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WARRINGTON
Borough Council

Warrington Borough Council

Local Plan

Preferred Development Option

Regulation 18 Consultation

Standard Response Form

July 2017

2: Questions

Question 1

Do you have any comments to make about how we've worked out the need for new homes and employment land in Warrington over the next 20 years?

Response:

'Growth' is merely an estimate or a forecast and the method adopted by WBC may or may not be accurate. Only time will tell.

Question 2

Do you have any comments to make about how we've worked out the number of homes and amount of employment land that can be accommodated within Warrington's existing built up areas?

Response:

See answer to Question 1
- the numbers are 'guesstimates'!
In the same way that the forecasting has been carried out, the same method should be applied to the further availability of brownfield sites.

Question 3

Have we appropriately worked out the amount of land to be released from the Green Belt, including the amount of land to be 'safeguarded'?

Response:

Again, the 'working out' could be under or over-estimated but there does seem to be too much Green Belt proposed for development in SWVE as is also the case for safeguarded land. (A misnomer if ever I have heard one).

Once land appears on the 'Safeguarded' list, the Council is, in effect, flagging up to developers that it may be built on.

Question 4

Do you agree with the new Local Plan Objectives?

Response:

You have set your own objectives but failed to balance the proposed developments with the need to protect the environment particularly Green Belt.

Question 5

Do you have any comments to make about how we've assessed different 'Spatial Options' for Warrington's future development?

Response:

Not sure how the assessments were carried out but I don't think it has been done fairly in as much that the South of Warrington will suffer the greatest loss of farmland, woods, greenbelt and areas that make it attractive.

Question 6

Do you have any comments to make about how we've assessed different options for the main development locations?

Response:

In giving options, certain areas, communities and houses will be have the threat of development hanging over them blighting their property even though the proposals ~~will~~ may never take place.

Question 7

Do you agree with our Preferred Development Option for meeting Warrington's future development needs?

Response:

In part, but too much will be lost through using Green Belt for building. In the first instance, I consider it was a mistake in asking landowners to 'offer' their plots for consideration to accommodate housing. These include farmers, who no longer wish to carry on farming but are enticed by the thought of making a lot of money to keep them in luxury for the rest of their lives.

'Safeguarded' land will be targeted by developers.

Question 8

Do you have any comments to make about our Preferred Development Option for the City Centre?

Response:

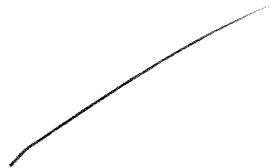
I find it hard to accept that Warrington is, or has aspirations to become a city. It is a term that should not be used, it is confusing.

With regard to the Town Centre, it has already been spoiled with its fragmentation of shopping and facilities, further proposals will do little to remedy the harm already done.

Question 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

Response:



Question 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

Response:



Question 11

Do you have any comments to make about our Preferred Development Option for the Warrington Garden City Suburb?

Response:

Question 12

Do you have any comments to make about our Preferred Development Option for the South Western Urban Extension?

Response:

You should have a re-think concerning the amount of Greenbelt to be released under the proposals.

Most of all, the infrastructure would not cope with the amount of development proposals.

Too much has already been lost in the South of Warrington and it is important that the area does not lose its attractiveness.

Question 13

Do you have any comments to make about our Preferred Development Option for development in the Outlying Settlements?

Response:

The options are disproportionate with most housing provisions proposed in the South of the town.

Question 14

Do you agree with our approach to providing new employment land?

Response:

Yes where appropriate that is in
expanding existing sites.

Question 15

Do you agree with our suggested approach for dealing with Gypsy and Travellers and Travelling Showpeople sites?

Response:

Persons of nomadic habit do seem to be a law unto themselves wanting the best of both worlds.

If they require permanent sites why should they not have permanent homes?

Question 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Response:



Question 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

Response:

Yes. The opinions and desires of local people.