

Warrington Borough Council Local Development Plan

Response from [REDACTED]

I live at [REDACTED] I know the area very well and can speak knowledgeably about the usage of local infrastructure. I have serious concerns about the planned development in South Warrington (Garden City Suburb and South West Extension). My concerns are as follows:

- Local facilities, particularly Stockton Heath village, are already hugely over-subscribed. It is difficult to park in the village most days, impossible at weekends. Residents of South Warrington go to Stockton Heath to shop, not Warrington. Any additional housing will place an enormous burden on Stockton Heath that cannot be mitigated simply by extra facilities in Warrington.
- The same is true of the road infrastructure, the traffic lights in Stockton Heath can be backed up along both arterial roads for some distance. This will only get worse. Specifically regarding the South Western Extension, the only arterial road is Runcorn Road, which is not capable of handling significant traffic. Just as importantly, the two bridges are regularly used by shipping traffic, which brings the arterial roads to a standstill at regular intervals.
- I also strongly believe that Peel Holdings are significantly underestimating the value of the green belt in this area. There is an abundance of hedgerows supporting a wide variety of wildlife, some of it relatively rare such as Little Owls, Lapwings and Skylarks. The nature reserve at Moore would also be negatively impacted, where there is also rare wildlife such as Bitterns.
- Furthermore, this land is in use, with all fields in the area used for food crops, which are of high quality, and helping with local employment.
- I also personally believe that there are better (potential) brownfield sites, including Fiddler's Ferry power station. My understanding of the green belt policy is that it was put in place to prevent urban sprawl where not absolutely essential. I cannot see that this is an essential expansion, based as it is only on the projected expansion of the area.
- My recommendations would be to expand into the chosen brown field sites and then revisit the green field sites once it can be established if the growth projections for Warrington have been met.
- If expansion in to the green belt in South Warrington is inevitable then I believe due consideration should be given to the existing villages – sympathetic and considerate development would result in a much happier electorate. I would be delighted to get involved in that discussion.