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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:

This consultation is mandatory & I think WBC has tried to be pragmatic & creative in working out the need for homes & employment. It would have been ideal if this need could have been filled in the existing built up area but it seems this hasn't been possible & I can remember when we had 20 years supply on brown field sites & sites with planning consent.

## 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 am sure you tried to accommodate as much as possible in the built up areas but unfortunately you have had to intrude into green belt which is not ideal as if approved will destroy the character of parts of the town.

### 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:

I think not, you could have been more sensitive & ~~and~~ creative in protecting our precious green belt.

#### Question 4

Do you agree with the new Local Plan Objectives?

#### Response:

I agree with the objectives but not all of the proposals. I am concerned that the character of parts of the town will be totally destroyed to the detriment of the environment.

## Question 5

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

### Response:

As I have already said I think you could have been more creative in an effort to maintain the unique character of parts of the borough.

## Question 6

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

### Response:

I can only repeat my concern about the destruction of the character of large areas of the borough especially the outer areas. I have concerns about certain sites in Hymn - Harby Rd where there is a covenant on land adjacent to Cherry Tree Primary School where the school needs the land & the water table is very high as it is in Booths lane

## Question 7

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

### Response:

The PDO is mandatory  
So we have to do it - I  
again express my concern at  
the destruction of the character  
of the outer areas. I am also  
concerned at the amount of  
proposed building with not  
sufficient infra structure to cope  
with the development proposed.



## Question 8

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

### Response:

I am reasonably content with the proposals for the town centre.

## Question 9

Do you have any comments to make about our Preferred Development Option for the Wider Urban Area?

### Response:

My main concern is  
the apparent lack of  
infra structure.

## Question 10

Do you have any comments to make about our Preferred Development Option for developing the Warrington Waterfront?

### Response:

I think this is good & imaginative & will be an improvement

## Question 11

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

### Response:

Again I am concerned  
about task of adequate  
infra structure

## Question 12

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

### Response:

I am concerned at what I see as destruction of the character of the area

### Question 13

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

#### Response:

I realise there has to be some development in outlying areas. As you would expect I am mainly concerned about Lymington. We accept we will have to accept some development of 500 houses seems reasonable.

The options map for Lymington, I realise not all the sites will be developed, shows potential proposals for over 2000 houses. The local people who came to the consultation event are very worried that Lymington's character will be destroyed we must retain the existing boundaries to the built up area & the gaps between the separate settlements

## Question 14

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

**Response:**

Reasonably sanguine, we  
must have employment land.

## Question 15

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

Response:

Yes, we need a permanent site to prevent random encampments -



## Question 16

Do you agree with our suggested approach for dealing with Minerals and Waste?

Response:

Yes

## Question 17

Having read the Preferred Development Option Document, is there anything else you feel we should include within the Local Plan?

### Response:

I think we need to re-think our consultation approach. The members of the public who came to the Lynton consultation were totally confused by the amount of detail. They wanted to know what was likely to affect Lynton & knowing we were to provide 500 houses, they were seriously concerned that the Lynton map showed enough areas of over 2,000 houses.