

Resident's Response to:

Local Plan Preferred Development Option Consultation

From [REDACTED]
[REDACTED]

This Preferred Development Option has so many uncertainties, omissions and inconsistencies, it is inadequate for purpose.

There is no evidence, information, traffic modelling etc. to support the concept that this P.D.O. would:

1. Resolve the severe traffic congestion, which impacts the Town.
2. Meet the Town's development needs and promote growth in the future.

It would not meet/achieve any of the **6 new objectives** for the plan.

Ensure we allocate sufficient land to meet our need for new homes

Why has the annual housing target been set so high, well above the forecast for household growth, requiring the maximum use of Green Belt. There is no evidence to support this higher figure.

Continue the regeneration of the Town Centre and inner Warrington

Option 2 will not achieve this. Spreading new development across the Town would benefit Warrington as a whole.

Many more areas would have ***new and improved roads, schools, health facilities, parks and other community facilities for existing and future residents.***

This would also

Minimise the impact of development on the environment

Likely brown field sites, such as Fiddlers Ferry and Warrington Hospital have not been included, although it is known these are highly likely to be available in the near future.

Release Green Belt land sensitively and ensure the Revised Green Belt boundaries will be maintained for the long term

I would object to the proposed housing density. It is too low, taking the maximum amount of Green Belt.

Warrington needs a mix of housing to meet its' future needs. There should be a varied housing provision – affordable properties for young families, smaller accommodation for

older people who wish to downsize etc. Such an option would take up less of the Green Belt.

I object to the land in Thelwall being taken out of Green Belt into Safeguarded Lane at this time. There is no need to do this now. It will allow further encroachment into Green Belt by Developers.

Reinforce the character of Warrington, its' countryside and settlements

This proposal will destroy the distinctive character of Grappenhall and many areas in South Warrington, yet the character of Culcheth and Lymm are cited as a reason for avoiding development in those locations

Continue the regeneration of the Town Centre and inner Warrington

South Warrington already suffers severe traffic congestion, which impacts on the town. This P.D.O will not solve this.

Building a further 6000 new homes, in addition to the recent HCA developments would only exacerbate this. Alongside the geography of the area including motorway links and the Ship Canal, the concept of unlocking the road systems would be impossible and so would not deliver the Town wide goals.

Vast changes to the road systems in South Warrington would be at great cost to many present residents and a total loss of the character of the area. There would be a considerable increase in air pollution and damage to the environment.

The proposed crossing of the Ship Canal, close to Latchford Locks, would result in the destruction of many homes in Thelwall, Grappenhall and Latchford, with no evidence it would achieve its' purpose.

There is no commitment that funding is available for these proposals. It is imperative that, before any development began, the infrastructure would have to be in place.

The P.D.O. only considers road transport. This is a short sighted forward plan for the modern world. Tram, train systems would provide alternative/additional opportunities to relieve transport problems.

The proposed employment land would need to have a mix of jobs to meet the requirements and skills of workers from across the Town.

Although this is only the first stage of a new Local Plan, the shortness and timing of the Consultation (over the summer holiday period), along with the inadequate publicity have caused enormous concern in the locality and has had an immediate impact on the housing market. I hope W.B.C. will take this into account and withdraw this P.D.O . Then address responses and make changes before reissuing it.

