

DDO 148P



27-9-17

Dear Sir,

RE - WARRINGTON DEVELOPMENT PLAN

I am writing to express my many concerns over the proposals raised by the Warrington Development plan

See attached for comments, questions and requests.

I do not have access to a computer or printer so hard copies are required.



1/2

Housing

I realize that there must be further houses needed to be built in the near future to cope with possible increase in the population of Warrington. Resulting in the building of transport needs/health needs/schooling but the document produced does not address these crucial issues satisfactorily.

a) What properties have been built to date as part of your quoted statistics?

- Houses
- 2 Bed flats
- 1 Bed flats
- Studio flats
- High rise flats
- Where are the above properties sited?

b) Will social housing be built before any private houses?

c) Who will build these houses?

d) What of the quality of the build - If rushed through they will definitely become the slums of the near future?

e) Will there be high rise properties in the plan?

f) Will the properties be freehold or leasehold?

g) What are the percentage profits that private contractors will benefit from the programme.

h) What is the percentage of houses to be built by Housing Associations?

An estimate will suffice as appreciate actual details unknown at this stage.

i) How have the council arrived at the figure of 24,000?

j) What is the figure quoted by central government?

k) What are the other proposals that the council have deemed unsuitable?

l) What are the plans with regard to properties that have already been blighted by the P.D.P.?

m) Will Warrington Borough Council be subsidizing developers?

Brownfield Sites

It is blatantly obvious that there are large areas of Warrington that come under the banner of brownfield sites.

a) Why has this direction not been taken as the primary route for property building?

Is it because the major developers in this plan will not make as much profit or is it too much trouble for Warrington Borough Council and not as financially beneficial to the councillors objectives?

b) What is the figure that the council have arrived at for the ACTUAL number of properties that can be built on our existing brownfield sites?

Hospitals / Schools / Doctors / Dentists / Roads

- a) What instructions have the Warrington Borough Council given to the Hospital Authority with regard to the P.D.O. and its impact on their levels of service and duty of care?
- b) Have the National Health agreed to the provision of additional Doctors and Dentists to meet their levels of service and duty of care?
- c) The proposed Strategic Bus Route over the Cantilever Bridge does not consider:-
- Inadequate height limit.
 - Who will pay for essential upgrading?
 - Who will pay for ongoing maintenance?
- d) The proposed social housing for this area would cause a financial problem for the inhabitants. The cost of public transport is now extortionate and some would be unable to travel because of this, thereby becoming isolated and in the long term creating physical and mental issues.

Rail Bridge / T.P.T.

The high level railway bridge has been included in the P.D.O. If so,

- a) What are the costs involved to upgrade the bridge due to its current state of repair?
- b) Who owns the Railway Bridge?
- c) What are the engineering plans you have in place?
- d) Is the bridge listed?
- e) If so, can it be adapted?

Hatchfords rich history must be recognized and supported, not demolished.

The bridge is of significant local, architectural and historical interest.

The same applies to the bridge in Hatchford Village.

Destruction of the T.P.T. that is used by walkers, runners and cyclists (Part of the National Cycle Route Network) is not an option.

Traffic.

The traffic congestion throughout the town currently is a major problem.

Remove all traffic lights in the town and problem solved!

Instead of addressing the problem to ease flow through the town W.B.C. has chosen to ignore the problem for some years.

If this P.D.O. is put into action there will be further congestion, further air pollution, further noise pollution. As a result of frustration through congestion this creates health issues, mainly stress and lung ailments.

The W.B.C. has a duty of care to create an environment that is beneficial to health and a pleasant place to live and work.

Warrington people do not want massive flyovers, embankments that will create an industrial environment. They want nice homes, greenfields and a good quality of life.

Environment

The impact of the P.D.O. will create massive increases in air pollution and noise pollution.

In Warrington we currently have extremely high levels of air pollution - 2nd highest in the North West.

a) What has Warrington Borough Council done to reduce air pollution in the last 5 years?

b) What are the existing plans to reduce air pollution for the next five years?

As a result of the P.D.O. there will be massive destruction of wildlife, protected species habitats. This must not be allowed in the name of progress.

There will be a loss of ancient woodland, greenbelt and rural character. This must not be allowed in the name of progress.

With regard to Greenbelt there are no exceptional circumstances to justify a change.

Jobs - Long Term

a) What are the long term jobs that the councillors are stating will be created and where will they be?

b) What type of jobs, expected salaries and will they be zero hour contracts?

Town Centre / Heritage

The councillors over recent years have done an excellent job of managing the decline of Warrington Town Centre.

The current state of the town is tragic, with insufficient care of historical buildings. It is dirty and soulless.

No effort has been made to bring in the right calibre of retailers.

Too many charity shops and pound shops.

Loss of Marks & Spencer - Big mistake.

Parking should be free to bring back shoppers
The new car park looks like a 1970's has been and due for demolition. It is dreadful.

There is a lot of work that could and should be done by the councillors before they even look at their inaccurate and out of date (Brexit) P.D.O.

a) What are the schedule of works for the improvement of the town centre?

b) What is the completion date for improvement of the town centre?

c) What is planned to destroy?

d) What is planned to restore?

Public Consultation

The so called "Public Consultation" with the people of Warrington has been abysmal to say the least. We must assume this process was intentional to keep the people of Warrington in the dark to avoid major problems from the Council's constituents.

- a) Who is responsible for this P.R. disaster?
- b) Who authorized the P.D.O. plans be advertised in the Westmorland Gazette?
- c) Where else was the P.D.O. published outside of Warrington?
- d) What date was the P.D.O. published in the Warrington Guardian and any other Warrington Publications?
- e) Who authorized the printing of the maps for the presentations that were totally illegible, no details and extremely amateurish. This suggests the council have determined that the people of Warrington were kept in ignorance.
A not very clever strategy and definitely not working!
- f) The council's message to the public was inconsistent on a daily basis
- g) "Consultations" in fact were very poor presentations. Totally, intentionally, inadequate.

Councillors

- a) What are the Professional Qualifications of each councillor that enables them to make such major decisions on behalf of the population of the TOWN of Warrington?
Do not provide details of contracted professionals
- b) Can you name all councillors and where they permanently reside?
- c) 2016 Election - No candidates campaigned on the proposals to build 9000 homes on greenbelt land or construct roads that would blight communities and C.P.O. homes.
- d) All councillors were elected to represent the residents of Warrington.
So do it.
If not happy to do so then resign immediately.
- e) Any councillors who are on the board of Peel Holdings should resign immediately.
- f) Some of the councillors written responses were poorly written and presented.
If not capable of basic communication skills then are they capable of processing and actioning this P.D.O.?

Freedom of Information Requests.

Can I have copies/details of the following under the Freedom of Information Act at the earliest?

- a) Copy of budgets for last financial year. With breakdown of all areas
- b) Why were designated traveller site(s) and minerals amalgamated?
What is the connection?
- c) Will travellers who are permanently based in Warrington be paying all the taxes the rest of Warrington people pay?
- d) Latest plan of Brownfield sites for all areas of Warrington, Cheshire. (That is legible.)
- e) Latest plan of brownfield sites already built on as part of this programme. (That is legible)
- f) Copy of Government instruction regarding this programme including number of houses to be built and all transport details.
- g) Latest plan of all greenfield sites in Warrington, Cheshire. (That is legible.)
- h) Copy of budget for the C.P.O. to date including:
 - P.R. expenses (Breakdown please)
 - Councilors expenses (Breakdown please)
 - Any contingency funds and what used for.

Peel Holdings

- a) Why do we have to have a port in Warrington when there are Liverpool, Wirral, Ellesmere Port, Salford ports and others?
- b) What will be the size of this port?
- c) What will be the usage?
- d) What will be the impact to the local area?
- e) What would be the benefits for Warrington people?
- f) Why remove the nature reserve with its positive environmental issues and replace with a large, noisy, polluted air industrial area that would also be visually detrimental?

I have concluded that Peel agreed to paint the 3 bridges on the Canal as a sweetener before all this programme commences

SUMMARY

This is a formal complaint that the P.D.O. authorized by Warrington councillors is a document full of inaccuracies.

A future vision of the town that the people of Warrington do not want.

The people of Warrington want to remain a town and not become a city.

The councillors who endorsed this plan do not have the professional qualifications/capabilities to comprehend the scale and outcome of such massive changes.

Public consultation - The less said about that the better!!!

Recommission a new P.D.O. using accurate, up to date details that is supported by the people of Warrington. Use the brains of Warrington - people from all professions who love and live in Warrington.

They would be of great benefit to the councillors.