



Dear Sirs,

This is the formal response of Hatton Parish Council to the Preferred Development Option for the Local Plan which was considered at the Parish Council Meeting held on 18th September.

The Parish Council has significant reservations about the impact of the Preferred Development Option on residents in the South Warrington area. This not only relates to the effects of the substantial loss of greenbelt and the effect on the natural environment but also to the potential impacts of increased traffic both within Hatton Village and the wider area.

TRAFFIC.

It seems clear that in order for this development option to be successful it will be necessary for a major infrastructure programme including new roads to be implemented. Parish Council members have attended consultation meetings and have seen displays but it appears that there is no firm indication of either the nature of the new infrastructure or how it will be funded. There was talk at the meetings of the need for new bridges across the Ship Canal and possible new sophisticated public transport schemes. Also improvements to the Cat and Lion junction on the A49 were mentioned. Everyone familiar with the area knows the present difficulties with traffic flows because of the swing bridges and when there are problems on the surrounding motorway network which are becoming more frequent.

We are firmly of the opinion that if the Council propose to take the Preferred Development Option any further it should prepare a comprehensive infrastructure plan and produce the necessary information on traffic impacts on the surrounding road systems and Villages and therefore local residents.

In addition the Council should cost the plan and indicate how it will be funded.

The worst case scenario could well be that the increase in traffic through the Village would lead to a material change in the quiet rural character of Hatton which would be a most unpopular outcome.

In the absence of this information the Parish Council has no choice but to strongly oppose it.

GREEN BELT

The Parish Council is also opposed to any unnecessary loss of the green belt enjoyed by its residents. Whilst it is appreciated that there is an established need for new house building and land for business it can see no reason why such a large area of land in the green belt in the south of Warrington needs to be affected. If the proposed development areas were more evenly distributed around Warrington which might also allow an increased housing

density the impact on the greenbelt would be much less severe and development might be more readily absorbed without the need for such major infrastructure as highlighted above.

A reliable source has advised the Parish Council that the amount of housing development needed has been seriously overestimated by the Council as well.

The proposed development at Walton will also destroy the barrier which the existing greenbelt provides between Warrington and Runcorn.

Development needs to be more focussed on brownfield sites as well.

AFFORDABILITY

Because of high land values in the proposed development area we are concerned about the affordability of new house particularly for first time buyers and lower income households. Again a spread of development across Warrington and on brownfield site would potentially overcome this problem.

OTHER OBJECTING GROUPS

The Parish Council also wishes to express its solidarity with those major groups who are opposing the current plans and are organising petitions and the like.

This email is sent from the Chair of Hatton Parish Council on behalf of Council members and residents of Hatton.

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