

**From:** [REDACTED]  
**To:** [Local Plan](#)  
**Subject:** Warrington Local Plan  
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Regarding the Consultation Process for the Local Plan, herewith my comments within the local area for which I am an elected representative

- Not enough emphasis on the shortage of health provision – doctors and dentists  
Under each section of housing growth there is the same one line entry touching on health but it seems just a lip service mention  
More weight seems to put into this because as we currently stand with the existing new build program not enough health services are available this than gives credence to the immediate need for a new general hospital to cover the whole borough
- When you look at the proposed future development of Fiddlers Ferry the following seems to have been overlooked
  - A live railway line through the site – consider ALL safety aspects of this
  - The natural floodplain and spring tidal considerations of the Mersey have been missed
  - Laying foundations and more concrete even if a flood defense is incorporate will push any flood aspects downstream towards Sankey
  - The local and wider road network will suffer from additional commercial and commuter traffic swamping Penketh & Sankey areas
  - Suggested plan for a specific type of commercial usage must be maintained in the plan not more warehousing (inappropriate for existing infrastructure)
  - More emphasis on affordable housing or self-build housing opportunities
- No consideration to traffic growth and infrastructure weaknesses on existing roads assuming the Western Link goes ahead moving congestion and pollution from one part of Warrington's town centre to Warrington West
- With the approval now of the St Helens appeal for the TJ Morris (Home Bargains) development on Omega West – more traffic congestion, noise and pollution on already overstretched road network so with the proposed FF brownfield site development you create a real traffic pinch point
- Will the existing J8 on the M62 cope with all the planned expansion in this area – NO
- There seems to be an over reliance of housing growth and just small expressions of educational impact on Primary and Secondary schools – we have good Secondary schools (GSHS, St Gregs & Penketh HS) have they got serious space to grow capacity, there is an odd mention of new primary schooling in some areas but this does not seem to be consistent.
- It mentions that its crucial to maintain the green belt to differentiate the border between Halton & Warrington when the FF site development is being considered yet YOU have encouraged St Helens to seek approval for the Home Bargains mega development on GREEN BELT with NO due consideration to traffic impact on J8 and surrounding roads – protecting the green belt in one area to the detriment of green belt carnage given to a neighbouring borough to the north – this is so HYPOCRITICAL whilst protecting Burtonwood – does not seem right
- WBC need to strongly encourage St Helens to build road infrastructure to take traffic away from existing Warrington roads if they are going to proceed with the wholesale urban sprawl by building on the green belt land in Bold Heath it may be good news for possible employment numbers for Warrington but at the cost of additional pollution, traffic noise

and congestion in the local area

In the wider area

- The failing of protect Peel Hall is disastrous
- Development of the Mersey Riverside in the town centre needs to be looked at for potential flooding risk – natural soakaways MUST be maintained and not just concreted over, you will just create a potential flood zone
- Protect the green belt – definite NO to proposed 656 development
- Port Warrington is shelved and KEEP IT that way – protect Moore Nature Reserve
- Support Parkside & encourage pushing traffic on the M6 directly – keep traffic away from local roads

Thank you for allowing this consultation process but keep all residents updated on developments preferably annually, not just by telling us but allowing us to participate in the plans.

Regards,

Cllr Nigel Catlow

Independent Councillor Great Sankey Parish Council

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