

[REDACTED]  
Warrington  
[REDACTED]

14/06/2019

Dear Sir/Madam

I am writing with regard to the Proposed Version Local Plan..

There are various points which I would like to make about this Plan and why I believe that it is not a sound and viable proposal:

1. Our Green Belt land is not needed for housing
  - a. The council has gone even higher than the government's already higher than necessary housing target.
2. The amount of Green Belt land that is being suggested is well over what is acceptable. It says that there are Exceptional circumstances that mean the use of the Green Belt land is acceptable – what are these Exceptional Circumstances?
  - a. Why can brown belt land not be used e.g. Fiddlers Ferry land due to be available in the near future?
  - b. Why has the value of the Green belt land to the town not been considered?
3. Why do we need all these houses?
  - a. The numbers proposed are way over the Government recommended numbers
4. What about the impact on the environment. The loss of fields / ponds / wildlife, what impact will this have? Has this really been thought about?
5. What about the impact on air pollution? This is already of concern and the introduction of circa 10,000 more houses is going to catastrophic.
6. What about taking away the character and individuality of our wonderful villages – Stretton, Grappenhall, Appleton Thorn.

Moving on to the Infrastructure to support this proposal. It is simply not clear what Infrastructure is **guaranteed** to support this proposal. The following would have to be guaranteed to make this a sound proposal:

1. Health Facilities
2. New schools
3. Social Facilities
4. Social Care
5. Roads
6. Bridges
7. Policing for this huge increase in numbers

Will any of these be guaranteed and how will they be funded? There has to be a guarantee that these things will all be in place at the right time, it is not acceptable to say that these will be looked at in the future.

Even if this Infrastructure is provided, what about ensuring there are teachers to fill the schools, doctors to fill the Health facilities, social care to cover this massive increase? Will all this be in the Plan?

With an increase of 5,131 houses in South Warrington Garden Suburb – it would be expected that this would probably give an increase of 10,000 cars on the road. This is just not something that the area can cater for.

If any of the people proposing this Plan have actually been on the roads around Stretton / Appleton Thorn either in the mornings or at rush hour in the evenings they would know how bad the roads are currently:

- The nightmare of coming off the motorway at Junction 10 to then come down London Road. Every night is an accident waiting to happen – imagine this with an increase of 10,000 cars in the area
- The proposed Dual Carriageway opposite Spire Hospital – the impact of another set of traffic lights between the Motorway roundabout and the Cat & Lion junction – has this really been thought about, and how the traffic will back up on to the Motorway? Again, this is an accident waiting to happen.
- What will happen to the air quality?

With the regeneration of Warrington Town Centre, I am sure that the Council's idea is for all Residents from Warrington suburbs to use these new facilities. The problem is that from South Warrington it is actually just as quick to get to Altrincham or Cheshire Oaks.

With the addition of even more traffic trying to get across the water into Warrington, things are not going to improve. I have heard mention of a new bridge to go over the water – has the cost of this been confirmed and funding agreed? With the introduction of Port Warrington, this is only going to mean more congestion from the South, as the bridges will be opened more regularly. There was talk of Cycle Paths as a means of getting into Warrington – that is just not realistic to presume that is feasible or safe! Therefore, the road structure really does have to be improved and confirmed.

We live in a wonderful and beautiful semi-rural area in [REDACTED] Warrington. Our children can safely walk to school. We can walk our dogs in lovely green areas with ponds, fields and excellent paths (although this has already been compromised with the recent building of houses in the [REDACTED] area). But if these plans go ahead this is not going to be available to us, we are going to have to get into cars and drive to other areas e.g. Marbury Country Park) to be able to walk our dogs. Once again this can only have a negative impact on the area and the environment.

Whilst change is inevitable, and progress is required, the size of this proposal is just unrealistic, not required and just not practical, it is just too much.

Please re-think this plan. Think about the environment, think about the beauty of the area, and think about the residents who have built lives here for the very reason of the beauty, think about their quality of life.

Yours Faithfully

Yvonne Marsh