



Dear Sir/Madam

Warrington Borough Council Local Plan . Preferred Development Option Regulation 18 Consultation

I wish to object to the current Preferred Development Option for the following reasons

Inadequate public consultation without proper advertising and held throughout peak holiday season. The lack of communication by the council and being deliberately vague shows that there is deception on the councils behalf.

Public consultations being held prior to the infrastructure feasibility study results being completed and published. Council representatives have been unable to answer whether the feasibility study results being completed and published. Council representatives have been unable to answer whether the feasibility study is taking place on all 5 reported options or just the preferred development option.

Use of outdated and unclear maps when presenting plans at the public consultations. Extremely difficult to make sense of what was actually being proposed and conflicting responses from council officers as to what some of the drawing of the maps represented.

Warrington council have failed to conduct future economic /employment studies to understand the implications of employment needs and the land required to support the types of jobs that would potentially be required. Technology, brexit , trends in employment , public transport links etc all need to be taken into account.

Misleading of the council to lead the public to believe that the volume of housing required is something set by the Government when it is WBC who have calculated the volume requirement. The government published a housing formula a few weeks ago which would in fact result in Warrington requiring fewer homes than the plan suggest. Therefore the calculation is flawed and your figures will not stand up to scrutiny.

There is enough Brownfield land in the area to build 15,000 houses. Therefore allowing the council to preserve and protect the green belt.

Considerable blight to surrounding houses and neighbourhoods and destroy the community feel.

No feasibility studies or research studies to ensure the protection of wildlife .

Current volume of traffic is already unsustainable . Building thousands of houses will make this situation worse.

Warrington council have a duty to protect the green belt land as detailed in the National Planning Policy Framework paragraph 79 to 92. Under this proposal the council will be failing utterly in their duty of care.

Warrington Council have failed to carry out the necessary ecological, transport and air quality surveys that would inform a robust and sustainable plan.

We feel that the council have let us down terribly and we have lost all faith in the council. We strongly object to the plans.

Yours sincerely

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