

LDF

From: [REDACTED]
Sent: 27 August 2017
To: LDF
Cc: [REDACTED]
Subject: Local plan review

To the members of this local planning review,

I am disgusted at how you have tried to sneak these plans through the back door while everyone has been on holiday. How is that a fair and open consultation? Furthermore, why have you omitted to have a consultation in the Stockton Heath/Grappenhall area? Is this because you know there would be a lot of opposition?

As a local resident who lives on the other side of the proposed development on Stockton Lane, there are several aspects of this plan that are of particular concern:

1. Turning Stockton Lane into a bus route will open the flood gates for people to use this road as a rat run. Moreover, it is a safe haven for dog-walkers, joggers and families to cycle down. This is a beautiful country road with hedgerows and the wildlife habitat that goes with it. This would inevitably be affected if you make it a thoroughfare. How would you police it to ensure ensure other vehicles do not use it? Are you going to fence off the canal to prevent some drunk driver from ending up driving into it. Isn't this the reason why it was closed off in the first place?
2. Do the residents of Warrington actually want to become a city? Are these figures purely conjecture? The benefits appear to be a massive golden handshake for the council with little regard for the existing residents.
3. Road infrastructure- The current plans going through were based on Inaccurate urban statistics that were applied to suburban areas with little public transport infrastructure - 0.4 cars per household? Seriously? These projections are fundamentally flawed, given that you propose to put an employment development area adjacent to the M56/M6 network. I invite you to look at the traffic that spills out of Birchwood at 5pm to gain for a more accurate picture of how it will impact and pollute the area.
4. School provision - 1 secondary school for 8000 homes (not including the current plans for Grappenhall Heys and Appleton area) is woefully inadequate, in an area where the schools are already over-subscribed. Where are the 4 primary schools going to be placed?
5. Healthcare facilities - Primary care provision is dire in this area. I routinely have to wait 2-3 weeks to make a GP appointment at Stockton Heath Medical Centre. How many medical practices do you propose to put into the plan review? Have you consulted the local CCGs as to how this will be funded?
6. Local amenities - How local? Is one supermarket going to serve the needs of the community? I am assuming that a proportion of this housing will be allocated as affordable housing serving the elderly and other disadvantaged groups who may have no means of transport. I am not convinced you have dedicated enough green space for playgrounds and leisure. There is little sense of a community development and more of a conurbation. Let us just build thousands of homes to increase our council tax and business rate revenue.
7. Crime prevention - careful consideration into the design of the development is essential to prevent it becoming a haven for criminals- will another police station be built or an increase in the number of policemen?
8. Ecological impact- Have you consulted the woodland and wildlife trusts to assess the impact on the local wildlife? Are you going preserve as much of the woodland as you possibly can? Plant trees to compensate for the trees cut down? My guess is that you haven't because you didn't bother last time. Will this plan involve the compulsory purchase of farmland and someone's livelihood?

The main criticism that came out of the last consultation, was a lack of cohesive planning. You need to consider, very carefully, whether the benefits to the local economy and community outweigh the negative impacts outlined above. This development is too big and it is based on the assumption of significant economic growth, which is difficult to predict, particularly since we have not fully emerged out of the previous recession.

Regards from a very concerned resident,

