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WARRINGTON
Borough Council

■ completed response form 26/9/17

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:

THE PLAN for 24,000 new homes is excessive. This would lead to a population of 50,000 approx over next 20 years. This would mean increasing our population by 25%. The only way to achieve this kind of expansion would be bringing in people from outside Warrington. There are not enough jobs already for our people. Outsiders would make this worse there is no guarantee of more opportunities in employment. Would they all be warehouse jobs? low paid & not employing large numbers. but using lots of land. Warrington needs to consolidate affordable housing and better paid work, not destroy our green belt for incomers who would probably work outside the area

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:

Please see previous response.
Previous growth figures for population + employment growth should not be relied on as New Town brought in a lot of people from outside borough.
+ after BREXIT employment growth can only be speculative + should be conservatively estimated.

Also you've destroyed vast areas of Green Belt in your plan for available land. Land south of the canal is 2-3 times the cost of houses North of the canal. Obviously landowners + developers want to build there, on our Greenbelt just to make vast profits. Please don't ~~see~~ sacrifice our Greenbelt for their profits.

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:

No vastly over estimated how much Greenbelt can be built on and there is no real justification for it in your plan - see previous comments. The so called safeguarded land would be no safer than that land you are now proposing to build on.

Question 4

Do you agree with the new Local Plan Objectives?

Response:

1. We don't want a population explosion of 50,000 people.
2. They'd only increase congestion + pollution from traffic. Warrington is already one of the highest pollution areas.
2. I don't agree the new employment opportunities are 'a new thing'.
3. There's no emphasis on affordable housing - certainly not south of the canal.
4. There's no detailed plan to develop Town Centre - full of empty shops and traffic jams. We've even lost M&S.
5. We don't want to lose the amenity of our greenbelt areas.
5. We don't want to be a city.

Question 5

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

Response:

Question 6

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

Response:

The ~~main~~ ^{largest} housing concentration is South of the Canal. This is not acceptable & will require a major crossing of the canal indicated in your plans to ~~the~~ fall directly ^{where} demolition I live. This will mean the ~~demolition~~ ^{and many others} of my house, the destruction of my village of Latchford. Loss of amenities, more pollution, loss of communities, I don't want to start again at my time of life.

Question 7

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

Response:

None of your options was based on necessity - just the Council's Ambitions which it admits in the plan.

There are inadequate reasons for choosing the preferred option, but

I note its the option including more housing South of the canal - the most profitable area!

+ losing more of our Greenbelt.

Warrington should concentrate on improving conditions for its residents like improving town centre for traffic and shops. Reducing pollution,

+ increasing affordable housing supply,

+ attracting higher paid jobs for OUR population

Question 8

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

Response:

Don't want a city

Question 9

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

Response:

Question 10

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

Response:

Question 11

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

Response:

We don't want a garden city
Suburbs - full of houses we can't
afford. We want our Green Belt
preserved. Once it's gone you never
get it back.

Question 12

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

Response:

Do not want this extension. It uses too much greenbelt land & will necessitate another crossing of the canal meaning destruction of more existing houses.

Question 13

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

Response:

Moose is very picturesque & historic village. It should not be destroyed + its green belt lost.

Question 14

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

Response:

There are no guarantees this employment will come, it should be allowed to grow as it develops naturally

Question 15

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

Response:

Question 16

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

Response:

Question 17

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

Response:

More affordable ~~at~~ housing
More well paid job opportunities
Resolve problems of traffic + empty
shops in town centre.