

To whom it may concern,

We are writing to you because we are concerned about the detrimental impact of the planned housing developments in South Warrington. We feel that this planned development is not at the scale or location that would benefit the town and contradicts the objective of designating the green belt land in 2005.

Green belts were created to sustain the character and content of the countryside and prevent urban creep, which has many detrimental impacts on the economy and society. Merging the distinct settlements of Grappenhall, Appleton, Hatton, Stretton and Walton would make Warrington in general a less attractive place to live and could cause more affluent inhabitants to move elsewhere, taking their spending power with them. The green belt land around Walton is not low grade as suggested by the plans but is fully utilised as farm land and has vast hedgerows and multiple species that would have their habitat destroyed if the plans are approved. It is not clear that the reasons for designating the green belt land has changed in the last 12 years.

The detrimental economic impact of urban creep is realised by congestion making a town unattractive to investment and employment. Increased commuting time also creates a detrimental societal impact by decreasing standard of living for those on the road in terms of time wasted and those living near the road in terms of air and noise pollution. The planned development is a prime example of how to maximise detriment of urban creep. Most Warrington jobs are in the centre and north of town and building houses for thousands of people in South Warrington, requiring a commute to or through town, would be illogical. The traffic at peak times already causes a backlog from the town centre all the way back to Mill Lane. Creating extra traffic flow into town from one direction will slow traffic into town from all directions as they are all trying to get to the same roads and roundabouts. Urban creep also increases crime rate and causes a general detachment from society by eroding the familiarity of community.

It is not clear whether the scale of the planned development is appropriate. The population projections suggest only half of the houses would be in demand and with the tightening of immigration policy post Brexit it could be even fewer. We believe it is against the wishes of ALL current residents of Warrington for practical reasons stated above but they also want the towns identity to be maintained. We understand the need for more housing in the town but feel that slow organic growth efficiently utilising existing brown field sites is the best option. A large-scale development in the locations suggested would either create a ghost town in the new development due to low demand, bring the town to a standstill or a combination of both.

Yours Sincerely

A large black rectangular redaction box covering the signature area.