Warrington Borough Council Local Plan Consultation

We are enjoined to comment on the above document, sadly to do so would be to speak with the benefit of ignorance, having no knowledge of planning in the sense of 'Town Planning'. Comments therefore are of a superficial nature other than in one particular respect. We are not uninterested in the document but we are disinterested as the vast majority of the content will have little or no discernible impact on our lives.

Almost 75 years ago an eminent military commander is alleged to have said 'plans are useless but planning is essential' We would agree. No matter how well researched and documented they are, hostage to fortune, overtaken by events plus the righteous anger of the Great British Public. To misquote Gilbert and Sullivan 'a planner's lot is not a happy one'.

In the last fifty years 'Warringtonians' have been quite fortunate. Policy decisions have transformed what might have become a 'rust belt basket case' into a reasonably vibrant economy based on out of town retail; business parks and large scale warehousing, exploiting the town's access to 3 major motorways.

However (there's always However) one item of the document has a major implication for us. We refer to Fig.7 'Warrington Garden City Suburb' and in particular 'potential to provide a new strategic road/public transport route. We attended the public presentation in Lymm Village Hall and questioned by us an official said to reassure us 'It's only a concept' We were not reassured. We see 3 possible outcomes from this 'concept'

- 1. The road is built
- 2. The road is not built but the line of the road is secured future proofed
- 3. The road is allowed to 'wither on the vine' Even a statement attributed to a transport chief 'it is not set in stone' is unhelpful and could be construed as 'maybe yes/maybe no'

A quick look at a planning map or Google Earth will show that Westminster Close is the last house of those backing onto the Pennine Trail and probably the closest to it. The implication we speak of is financial. An ignoble sentiment but realistic.

Outcome 1 – the house may be deemed uninhabitable, it will certainly be unmarketable, other than in a fire sale.

Outcome 2 – the house is similarly unmarketable

Outcome 3 – the same as outcome 2

Quite an achievement for 'it's only a concept'

In conclusion, we confirm that these musings are all our own, relate purely to and that we are a group of two. Other groups are available.