



I would like to submit my response to the Preferred Development Option Consultation.

I strongly object to the proposal to build such a large volume of houses as well as the infrastructure required to sustain it for the reasons outlined below.

Volume

The sheer volume of houses proposed seems completely unnecessary and in excess of the government requirements for housing. It appears that the size of this development is to support the ambitions of some to push Warrington towards City status. This seems unreasonable given that the opinion of Warrington borough residents has not been sought on this.

If, in fact, the city status is not the driving force then I would urge you to provide evidence indicating that this number of houses is truly required.

Location and Infrastructure

The proposal to build so many of the new houses on greenbelt land in South Warrington seems unnecessary and of very little benefit to the people of Warrington. Not only will this result in the loss of irreplaceable green land which has been a large draw to the population of this area but the likelihood is that, due to the location it will in actually result in commuter travel away from Warrington instead of to it. With the close links to the motorway, it will more likely see residents commuting away to towns and cities outside of Warrington. As a direct result of this, we will see a huge impact on the infrastructure of local as well as nationally maintained roads (e.g the M6). Unfortunately these issues are in no way resolved by the proposed road option.

Has analysis been completed with regard to what the impact could be to already congested motorway network ?- a network that is vital if we want to encourage more people and, therefore economic growth to the town. Could evidence of this analysis be published?

In order to truly improve Warrington, should we not be looking to develop and improve the town centre in the first instance to strive to make it a destination visitors want to come to. This will ensure the socioeconomic growth that's required to make a large development work. With a town centre to be proud of, any home-owners drawn by the proposed development would then be more likely to spend their money within the town rather than seeking to travel to other nearby towns/cities.

Loss of green belt- looking at the bigger picture

The loss of green belt land that would be the result of the proposed developments would be a tragedy and one that unfortunately can't be reversed.

This land offers so much joy to so many people. This is something that simply can't be underestimated. With an acknowledged increase in mental health issues and the focus that the government has put on this, it would be irresponsible to ignore the benefits that have having these green spaces provides. Even with careful development, man-made replications of this are not a sufficient substitute.

Also, it is well documented that if people are happy in and proud of their surroundings then they are more likely to look after it. This leads to stronger communities with less social issues and a much happier and safer environment all around.

Of course the environmental impacts of building on green belt land must also be considered. These areas are so important to preserving the wildlife that is so important to not only our local communities but the country as a whole. Unfortunately, throughout this consultation period, I have been made aware of other proposals that are taking place in other local areas. By looking at each in isolation, we are in danger of losing sight of the bigger picture. To do this would be irresponsible.

Has all possible brown belt land been considered? Through various conversions that have taken place as part of this consultation it has been put forward by a number of residents that there are plentiful brown belt options that could be considered before destroying these critical green areas.

Pollution

By the simple scale of this development, unavoidable pollution is going to result. In the short term (assuming petrol and diesel cars are obsolete in future) there is the consideration of CO2 from the excessive increase in the number of cars. 24,000 homes is going to create a huge volume of extra cars. Warrington is already a struggling as one of the most polluted areas in the country without this extra strain.

Without even the consideration of CO2 fumes, there will also be huge impacts on levels of noise pollution.

The road network that has been proposed to mitigate the congestion concerns, will only make this worse and i am yet to understand how this will even reduce the congestion at key hot spots.

Community

The importance of community spirit cannot be underestimated. Close knit communities are less likely to have social issues and people within them are more likely to take

ownership to look after the local community. This, in turn, is not only good for the local area but can in fact save a lot of money to local governments.

Also, local communities help to development favourable values in our future generation. South Warrington is made up of areas that are fantastic examples of this community spirit and as such is currently a great place to safely bring up children while teaching them the values that are critical to the future of Warrington.

I fear that the proposal will destroy the communities that are so important and in the long run will be very costly.

The size and manner in which the development is proposed is of even more concerns. It is nothing more than a 'pop-up' city. Previous attempts at this kind of development in the north west as well as further afield have not been a success. I think its time to be more creative.

Lack of Attempt to Notify

I would also like to point out my disappointment at the way this consultation has taken place. There was minimal to no attempt by the council to notify residents of the plans. When this will impact so many of us directly, i think this is a poor show of respect to the people you serve.

Furthermore, it is clear that the arranged consultation events were inadequate. Many people were unable to attend- even when they turned up, the queues resulting from inadequate venues made it impossible to gain access.

For your current constituents as well as our future, I urge you to reconsider the development. I propose a real consultation where you actually listen to the wishes of the people who live here.

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