

Strong objections to WBC Preferred Development Option (PDO) Plan

1. Government proposed methodology calculates to 18,280 new homes over 20 years, WBC calculation, based on actual build figures = 19,100 so Preferred Plan proposal of 24,000 is well above both figures and should be rejected.
2. 9000 of WBC proposed numbers are in designated Green Belt which should only be built on in 'exceptional circumstances'. WBC has not evidenced this and furthermore there is a disproportionate amount on South Warrington Green Belt land deemed to be *'to the south, the vegetation is much more typical of the English 'pastoral' landscape ... the valleys of the Lumb and Dipping Brooks and the sweep of land south of the Bridgewater Canal provide a rich continuity and variety of luxuriant landscape'* This Green Belt is not 'idle' land – it is agricultural and surrounds independent historical villages like Appleton Thorn, Stretton, Grappenhall which define the character of South Warrington and which have attracted the very residents this PDO is now alienating.
3. I have no desire for Warrington to become a City but WBC seems to be driven by this aspiration and proposing high housing levels to endorse it. With climate change and probable levelling off, at least, of the UK population in the light of Brexit I believe this is unrealistic and greenbelt land could be part/all saved.
4. The proposed Garden City Suburb, which would decimate South Warrington greenbelt, is proposed in part to stop developers picking off land piecemeal and making minimal contribution to the infrastructure. Why then are the 2 deferred HCA developments for this area being heard again on 10th October? The many objections made against them have not changed nor the plans for the developments as far as I know – they should be rejected and reviewed within the overall plan.
5. The road infrastructure problems have not been properly addressed, more detail is needed and **firm binding commitments** that they will be put in place **before** the housing is built. There will be a huge increase in cars.
6. Stockton Heath village hardly gets a mention and yet it is already a congested through road even without frequent motorway problems and parking is increasingly difficult for existing residents who want to support the shops and facilities there. It is already straining at the seams without any further development – WGSuburb or HCA deferrals.
7. Where are the detailed proposals for hospital facilities for all these additional residents, especially those in South Warrington who will be added to the already congested South – North routes to reach Warrington Hospital. Many Doctor's surgeries are working at capacity and there is a national as well as local shortage of GPs already.
8. Higher density housing in the town centre would enable a wider variety of housing including properties for older residents to downsize to and younger first time buyers to aspire - nearer to all the facilities & potentially reducing car journeys.
9. The plan calls for a significant expansion of the Barleycastle business park but is expansion of the magnitude needed and what type of business is expected? What about the increase in heavy traffic?
10. Overall pollution and impact of the environment including wildlife on the greenbelt sites do not appear to have been fully assessed.

Dated 29th September 2017