

From: [REDACTED]
To: [Local Plan](#)
Subject: Local Plan Objection
Date: 14 November 2021 16:53:29

To Whom It May Concern,

I live in Appleton, and prior to that I lived in Stockton Heath. Since 1998 I have lived and worked and brought up a family in this area. Before that as a young man in the seventies I worked for WNTDC and helped with the development of Birchwood, Locking Stumps and Cinnamon Brow, as well as areas around Sankey and Old Hall.

The old Ordnance Factory site at Risley was at that time the largest area of waste land in the UK, and is now a thriving hub of housing, commercial development and offices with a web of new roads connecting all to the motorway network.

The proposed development of 4200 houses on land in the south of Warrington is as far from waste land as could be imagined. Ill thought and poorly conceived it provides none of the essential services required for that number of new homes.

The roads to the south of Warrington are already choked with traffic forced to use Red Lane and Lumb Brook Road to access the town centre. Roads which already have one way only traffic systems cannot reasonably be expected to carry additional traffic without more pressure being added to local communities. The London Road through Stockton Heath is already hugely congested and the Manchester Ship Canal swing bridges bring their own level of chaos to the village. London Road does not have the capacity to bring additional local traffic through Stockton Heath to Warrington.

How does building 4200 new homes improve the lives of those already living in this area? And how will it bring contentment to 4200 new home owners who may not yet be aware of existing problems? A quick visit to the new developments on Dipping Brook Avenue reveals what appears to be a car park with a few houses randomly scattered about the place. Already it is almost impossible to drive through those estates or park a car except by using the footpath. They are hugely offensive developments masquerading as homes for families. Once the Green Belt has gone there will be nothing for those families to enjoy. Just the congestion of their own streets, until they reach the congestion on the motorways, or the congestion in Warrington.

The Green Belt we all enjoy must remain Green Belt. There is no commercial imperative to build on our Green Belt. There is no local desire to build on our Green Belt. There is no social obligation to build on our Green Belt, and there is no environmental argument to be made to build on our Green Belt.

Warrington has its role to play in the northwest, but it is not as a sinkhole for further housing on Green Belt land. Whatever pledges this government made about developing Brownfield sites needs to be fulfilled as a primary source of development. It is well understood that this is a much more expensive option for developers who will have all manner of existing services to contend with and remediation works to undertake. Far easier for them to strip the topsoil from a virgin site and throw up some new plastic homes. Far harder though to make a compelling argument to do just that. The promise of a new fence and some owl boxes their only compromise.

There is nothing to commend this development. The Local Plan is a hoax. It is unsustainable, unwelcome, probably illegal and an environmental disaster for South

Warrington. It must be rejected.

Liam Reese, Tracey Reese, Oscar Reese and Harry Reese

