

## **Warrington BC Local Plan Preferred Development Option Consultation (29/09/2017)**

My impression of this Plan is that its objectives are driven by the aspirations and wishes of developers and a very small minority who will profit from the sale of land, not the vast majority of people who live in Warrington.

I am not aware of there having been any public consultation on the decision to promote a New City development. There is no clear explanation in the document of why a New City is seen as a paramount objective of the Plan.

I fundamentally object to the proposal to develop a New City. I don't want to live in a city. The reason I moved here was to get out of the city and live somewhere surrounded by countryside.

I strongly oppose the proposal to release a significant area of Green Belt land for development. The scale of this proposal is completely unacceptable and there is no clear justification for this in the plan. I really can't see what the 'exceptional circumstances' are? I believe that this and the associated development proposals will destroy the character of South Warrington and significantly impact on the quality of life of those already living here.

My view is that the growth aspirations presented in the document are grossly excessive. I am quite shocked by the proposal to build nearly 25,000 new homes in the next 20 years. In particular am seriously concerned that the document makes no consideration of how this will impact on the capacity of Warrington Hospital, which is unable to cope with the existing population, let alone 10's of thousands of new residents that would come with this development. Any recent patient of the Hospital will tell you that it is already on the point of collapse due to its under-capacity.

As a resident of Lymm, I am also specifically concerned about the proposal to allow the building of 500 properties in the village. This will further erode the character of the village and burden the existing infrastructure. I fear that Lymm will eventually be swallowed up in an urban sprawl and lose what is good about it.

The nature of housing developments in Lymm over the last 15 years [REDACTED] does not give me any confidence that Warrington Borough Council will be sensitive in its permission of further housing here, and meet Objective W5 'To Secure High Quality Design...'. The developments in recent years have been densely packed urban style townhouse estates, which are completely out of character of the semi-rural setting of the village, and I fear a continuation of the same pattern.

My view is that future development in Warrington should focus on the redevelopment of brownfield sites, not consuming Green Belt.

Objective W4 states it will 'promote sustainable transport options, whilst reducing the need to travel and encouraging active lifestyles'. However your Preferred Development Option contradicts this objective by proposing a strategic road link as part of the 'Garden City Suburb' that will obliterate a section on the TransPennine Sustrans cycle route. I use this route almost daily to cycle commute into Warrington from Lymm, and the proposal would sever this existing sustainable transport route that serves the current residents of the area. Your option appraisal is supposed to have 'Active Travel' as part of its assessment criteria,

but this significant impact has not even been acknowledged, suggesting to me that the process has not been thorough or objective, and is effectively biased. I fundamentally oppose this proposal. I want my sustainable transport route into Warrington to be retained. I would also like to see Warrington Borough Council actually investing in properly maintaining and improving the quality of this existing cycle route, rather than letting it deteriorate over the years as it has done.

Given the current poor state of the TransPennine Trail, I also have no confidence in Warrington Borough Council's ability or commitment to properly maintain the new pedestrian and cycle links it proposes to serve the new developments.

In summary I would like to see Warrington Borough Council prioritising investment into improving the infrastructure and facilities for the existing population, and not completely overwhelming the town and surrounding areas with excessive development that will ruin the quality of life for those who already live here.

