

From: [REDACTED]
To: [Local Plan](#)
Subject: Local Plan - South Warrington
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Resident
Andrew Baillie



Local Plan - South Warrington impacts

As a lifelong resident of South Warrington, I wish to register my concern with regards to the over development proposals contained in the Local Plan in particular these impacts will have on the already overburdened infrastructure of Stockton Heath and outlying areas.

I concur with the points raised by the local action group raised & summarised below.

Lack of Infrastructure

- The plan relies on significant building of new homes and employment facilities across the Borough, many of which are away from the town centre. This will mean increased reliance upon roads and bridges that are often already congested and over capacity. The additional number of vehicles associated with new houses are likely to add to existing poor air quality and congestion. Whilst the plan indicates some new roads e.g. Stretton up to the proposed South East Urban Extension, there is no clarity about where these will actually be, how they will be funded or whether they will be built before new building takes place – is this deliverable or justifiable?
- The plan gives no detail about how education, health services or reliable public transport will be developed or funded which raises a question about whether they will happen once the developers have finished building – Is it therefore deliverable or is there evidence of it meeting assessed needs?
- There is also a lack of consistency between the different principal areas in relation to infrastructure e.g. The waterfront (1335 homes) has a centre with undefined health facilities, the South East extension (4200 homes) has no mention of health services, Peel Hall (1200 homes) may have health services “off site” and at Fiddlers Ferry (1760 homes) space for a potential GP branch surgery is proposed. With the levels of uncertainty about such key services are these aspects of the plan deliverable, are they justified and will they meet assessed needs?
- Throughout the plan there are examples of significant infrastructure uncertainties and reliance upon developers or other external funding to

facilitate essential work e.g. the Waterfront will need a masterplan for infrastructure and is reliant upon development of the Western Link, Peel Hall will need extensive highways and transport improvements that are currently unquantified, Fiddlers Ferry will also need a plan to be prepared by landowners to overcome existing issues with transport and community infrastructure. Are these deliverable?

Housing Numbers, Employment Land and Greenbelt

- The number of new homes to be built is higher than the most recent growth estimates for the town predict (building 816 houses a year from now until 2038) – This is also a higher number than have ever been built before and, with more recent calculations suggesting a smaller future population than has been used for the plan, are the proposed numbers of houses justified?
- The housing proposals are especially of concern as even though the Plan suggests that the Town Centre will be developed and other brown field sites (e.g.FiddlersFerry) it fails to establish the requirement to regenerate the town centre and build on brownfield sites before green spaces e.g Peel Hall and Thelwall Heys – is this justifiable?
- The Plan identified large areas that are currently within Greenbelt for development (1400 acres). Given the uncertainty about the actual number of houses/employment areas needed, and any obvious commitment to focus on regeneration and brown field sites first, is release of Greenbelt justifiable or this element of the plan positively prepared so it meets assessed need?
- The plan proposes the removal of a large area of Greenbelt at the M6/M56 junction – commonly referred to as 6/56. The plan states that this will be for large scale distribution, logistics and industrial uses. Access, transport improvements, green infrastructure and utilities are as yet unquantified and are to be left to the developers to propose in the form of a development framework. There is no detail about the types of employment opportunity that will be available in this part of town but much concern that jobs will mainly be low skilled and low paid. More encouragingly the plan suggests that employment at Fiddlers Ferry may focus upon low carbon energy projects.

Regards
Andrew Baillie

