

From: Jacqui O'Rourke [REDACTED]
Sent: 14 November 2021 23:09
To: Local Plan
Subject: Draft Local Plan 2021

I object to the Draft Local Plan 2021 put forward by Warrington Borough Council, for reasons as follows:-

1. The Main Map - as with the previous Draft Local Plan, the map is out of focus, so it is impossible to decipher properly. I feel this is a deliberate ploy.
2. The Draft Local Plan 2021 is still including large amounts of Green Belt, most notably the South East Warrington Urban Extension, and I see a new area of Green Belt area in Thelwall Heys has also now been included. It really seems that Warrington Borough Council is determined to destroy the Green Belt in South East Warrington areas.
3. Green Belt, South East Warrington Urban Extension - the plan includes development of agricultural land along Stocks Lane, between Appleton & Grappenhall Village. This represents a massively inappropriate development of Green Belt land, along a single-track road running alongside the Bridgewater Canal, which is currently deemed too dangerous to be a through road. Stocks Lane has poor access from both ends. At the Grappenhall Village end there is a single-track hump back bridge, controlled by traffic lights, over the Bridgewater Canal or the narrow lanes through Grappenhall Village itself. The Appleton end of Stocks Lane comes out onto Lumb Brook Lane, which again is a rather narrow lane. Turning right, at the traffic lights, there is a single-track road leading under Lumb Brook Bridge, which carries the Bridgewater Canal over the road. This is situated close to another traffic light junction with Grappenhall Road. These two junctions are ALWAYS very busy especially during peak traffic times, and are often clogged up with queueing traffic. The short section of Lumb Brook Lane between Grappenhall Road and Lumb Brook Bridge is too short and consequently traffic is often backed up onto Grappenhall Road, waiting for the traffic lights to change so that cars can drive under Lumb Brook Bridge. Hence, this is already a very busy area, with poor access due to narrow lanes, single-track bridges and high volumes of traffic. Consequently, from the traffic infrastructure point of view, I do not think the Stocks Lane fields are suitable for residential development. In addition, this is Green Belt land which is adjacent to the small village of Grappenhall which is a Conservation Area. I believe the development of Stocks Lane will be hugely detrimental to Grappenhall Village. It will swamp the area with a large number of houses, which will change the nature of the area completely, which I think will be damaging to the local environment and change the whole character of the area and, in particular, Grappenhall Village.
4. This development of South East Warrington will increase traffic, pollution and damage air quality in the area. The area has huge recreational value and we have seen the value of this, during the Covid pandemic. I am concerned that the Urban Splash development being built at Grappenhall Heys includes housing which don't have their own gardens, which I think shouldn't be allowed either, but given that they won't have gardens, it makes the recreational areas of Grappenhall Heys, the Village and Appleton, that much more important to protect.
5. Flooding - the area has a number of ponds, boggy grounds, streams and the Bridgewater Canal. I am concerned that building more housing, particularly on Green Belt land will mean less land available to absorb ground water, and we could see flooding in the area.
6. Town Centre - I do not think there is sufficient regeneration of the town centre and brown field sites taking place.

7. Western Link - the threat of this bridge being built has already had a detrimental effect on the area, with some people facing the uncertainty of not knowing whether or not they will lose their homes. Additionally, those residents left behind could find themselves overshadowed by the close proximity of the concrete structure of the bridge. I think both scenarios take their toll on the mental health of residents in the area.
8. All this development is likely to have a knock on effect in the wider areas of Stockton Heath, Walton and Latchford, as all are hemmed in by the Bridgewater Canal and the Manchester Ship Canal, and already experience high volumes of queuing traffic. This is only going to increase if the Draft Local Plan 2021 goes ahead.

Overall, I do not want to see, what is currently a nice area, being spoilt by over development. South East Warrington has large semi-rural areas which are under threat by the Draft Local Plan 2021, and I really do not want to see this area covered in concrete. This is an area of small villages which stand to lose their characters if this plan goes ahead. It is somewhat ironic that your plan refers to part of this development as 'The Garden Suburb' - it is anything but!

Jacqui O'Rourke

