

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 31 July 2017 [REDACTED]  
**To:** [REDACTED]  
**Subject:** FW: WBC Call for Sites Link  
**Attachments:** Call for Sites.doc

Dear [REDACTED]

Thank you for your e-mail and attached comments regarding site R18/105.

I can confirm receipt of your comments and they will be assessed along with all the other responses the Council receives after the close on the Local Plan consultation on Tuesday 12<sup>th</sup> September 2017.

For your records, your reference number for the submitted comments is PDO 003.

Regards,

[REDACTED]

[REDACTED]

Planning Policy & Programmes Team  
Economic Regeneration , Growth & Environment  
Warrington Borough Council  
New Town House  
Buttermarket Street  
Warrington  
WA1 2NH

Direct Dial: [REDACTED]  
[REDACTED]

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**From:** [REDACTED]  
**Sent:** 29 July 2017 [REDACTED]  
**To:** [REDACTED]  
**Subject:** Re: WBC Call for Sites Link

[REDACTED] thank you for this. The presentations were very helpful, and I am enclosing some comments regarding the call for sites proposal R18/105 which I would be pleased if you would take on board and direct to the appropriate location. A reply would be appreciated.

Regards [REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, July 26, 2017 [REDACTED]

To: [REDACTED]  
Subject: WBC Call for Sites Link

Dear [REDACTED]

Please find a link below to the Council's Local Plan Call for Sites web page where there is a list of all the sites submitted as part of the Call for Sites exercise, along with four maps showing site boundaries.

We are currently working to upload all the supporting information submitted by developers and landowners at the Call for Sites stage, and this information will also be available shortly through the link below.

[REDACTED]

Regards,

[REDACTED]

Planning Policy & Programmes Team  
Economic Regeneration , Growth & Environment  
Warrington Borough Council  
New Town House  
Buttermarket Street  
Warrington  
WA1 2NH

Direct Dial: [REDACTED]  
E-mail: [REDACTED]

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## **Call for Sites**

### **Warrington Borough Council Local Plan Consultation July 2017**

I attended the consultation event recently, and had useful discussions with members of the consultation team. I have particular interest in the call for sites proposal Ref R18/105, and believe that for very good reasons, this has not been included in your proposals for development of the 20 year local plan.

To highlight my major concerns,

The site, for which proposals for 495 homes has been submitted, is too small for its own infrastructure to be economically attractive, and too large to enable the potential residents to be absorbed into the surrounding infrastructure, which currently is very limited.

Site access is extremely restricted. Access is stated to be from a local track in the north only. This bridle path accesses Red Lane and is a maximum of one vehicle width and could not be enlarged, so would be entirely inappropriate for long term use or for construction traffic. Red Lane is very congested at peak times with rat run traffic and a narrow weight restricted listed bridge over the Bridgewater canal to the north and restricted width to the south of the junction. New access routes, eg by a new bridge over the Bridgewater canal would be required to make the site feasible, and this would generate serious environmental, recreational and access issues elsewhere..

The site has no access to mains drainage so a full infrastructure to provide this would have to be provided, probably involving tunnels under the canal, and historical flooding and contamination issues will inevitably flag up further issues.

I look forward to your official confirmation that this site is not to be developed for housing in the foreseeable future.