



6 June 2019

Local Plan,

Warrington Borough Council

Dear Sirs,

I write to register my view that the proposed Local Plan for Warrington is **unjustified, unsustainable, undesirable and in my opinion UNSOUND for the following reasons;**

The proposed level of housing development, particularly in the Appleton area, appears to be aspirational and far in excess of realistic requirement levels and will totally and unnecessarily annihilate the green belt in the area. There are plenty of brown field sites which could be redeveloped before green belt is irretrievably sacrificed or spread the development across the Borough to reflect the location of employment opportunities and major service/ facility providers.

The level of new housing will significantly add to existing levels of congestion and resultant noise and especially air pollution on the roads, particularly through the already congested and often grid-locked Stockton Heath and at the Cat & Lion crossroads. There is no provision for additional access roads or ship canal crossing to cope with the traffic created by the proposals .

There is in my opinion no justification in the additional release of huge tracts of green belt land for a new industrial development at the M6/M56 junction and again no provision for additional access routes. There will be increased levels of heavy vehicles causing further damage to the already poor state of the roads and an increased volume of rubbish which already accumulates along the road to the existing units in this area.

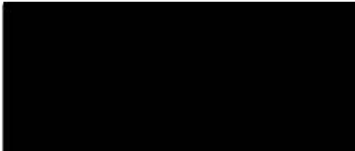
The lack of significant shopping and other services south of the ship canal are not addressed and the traffic generated by residents required to cross the ship canal will be horrendous. Even the traffic generated by the potential closure of the Stockton Heath waste/recycling site proves that you have no realistic awareness of the existing problems in the local area, preferring an easy solution for you without any regard to the long suffering residents.

There are already insufficient facilities for local schools, dental & medical facilities, hospital and other services in Warrington, and particularly south of the canal, even before the significant population increase as a result of the new housing. It is already very difficult to get doctor, dentist or hospital appointments or prompt treatment with a significant and largely localised increase in the demand – and the increased difficulty of access will further deter potential service providers locating to the area.

As a Borough, you have already proved to be incapable of maintaining a satisfactory standard of road maintenance and cleaning and the current state and level of potholes will not magically improve with the extra traffic!

Some development is obviously required but should be undertaken with the full and realistic provision of the necessary access and provision of adequate services to solve the demand whilst IMPROVING the reputation ,appearance and attraction of the town rather than the present proposals which will only achieve the exact opposite.

Yours faithfully,



A.R.Teague