

Local Plan - Preferred Development Option
Bullet Points for Walton Parish Council Website
www.waltonpc.org.uk

Key points to use in responding to WBC's Local Plan:-

- The proposed housing **triples** the size of Walton. In the document WBC reject the **doubling** in size of Lymm and Culcheth because it would change the character of these locations. Consistency is needed for a non-biased result.
- The proposed development in Walton would consume all the green belt that currently separates Warrington from Halton meaning that the two boroughs would be merging into each other. The purpose of the Green Belt is to prevent this happening. Halton Borough Council are likely to plan for major housing increases around Moore which would exacerbate this problem. The Green Belt is currently productive agricultural land as well as providing much needed 'country' space for leisure activities for both Warrington and Halton residents.
- Traffic on the A56 is already a major problem which is steadily getting worse. This proposed development of almost 2,000 houses plus the likely proposed housing and employment developments at Daresbury, Moore, Preston Brook and Sandymoor will greatly add to the burden on a road that is already **not** coping with existing traffic levels. No development of any kind or size should be allowed in either Warrington or Halton close to the A56 before the Western Link is built and that link **must** be a high level crossing across the Ship Canal.
- **Tripling** the size of Walton will place a demand on the 'district centre' of Stockton Heath that is already **not** coping with traffic levels and parking. While a new 'district centre' is proposed for Appleton to cover the increase of 6,000 houses, there will still be a knock-on effect from that development onto Stockton Heath which will increase the current problems.
- To achieve a **distributed** increase in the housing stock, there should be housing developments in all the outlying settlements in excess of the incremental increases proposed. This is a fairer approach across the borough and also provides house buyers with real choices on location rather than only South Warrington. We accept that Walton will need to take some increase in housing stock as part of that distributed approach.
- There should be a coordinated approach to the Local Plan that places the emphasis on moving the urban area (mainly north and south east) towards the existing outlying settlements (and vice versa) as this would generate more of a city concept than that proposed.
- More emphasis needs to be placed on increasing the number of houses in the existing urban area by finding more sites and /or increasing housing density.
- Using the Fiddlers Ferry site must be part of the second half of the 20 year plan, given its size and the impact it would have on the need to use less Green Belt land. If the site does not become available in that timeframe, contingency plans (as part of the Local Plan) should be identified to compensate. This is preferable to the opposite approach that is being proposed by WBC.
- **Two Acre Caravan Park, Walton** is currently an unauthorised site for Gypsies and Travellers. This park was set up **illegally** on Green Belt Land and now WBC wish to grant authorised status to this park in their Local Plan. This is unacceptable and shows weak management by WBC going for the easy option. It should **not** pay to 'flout the law of the land' and this will set a dangerous precedent for other Green Belt land. We accept that due provision needs to be made but it should **not** be at the cost of making illegal actions pay for the perpetrator. Other sites should be found within the borough boundaries.

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