

Dear Sir

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

Having read the plans for the development within the Local Plan I would appreciate you taking into consideration my thoughts on the matter.

I have a number of concerns relating to the plan but my specific concerns are as follows:

1. Environmental Impact

Development on the scale proposed across the Borough will undoubtedly have a severe impact on the already fragile Environment. The number of cars that will be attracted to the Borough will add to an already polluted environment. There are areas of natural beauty that will be transformed by the plan and I believe it is the duty of the council to protect the Environment for current and future generations rather than cause irreparable damage to it.

2. Consultation process

The consultation process was originally planned during the core Summer holiday period and as a result the amount of consultation was limited. Extending the feedback period by 2 weeks does not make up for this oversight and I believe the quality of information provided by the Council has been limited, of a poor quality and overly complicated. The council needs to ensure that such a major plan is properly reviewed by all residents.

3. Impact on Infrastructure

As a resident of Warrington for the majority of my life I have experienced on a first hand basis the troubles that Warrington has with existing traffic levels. Adding potentially 20,000+ additional resident cars to the already creaking transport infrastructure will only make the problem worse. Add to that the frequent issues with the surrounding Motorway network and the possible 'toll-busters' using Warrington as a rat run then we need a thought through and comprehensive review before any housing development plans can be progressed. Additionally extra house will require a dramatic improvement in Schools, Health service provision and social amenities. The Council track record of implementing any such improvement make my question whether this would be delivered.

4. Housing need

I believe that the premise of the plan – making Warrington a City is fundamentally flawed. The housing requirement used in this plan over-estimates the housing need significantly and does not follow Government guidelines. Over-estimating the need means that not all existing options have been explored. The precise make up of housing requirement needs to be reviewed. Do we need a proper mix of Social, affordable and council owned housing. The current plan will make housing even more difficult for young people and economically deprived people to afford. The council has a duty of care to its residents to make social housing a priority.

5. Greenbelt Protection

All of the above points lead me to believe that there is not a compelling case for the existing Greenbelt land south of Warrington to be re-classified. The removal of existing amenities that are available to all will make Warrington a less attractive place to live rather than attracting more people to live and work here. Independent opinion suggest that Brownfield sites could be used to provide up to 15,000 of the 20,000 homes proposed. Has the Council done a full assessment on this ?

I would gratefully appreciate it if you could please consider the above and review your existing plans before it is too late. In short I believe the plan to be misguided, misjudged and mistimed.

Yours faithfully

[Redacted signature]

6. Since I was made aware of the WBC Local Plan and Preferred Development consultation I have taken time to carefully review the plan/option document. As the online response form is cumbersome and not user friendly I have chosen to raise my objections to the plan via e-mail and would appreciate you taken my views into consideration.

I have the following specific objections to the Preferred Development Option