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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: The proposal for 24,000 homes I believe overestimates the number of homes required for sustainable growth to meet the needs of Warrington and its inhabitants. I don't believe that Warrington should try and become a city, given its location between Manchester and Liverpool – it's nonsensical

The plan feels too developer led, driving demand for their commercial gain primarily rather than for the needs of the people in and who will move to Warrington.

This high number seems to be related to the government's devolution bid which is no longer considered strategic.

There is a lack of clarity on the type of jobs the council are anticipating in the future, the kinds of jobs that will be needed will be very different in comparison to today.

I feel strongly that the greenbelt, especially in the outlying settlements should be defended and preserved for future generations. Filling in of areas is removing the natural breaks between neighbouring villages such as Lymm and Oughtrington. This is detrimental to the local amenity and would create a loss of value in these areas. The plan will have a detrimental effect to the character of our villages.

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: I think the calculations are flawed because of the reasons I stated in Q1. We need fewer, smaller more affordable homes in Warrington and don't need to be building in the Outlying settlements – eating into valuable Greenbelt and other non-greenbelt countryside.

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:

No – we should protect the greenbelt for future generations and not erode it based on flawed calculations of future housing and employment needs

Question 4

Do you agree with the new Local Plan Objectives?

Response:

Question 5

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

Response:

Question 6

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

Response:

Question 7

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

Response:

Question 8

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

Response: Yes

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: No

Question 11

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

Response: No

Question 12

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

Response: No

Question 13

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

Response: Yes:

I strongly believe we should preserve the greenbelt areas in and around Lymm. Especially the ones that maintain the open spaces between the settlements like Lymm and Oughtrington, Lymm and Broomedge & Lymm and Thelwall.

I don't believe Lymm can accommodate any more houses given the capacity of the High school, primary schools, doctors surgeries and road networks. Any more greenbelt erosion will have a significantly detrimental effect on the local amenities and the character of the village and surrounding settlements.

Question 14

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

Response: No, I don't believe it is properly evidenced

Question 15

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

Response:

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: I feel that give the scale and complexity of the plan it is very difficult for the average person to have the time or ability to properly comprehend what is being proposed. I feel the time limit for responses was too short and the timing of the response was bad, in the summer holidays. Feels like it is being forced through with pressure from developers and land owners who are solely motivated by personal financial gain.