

28th September 2017

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I am writing in response to the consultation on the Warrington Preferred Development Option.

I have a number of concerns & questions which I would like to see specifically addressed:

1. Consultation

The consultation to date was poorly advertised, poorly timed and there was no consultation event in Grappenhall. The consultation was after the decision on the PDO and therefore the council missed the opportunity to engage the community in shaping the PDO and having input into the selection of options. This has resulted in a confrontational approach where residents feel they have to object rather than influence.

1.1 I would like to know what the plans for involvement of the community, local councilors and other representatives between now and the presentation of a revised plan in the new year?

1.2 Will the council take a collaborative approach and involve the community or repeat the previous approach of presenting a solution and asking for objections?

It is notable that Developers and Landowners were asked to contribute prior to formulating options.

1.3 Why weren't the community asked to contribute their needs and requirements?

2. Delivery

The plan makes clear that a large increase in housing will need substantial infrastructure and amenities. Across the country, there are examples of similar plans not delivering the required schools, parks, roads, cycle routes, public transport and shopping centres.

2.1 How will the council structure its delivery and governance vehicles to ensure developers and other partners are committed to delivery?

2.2 What lessons have the council learned from other development in England and Wales? How will these be applied?

2.3 How will the community be represented in such delivery and governance vehicles?

2.4 Where there are dependencies on external parties for infrastructure. E.g. Government, how will the delivery plan integrate these?

- 2.5 Will there be hard, published and accountable assumptions & dependencies? E.g. phase x build will not commence until funding is committed for the secondary school.
- 2.6 Moody's credit agency have just highlighted risk around the ability of this council to manage funding of large projects. This is a huge undertaking. What specifically will the council do to raise confidence?

3. Housing Mix

The PDO cites the need for affordable housing.

- 3.1 Can the Density be increased to reduce impact on Green Belt and better align with provision of affordable housing.
- 3.2 What is the councils expectation of the cost of an "affordable house" either in absolute or relative rent / purchase cost.
- 3.3 What proportion of the plan will be for social rental properties?
- 3.4 What proportion of the plan will be for housing suitable for elderly people?
- 3.5 Will the plan ensure mixed developments or will separate tranches of land be allocated to differing occupancy types?

4. Transport

An increase of population and housing of the proposed scale will have substantial impacts on already overstretched road infrastructure. South Warrington has no rail links and very poor bus services. There will be effects on both local and regional travel with many commuters into Manchester, Liverpool as well as into and around Warrington.

- 4.1 Will the council evaluate the option of a tram link from the garden city suburb into the Warrington interchange? Either in addition or instead of a strategic road?
- 4.2 Will the council evaluate the option of an extension of the Greater Manchester Metrolink from Altrincham?
- 4.3 Will the council evaluate the option of safe cycling routes into warrington interchange and bank quay? Not just cycle routes in South warrington but end to end to transport hubs?
- 4.4 What assumptions are made in the 20 year plan about the takeup of self driving cars
- 4.5 What assumptions are made in the 20 year plan about the use of self driving cars
- 4.6 What pollution modelling will be done as part of the next stage of planning?
- 4.7 How much of the upgraded transport infrastructure will rely on central government funding?

5. Brownfield/Green Belt

- 5.1 Was the Fiddlers Ferry site considered as part of the PDO collation and if so why was it ruled out? If not will the council consider this as part of the next stage of planning?
- 5.2 Why was the land to the east of the A50 allocated for future development and not included in the 20 year plan. This land has less public utility, low public access and affects many fewer people than, for instance, the land south of Stockton lane.

5.3 I am supportive of the plan for a country park and the location is suitable. How will the council ensure that this is delivered?

6. Businesses

6.1 What specific support will be available to encourage relocation or creation of high quality jobs into the business park?

6.2 Will the council fund or otherwise incentivize the build of one or more "head office" type facilities?

6.3 What proportion of office space vs retail vs warehousing is expected? Will this form part of the strategic plan and be governed by the delivery vehicles or left to the market to decide?