



Dear Sir / Madam.

My daughter and I are writing to vehemently oppose Warrington's proposed development plan for South Warrington because it will have a devastating effect on the countryside, communities and quality of life across the whole area north of the M56 from junction 10 to Lymm. This plan is unsustainable without impossibly expensive and destructive road building and it will destroy Green Belt land of high landscape and agricultural value for ever. The Preferred Option Plan includes approximately 7000 new houses being built on Green Belt land for the proposed 'Garden City Suburb' during the next 20 years. The parishes of Stretton, Appleton, Grappenhall, Walton and Thelwall areas would become engulfed in one huge urban area thereby destroying their history and heritage, which in our opinion is totally unacceptable.

The National Planning Policy Framework indicates that established Green Belt boundaries should only be altered in 'exceptional circumstances, but why does Warrington Borough Council believe that there are 'exceptional circumstances'. It is certainly not clear to us. This land is not 'spare land', it is actively being used for agricultural purposes. In the current context of uncertainty following Brexit' and broader climate change, using no Green Belt land, or at least a smaller portion of it should be seriously considered.

The PDO is based on the assumption of 1,113 new homes per annum being built over the next 20 years, equating to around 24,000 new dwellings. The Council admits this is higher than required and their reason for going this high needs to be challenged in the light of the current economic environment. Without the so called 'New City Status' a lower assumption of new homes per annum could be adopted and this would significantly reduce the amount of Green Belt Land needed. The Council's desire for Warrington to become a New City is given in the Plan as one of the reasons for the high housing and employment targets. As far as we are concerned this aspiration of WBC has not been put forward to Warrington residents for consultation, and we personally do not agree with the need to become a New City at all. Nobody asked us, and nobody wants it. The PDO's inclusion of a 'Garden City Suburb' of almost 7000 houses in South Eastern Warrington would mean that all the fields in Appleton, and many in Stretton and Grappenhall could be built on, which would ruin the area for future generations to come. The ability to access and enjoy green space is an amenity in itself and the loss of such a significant amount of green space will be detrimental to all residents, not just local ones.

A high level traffic survey has not been included in the PDO. Warrington is uniquely positioned close to the M6, M56 and M62 motorways. The growth of Warrington has often been attributed to it's proximity to the transport network. But Warrington is affected

detrimentally whenever there are problems on the motorway network. The PDO includes an 'Eastern Link Road' from M56 junction 10 to north of the Manchester Ship Canal and as such it will result in the deterioration of the quality of life for current residents who will be subjected to increased noise, pollution and vibration from the increased traffic flow. This link would also cut right through the proposed new residential areas and it begs the question of why this road cannot go round the outside where there are already roads in place. The Link Road is also proposed to cut through Green Lane which is popular with local residents and walkers, not to mention the effect it will have on the surrounding wild life.

A high level environmental and ecological impact survey has not been included in the Plan. Protecting wild life matters, and a wide variety of animals and birds live in the Green Belt areas including badgers, water voles, great crested newts and bats. South Warrington's countryside is being unfairly targeted. Our area is the green lung for the town enjoyed for centuries by people right across the town.

There are large Brown Field sites likely to be released within the 20 year period of the plan which have not been taken into consideration. Fiddlers Ferry for example, is nearing it's end and also Warrington Hospital is planning to remove to a new site. These areas could make a significant contribution to the towns housing needs so that Green Belt land could be spared, unless essential. WBC have used a housing density of 30 dwellings per hectare throughout the PDO. Achieving a higher housing density in the town centre (such as apartments ) of up to 40 dwellings per hectare could mean a lower density could be achieved elsewhere in the PDO. This would have the advantage of requiring less Green Belt land.

Warrington and Halton hospitals are already operating at or near capacity. Almost all the GP / medical centre in Warrington are operating at or near to capacity. 24,000 extra houses means some 55,000 extra residents. This huge increase in population will require more medical services. The Plan promises new health facilities but the Council is not able to provide these. That will depend on the NHS and the availability of staff.

We believe that practically all Warrington's Green Belt could be preserved by scaling back on the planned housing and employment numbers and better use of Brown Field sites. This massive increase in size of the town to make a New City is neither necessary or wanted. If we have to chose an Option the one we would prefer is Option 5, as this provides the opportunity to maintain the permanence of the Green Belt at a strategic and local level, through managed Green Belt release, and also provides the opportunity to minimise the impact on character and environmental assets, depending on the specific locations for development.

We hope that our views stated here will be taken into account.

Yours faithfully

