

Comments on WARRINGTON LOCAL DEVELOPMENT PLAN (2017-2037)

Housing & Employment land Prediction

1. It is understood that WBC need to have Local Development Plan to cater for its area needs over the next 20 years. But question arises, what has so radically changed that there will be demand for 945 houses p.a. over the next 20 years as compared to rounded fig. of 525 houses p.a. as partly completed and predicted in the Local Plan Core Strategy reviewed in 2012 and adopted by the Council in July 2014. During the last 20 - 25 years large areas of housing and employment land were available - prepared for development by Warrington New Town Corporation and development of Wartime Burtonwood Airport complex (now known as Chesterfield Village).
2. **South Warrington** - In addition to already land zoned for housing in Grappenhall Hays and Pewterspear Green, some housing development would be feasible on land provided with road network and drainage served by Dipping Brook Avenue and Black Cap Road along with a new Local Centre, GP Surgery and a Primary School. This would meet housing need for a number of years before encroaching the Green Belt. The need for 945 houses p.a. over the next 20 years and beyond requires full investigation.
3. To support 18,900 new houses required over the next 20 years, the Local Plan proposes to have 7600 new houses in South Warrington over the next 20 years comprising 5000 in Green Belt, 1600 in Walton area and over 1000 with existing planning permission. The growth anticipated seems very ambitious partly led by the challenge by the big developers to release land in the Green Belt. It is well known that big house Builders acquire land and seek outline permission for land banking but then delay building houses.
4. The impact of Brexit is bound to slow down the economy and the demand for more housing. However, the main objective of the Local Council should be to improve the infrastructure to cope with the realistic expansion and not to be over ambitious to have adverse impact on the quality of life of its present and future residents along with reducing any adverse impact on the eco environment to keep reducing the Green Belt.

Impact on the existing roads

5. The Development Plan for the proposed Garden City Suburb in South Warrington needs to be realistic to seriously consider the highways constraints due to the special local features like the Bridge Water and Manchester Ship Canals along with crossings over River Mersey meandering through the town as explained in detail by the Councillors representing Appleton & Stockton Heath areas.
6. Any major new housing in South Warrington will increase the traffic congestion at the crossing points over or under the Bridge Water Canal and Swing Bridges over Manchester Ship Canal. It will bring increased traffic on Knutsford Road, A56 Chester Road (along the Canal) and through Stockton Heath leading to the New Bridge over the Ship Canal and River Mersey – all these roads have houses fronting these roads. Traffic would also increase on Lumbrook Road, Lyons Lane and A49 London Road. The increase in traffic would be detrimental to the people living in houses fronting these roads. A proper Traffic Impact Appraisal need to be prepared for the all new development and its impact on residents living in houses fronting these roads. By traffic fumes and noise.

7. Warrington residents have been a long time waiting for a long promised new Western Link from Walton Road to Sankey Way to improve traffic flow between South, North, West & Central Warrington. It may help congestion on Chester Road to the Town Centre but may not be that useful for the development in South-East Warrington as it would be at the opposite end of the proposed development in the released Green Belt resulting in longer journey and going through roads with houses.
8. Any development in North of River Mersey (e.g. Omega , Peel Hall area) or even in Green Belt would be better linked to the existing road network and retail facilities in the Town Centre and along Sankey Way , A 49- Winwick Road along with provision in West Brook and Gemini areas. Further more, Mersey Rail and the Council are planning to build a new Warrington West Railway station, which will provides better rail link to both inward and outward commuters in North and West Warrington areas travelling by train.

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Resident

E mail :

