

From: [REDACTED]
To: [Local Plan](#)
Cc: andy.carter.mp@parliament.uk
Subject: My personal objections to the Local Development Plan
Date: 31 October 2021 11:28:55

Dear Sir,

I am writing in connection with the draft Warrington Local Plan, and in particular the proposals affecting the Appleton/Stretton area where I live.

Overall, my view is that the plans seem to be based on the assumption that we need more houses as a growing town, and then more employment areas to provide work for the new residents. This is a circular argument. My counter would be, let's not grow. I like Warrington being a town, that's why I moved here from Manchester. The town has none of the culture, history or other attributes necessary to aspire to City status and to pretend otherwise is unconvincing. However, Warrington, like many successful towns, needs more affordable housing, and I support the infill development of brown field sites for that purpose.

Having said that I reject the underlying premise of the plan, my specific concerns are essentially fourfold:

Traffic

Traffic along the A49 corridor is already problematic, particularly if there is any issue on the M6 Northbound. However this is presented the location of the proposed residential area, at the apex of the M56/M6, makes it likely that there will be a substantial increase in traffic through the M56 Stretton junction in particular, as well as the M6 Lymm interchange. Although the plans include removing the Cat and Lion traffic lights and replacing them with something new in many years' time, that seems to be about it. One can only conclude that the A49 will be routinely grid locked between the M56 and Appleton Golf Club, if not right down to Stockton Heath. As and when the roads of South Warrington have excess capacity I suggest WBC could represent their case.

Services

The Stretton/Appleton area is badly served for local services now. There is a small and over-stretched health centre, but no NHS dentist (I still have to travel to my old dentist Manchester, despite moving from there over 20 years ago), only a small shop and not even a hairdresser. The plans include "indicative" local centres and health provision, but I have no faith that these will transpire. For me they should precede any residential development. Again I'd argue that only when we have over-capacity in local services, rather than the current chronic under-capacity, should WBC present their case.

Greenbelt

The proposal to repurpose a significant chunk of green belt appals me. Greenbelt land should only be used for development in exceptional circumstances, that is pretty much the definition of the greenbelt. New houses to serve an unproven future need is far from exceptional.

The G/56 development is even less defensible, this area of motorway depots and warehouses will provide very little local employment but plenty of local traffic and pollution on top of permanently destroying the natural habitat.

Furthermore, I know, from personal experience of litter-picking the Barleycorn Estate area with WBC's support, just how much litter is created by the existing developments – this will be many times worse.

I have yet to hear any cogent argument to explain why more warehousing in this location would be a good idea for existing residents of the area.

Community

South Warrington is a collection of semi-rural villages on the edge of the green-belt, which is its

appeal. Although a considerable amount of housing has been, or is currently being, built, the character just about remains.

Overall, what is now proposed will blend these distinct villages of South Warrington into one suburban desert.

It won't be Cheshire countryside, but it won't be part of Warrington either – it will be an M56 dormitory town.

The local hub is already Stockton Heath, not Warrington centre, and I am pretty sure that new residents, like previous waves of incoming residents before them, are going to predominantly work, and probably socialise, not in Warrington but in Manchester, Liverpool or Chester.

Warrington already feels like a divided town, this is likely to increase that division, and more division is the last thing society needs.

Best regards

Richard Wardner



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