I worked eg St James, A49. I believe the Jubilee Health Centre, A49 flooded shortly after opening. Arpley Meadows too is a plain. Whilst you recognise the issue I do hope that local knowledge of flooding is addressed.

## **Water Fountains**

Why are there not water fountains featured in the proposals? With the Green Belt being used why should local people, walkers and cyclists have to bring water in a plastic bottle? The idea of water fountains should also feature in the new shopping facilities in Warrington town. Cutting plastic waste can often be simply addressed.

## **Noise Pollution**

Building is noisy and dirty. There are electric vehicles (as shown at the RHS Chelsea, see Chris Beardshaw’s garden) which are quiet. Have these been considered? Are these in the plans of the Council to dictate?

And what about hydrogen cars, like California (USA) has? BBC Look NorthWest on 5 June highlighted that Warrington’s buses are currently using hydrogen, so why not promote cars too?

I guess that roads will need to be widened or built to accommodate traffic, pedestrians, cyclists. Are the new quieter road surfaces planned?

Victoria Park is mentioned being used for concerts. This venue is over a mile and a half from

where I live but I can hear the concert from my house. Pollution isn't just dirt, it is noise too. Noise pollution is detrimental to health too. Traffic noise is acknowledged. Also the Creamfields event causes local people to complain, ineffectively, every year.

### **Walton Hall Estate**

An historic site is mentioned. This is well used with families using the gardens, though there is no bus service. The car park is always well used but the Estate do not own this so do not take advantage of the car parking charges. Should this be addressed?

### **New Amenities**

You address the new amenities aspect that is needed for new properties. As well as shops, schools and GPs I can't help wondering if a **Bank** or a **Post Office** is needed too.

Stockton Heath is well established and all but one bank remain. I wonder for how long. The Post Office closed, but luckily someone bought it and it is well used.

If a bank or post office is not proposed, then more cars will be forced into Stockton Heath or Warrington town.

**Business Rates** are a major problem for shops. Looking at Stockton Heath the local shops have all but gone with restaurants and charity shops dominating. If one actually wants to shop one goes to Warrington town.

### **Traffic**

Extra properties = double the amount of traffic.

With any river/canal, all roads have to cross at a pinchpoint, yet there are no new bridges to cope with the extra volume.

A5060, Chester Road, is busy till 10.00 am, despite what your survey says.

Fridays from noon in Warrington town are gridlocked because of the knock on effect of so many traffic lights and roundabouts.

The digital displays at today's bus stops only lasted a couple of months and were an expensive waste of money. European countries manage their transport systems supremely well (has anyone ever visited Geneva?) then an "integrated" system can work. Let's hope Warrington can do it too.

### **Pedestrians**

That's me. At some junctions one crosses the road with a hope and a prayer. Drivers do not indicate, nor give way. As far as I can see, the only way to get drivers to comply with the law are more speed cameras and more traffic signs.

### **Workplace Parking Levy**

There is no mention of **Disabled spaces**. How will this be addressed?

### **Cost**

Who is paying for this? The Workplace Parking Levy wouldn't pay for sweet diddly.

**Delivery Partners**

Property developers are constantly cited. They have a vested interest in profits. But the devil is in the detail and unless the Council thinks about how people actually live, then the developers make their profits at the cost of eg small houses, poorly designed facilities etc etc. Don't put all the hard work to waste.

That's it and thank you for reading this.

Regards.

(Mrs) G Moore

