

Karen Ling



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Local Plan  
Planning Policy and Programmes  
Warrington Borough Council  
New Town House  
Buttermarket Street  
Warrington  
WA1 2NH

Dear Sir/Madam

Re: Objection to Warrington Local Plan

I write to express my concerns about the Local Plan proposed by Warrington Council and its impact on the villages and suburbs of South Warrington. I would like to object to the plan on the following grounds:

1. Use of Greenbelt Land and environmental impact

The plan does not justify the use of the amount of greenbelt land proposed in South Warrington particularly when there are brownfield sites in the town that do not seem to have been properly considered as an option.

The removal of this greenbelt land would effectively destroy the character of the existing villages in the area as the villages would lose any sort of demarcation and blend in to one giant housing estate.

The current greenbelt serves as an important space for the people of South Warrington to enjoy recreational pursuits and provides a much needed escape from the town allowing people to enjoy the "great outdoors". This in turn helps to keep the population healthy in both body and mind.

The environmental impact of development on this scale in a town known to have poor air quality is also deeply concerning. This development can only bring increased traffic to the area to add to this problem whilst at the same time removal of the green spaces compounds the problem by removing the "lungs" of the town.

## 2. Predicted economic growth

The growth targets proposed by those involved in developing the plan seem to be much higher than the official figures. It seems to be a very reckless suggestion to remove greenbelt land which will destroy the character and ecology of an area when it may prove to be completely unnecessary. It would also seem that the proposed development would put Warrington well ahead of government housing targets which makes me question the motives of the people involved in the creation of such a plan.

The plan for Warrington also seems to take little consideration of how Warrington will fit in with development of the surrounding areas such as Halton, Greater Manchester and Merseyside all of which will surely influence the development need in Warrington.

## 3. Housing and infrastructure

A major concern for myself and I'm sure for many others in South Warrington is the lack of infrastructure that surrounds the plan. The town is boxed in by motorways on all sides and bisected by both the Manchester ship canal and the river Mersey which poses a huge barrier for easy traffic flow through the town. We all know that "a mile can take a while" in rush hour currently so adding the volume of traffic from such a large development can only bring further traffic misery to residents. There is very little clarity in the plan about how this will be managed.

The crossing of the Manchester ship canal itself is a massive problem in the town currently, particularly during busy periods. This is only set to get worse as Peel Holdings are planning to up the usage of the canal causing the swing bridges to be "off" more often. Adding more traffic in to the mix without any suggestion of a further crossing seems to be very ill thought out.

The plan suggests that there will be new employment opportunities created warehouses and distribution centres but the likelihood is that the majority these workers will be low paid and unable to afford housing in South Warrington thereby forcing more traffic in to an already congested system as these workers commute from North Warrington or other towns.

Futhermore, whilst the new housing will be close to the motorway network it will be as far as possible from the town centre so unless these residents chose to spend their time driving up and down the motorway to other towns for their shopping or recreational needs they will have to use the existing road network to get in to central Warrington. This also means they will be remote from the two train stations in the town meaning again more car use and a higher environmental cost in terms of air pollution.

There is also very little detail around the other infrastructure required such as schools and medical centres etc. How they will be staffed and how the building of them will be paid for.

Based on the concerns outlined above I believe the Warrington Local Plan as it currently stands to be unsound and undeliverable. I hope the council will take note of the objections of the residents of the area and amend the plan to one which preserves the character of our town and villages and serves the inhabitants much better than the current proposal.

Yours sincerely

Karen Ling