

[REDACTED]

From: Cattrell, Nicky [REDACTED]
Sent: 15 November 2021 09:11
To: Local Plan
Subject: Local Plan Response - Hollins Green 90 Houses
Attachments: Screenshot_20211115-085917_Gallery.jpg; Screenshot_20211115-085947_Gallery.jpg; 20211115_081643 (1).jpg; 20211115_081643.jpg

Response to Local Plan for building on field adjacent to Hollins Green Village.

Further to the information received via the media on the Warrington Local Plan. NOT any direct communication to even those immediately impacted by the plans. I would like to raise a number of areas of concern with regards to the building of the 90 - or 100 houses if you look at the development plans online.

As one of the directly affected houses [REDACTED] there is obviously a direct impact to the location and view of my house. We paid a premium for this house as it has interrupted views of the countryside and a direct sunrise view over the hills. The plan is currently to build directly in front of our house, so there also the resulting loss of value, light and peaceful nature of location. When these houses were built, there was an explicit point that no further building on the green belt was to take place. In fact, the only reason why the village stopped opposing this build was the fact that the pig farm (on purpose) made the village virtually uninhabitable as the smell on occasions became so strong it made your eyes water and skin sore. We originally lived on School Lane and lived through this period here.

There are a number of more pressing concerns, specifically around the land itself. We are already in a area prone to flooding, as reported in the Environmental Report for both defended and undefended Flood risk, together with a risk of Pluvial flood risk. The only main defence against either is the field on which you have requested to build. As you can see from the photo's attached, this field, is not just poor draining, it turns into multiple lakes further to rainfall. This also takes many days to drain away. Without this in place, all the rainfall currently drains into a tiny brook [REDACTED]

Other factors are also that there is yet again loss of greenbelt between Manchester and Warrington, alongside HS2 viaduct on the other side of the village and the expected 10 year + construction camp agreed, removing yet more green belt across the A57 route. Together with a proposed tram line down the A57 to the motorway junction, as associated park and ride service proposed. There isn't much left green space wise, never mind that the whole area is a construction site for many many years going forward.

This will also bring additional congestion to the area, with yet another junction along the already busy A57. Alongside additional air pollution, there will be yet more delays, to which people divert through the village at rush hours, driving upwards of 50MPH along School Lane and Chapel Lane. Living on School Lane previously, each neighbour had lost at least one animal to the rat runners, and its very dangerous for kids as the cars don't care and swerve in and out of the parked cars.

Additionally, there is no proposal to extend the already oversubscribed school with 120 places. Given that the 100 houses, will expand the village by nearly two thirds, there has already been additional building in Glazebrook Mews, The Wient, and the extended MBC construction going ahead, adding another 50 houses to the area. There is no plan to extend the school, and the "well we will just move the kids out that live in Cadishead" isn't anywhere near enough, if you keep expanding the village across Glazebrook and Hollins Green. There is no provisions for additional services, or frankly to provide any services at all. There are NO

services to the area, we have a single volunteer run shop, no buses, no gritting, no doctors or emergency provision from Warrington. Police consists of a lady who pops about occasionally, yet there is a problem most nights with incidents captured on CCTV of people in the small hours trying cars, sheds and houses. Even our telephone numbers are 0161 from Manchester.

It would appear there are no plans to actually provide anything other than yet more construction, more flood risk, more kids with nowhere to go, and not even a bus from Warrington. But yet again, we lose even more of our village to yet more suburb sprawl, HS2 (handily still showing green on your plan) with yet another massive viaduct in the area and loss of countryside.

In the scheme of the plan, removing the 90 houses would not make a material difference to the Warrington plan, but would make a serious difference to the wellbeing of those who already live here. We already have enough to contend with, given the HS2 monster already in planning. Please don't ruin what we have left.

Nicola Cattrell



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