

From: [REDACTED]
To: [Local Plan](#)
Subject: My Response to your Local plan
Date: 07 November 2021 15:12:02

Dear Planners

Overall, I believe your plan is not sound for the following reasons, in no particular priority

Priority should be given to the development of all Brown field sites in the WBC area, then Greenfield(including all Homes England owned) before you even look at any Green Belt sites. From the LP this does not appear the case.

The existing Green Belt boundaries was confirmed only 7 years ago in a plan and was supposed to be good for 20 years. Given the UK government's view on Green Belt, this LP goes against this. This applies to release of GB for commercial development as well as residential.

I will fight for rejection of any plans to develop the proposed commercial developments off Grappenhall Lane, as just by the unjustified removal of the area from Green Belt to satisfy developer demands. Unlike Omega this is on the side of a hill and will dominate the area with unsightly sheds

The Council Leader has stated that there will be no development until the infrastructure required is in place to support it. This does not appear to be the case.

Why is the Western Link still in place when you have removed the main reasons for it? There is no commercial development e.g. Port Warrington, and you have removed the residential development. This leaves it open mainly for vehicles avoiding the toll bridge.

Given the huge proposed developments of the South Warrington Urban Extension(SWUE) why is there no Eastern Link in the LP? The Western Link provides minimal benefit to the developments in the SWUE. So, more congestion on already overcrowded roads and the pollution that goes with it.

There is no detail in the plan on how the Town Centre will be regenerated, apart from the current piecemeal developments. How will the LP preserve its identity and character which are WBC objectives.

You will threaten the integrity of our villages with these proposed developments as curtailing entry to some will have little effect, with Stockton Heath becoming totally overcrowded with people and vehicles.

You are proposing a new Local Centre between Blackcap and Dipping Brook roads.

However, there is already one proposed in the Orchard Meadows development which could be ready in 2years if approved by DMC. As one of your planners said at the consultation at Halliwell Jones, Both Stretton and Dudlows Green surgeries are desperate for more space as they cannot expand where they are. If you do not go ahead with this and wait for the LP version this will add a least another 4 years before delivering this proposed Local Centre. We already have over 500 homes built or under construction, Not including the Grapenhall Heys developments, so can you wait that long to deliver this essential service?

You give an annual build figure in the LP which is unrealistic given your current track record of annual builds. you will not achieve them.

I welcome you adding separate cycle lanes but hardly anyone uses the current ones, using the road instead. You cannot force people to use them and suggest you widen the roads and and have 'dotted lanes' rather than being totally separate.

The above represents my concerns/objections to the local plan

Yours Faithfully

Rod Peterken

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