



Subject:
Date:



Statement of Representation on WBCs Proposed Submission Version of the Local Plan
28 May 2019 17:25:32

From Dr Karen Beeby : 

Dear Sir/Madam,

I am writing my representation to raise my objections to the local plan. In particular I am distressed by the great loss of green belt land in South Warrington and I feel this is NOT JUSTIFIED in the plan and the level of development is UNSOUND.

The plan informs us that in 1973 with new town status the aim was to increase the population of Warrington from 120,000 to 200,000 by 2000. This plan was not achieved. Similarly, this new plan aims to build 945 houses/annum over the next 20 years. This level of housing has not been achieved in Warrington and indeed in 2017-18 the net completions were 359 (paragraph 2.1.36) and therefore the plan is UNREALISTIC in its aspirations and technically UNSOUND.

In paragraph 3.3.7 the plan tells us it can accommodate 13,700 homes in the urban area at 685 homes/annum and as this is a greater number of homes being built/annum than previously **what is the justification for the release of green built land?**

This figure in 3.3.7 also does not take into account brown field sites that may become available soon at Fiddlers Ferry Power station and Warrington General Hospital.

I have also recently noted the unprecedented levels of building taking place in St Helens and Northwich and I see no evidence in the plan on the effect this will have on Warrington.

Successful growth in Warrington is dependent on a sound Transport Plan, a further increase in housing and industry in South Warrington will lead to increased congestion at already congested routes through Stockton Heath. No meaningful routes across the Manchester Ship canal have been alluded to in the plan.

Congestion along the B5356 at peak times is already a problem and accessing the M6 is difficult and would be severely increased if the Edie Stobart/Six56 developments occur. Again the effects of these are not being considered in a meaningful way. No serious analysis of the pollution effect has been made.

In the plan there is no detail on how the community infrastructure issues of this level of housing will be addressed, e.g. schools, GP surgeries, local shops etc. Even if a surgery is built, as a retired GP I know how difficult it is to find a replacement GP in an established practice.

Finally, I understand that criteria should be met prior to the release of green belt land. I do not believe that Warrington Borough Council in its plan has demonstrated that it meets these. The plan talks about potential loss of character in e.g. Lymm but fails to discuss the loss of character that Stretton and Appleton Thorn will lose with these developments. The plan fails to discuss the likely effect of these proposed developments on Lumb Brook. (it is likely to dry up) and the

surrounding woodland. The environmental and ecological impact of the loss of green belt has not been properly assessed.

The developers would love to build on green built as it is easier and there is likely more profit to developer and Council alike but the wellbeing of the current residents of South Warrington will be affected detrimentally.

Yours sincerely,

Dr Karen Beeby.