

9th November 2021

Local Plan
Warrington Borough Council
East Annexe
Warrington Town Hall
WA1 1UH

Ref: Warrington Local Plan (Revised)

I am writing in response to the public consultation of this plan, with especial reference to the South East Urban Extension, Thelwall Heys Development, and Pewterspear Development.

I appreciate the small changes from the previous plan, particularly the removal of the development at Walton, but I still feel this plan to build 4,200 houses on Green Belt land is unrealistic, poorly thought out, and overall **cannot be considered to be “sound”**.

The sheer number of new dwellings cannot be justified, being far higher than the 2018 population growth data forecasts suggest are needed for Warrington Borough. Such an increase in new dwellings is unsustainable in this area for a number of reasons. The present infrastructure is already overstretched and inadequate to cope with such a housing/ population/ traffic increase as the plan proposes.

The improvements which would be required to the roads in the area in order to cope with the increase in traffic are simply not included in the plan. The plan is woefully inadequate in overcoming the likely result to “bottlenecks” such as the 4 Ship Canal bridges, Lumb Brook Bridge and other “pinch-points” for traffic in the area. The resultant fumes and degradation of Air Quality are unimaginable; Stockton Heath Parish Council’s Air Monitor clearly shows that pollution from some particulates is already approaching the WHO recommended maximum levels. The increase in traffic from the proposed development would take the pollution levels to dangerously high levels with a resultant impact on the Quality of Life and health for all residents in the area. It would make Stockton Heath an unreasonably unhealthy place to be. The notion of an “environmentally friendly” Mass Urban Transport system is nothing but wishful thinking – such a system does not exist and there are no certain plans for it at present. The idea that our current bus transport facilities would alleviate the problems created by literally thousands more cars is nonsensical.

The likely resultant problems for Community Facilities/ Services are not considered enough in this Plan. The increased pressure on local Schools, GP practices, Dental practices, Leisure facilities, Shopping facilities, Car Parks, and other Community facilities would be enormous. There is mention of a need for three new Schools, Medical and Leisure Centres but there is no guarantee these will be provided or, if they are, when or where. The Plan mentions a need for improved Recycling facilities but even then no plan for that is put forward.

Much of the proposed development would destroy a significant amount of designated Green Belt land of high agricultural, community and landscape value. This Green Belt land provides a much needed "breathing space" – there is too little Green Belt land in the Borough already. There are plenty of Brown-field sites still available for such housing projects in Warrington.

For all the reasons I have outlined herein, **I do not find the Local Plan proposals to be "Sound". I cannot see them as justified, deliverable or meeting the assessed needs of the area.** I think the proposed development is unreasonable, unrealistic and unjustifiable, and should not go ahead.

I remain yours sincerely



David GM Partridge