



Warrington Borough Council
Planning Policy and Programmes
New Town House
Buttermarket Street
Warrington
Cheshire
WA1 2NH

29th September 2017

Ref. Objections to the WBC Preferred Development Option.

Dear Sir or Madam,

This PDF is sent as an attachment from the above email address.

The following points are reasons for my objection to Warrington Borough Council's Preferred Development Option (PDO).

Informing Warrington Residents of the PDO

The PDO was notified in the Warrington Guardian (WG) newspaper and on their website but not everyone buys the WG or looks at their website.

Warrington Borough Council (WBC) should have made more effort to inform residents of the PDO.

I heard of the PDO from my husband who had seen a poster put up by a concerned resident.

Many people have been (or still are) away on holiday at the time of the consultation.

Residents have not been given sufficient time or information to fully understand the proposals.

City Status

Are there any advantages that city status would bring to Warrington residents?

I do not know of any.

Housing Need

The number of houses quoted seems to be exceptionally high.

Warrington has already seen huge growth over the years.

Were the calculations for future need based on figures before Brexit?

If so, they should be reviewed.

Affordable Housing

I believe there is enough Brown Field Land available in and around Warrington to build approximately 15,000 homes. These would most likely be more affordable than the houses currently proposed for the Green Belt.

Traffic

Warrington already has severe problems with traffic. I am concerned about the following issues.

Western Link

The Western Link on its own might solve some of our traffic problems but if this road is built, it would open up the area for development which would lead to more traffic, some of which would be HGVs.

Air Pollution

The quality of air in Warrington is already bad.
An increase in traffic would make this worse.

Noise Pollution

More traffic on our roads would lead to an increase in noise pollution.
Additional HGVs in the area would make this worse.

Light Pollution

The proposed level of development would result in more light pollution which is known to have a negative effect on wildlife and ecosystems.

Green Belt and Brown Field

Not all Warrington residents live immediately next to Green Belt land, but many use such areas for recreation. The Green Belt should be preserved. Development should take place on Brown Field land.

Trans Pennine Trail (TPT)

The TPT provides recreation for many people, not just those from Warrington. It is also a haven for wildlife.
Some residents are worried they could lose their homes if the TPT becomes a road.

Threat to Wildlife

Developing on the Green Belt always has a negative impact on wildlife.

Health

In addition to health issues from increased air pollution, the lack of recreational areas for both adults and children would lead to other health issues, both physically and mentally.

Hospitals

Despite the excellent work carried out by many of its staff, the NHS is already struggling to cope. Development of this size would probably need a new hospital as well as additional ambulances, etc. We would also need more local Medical Centres and staff.
The PDO does not show how these needs would be met.

Emergency Services

Development of this size would need more Police, Ambulance and Fire Service personnel and equipment. (and most likely buildings)
As well as the cost of this, traffic problems could result in poor response times for such services.

Compulsory Purchases

CPOs would cause financial and emotional hardship for families, many who have lived in Warrington a long time. Some of them may not be able to afford another house in the area.

I have seen many changes in Warrington over the years. Some have been positive but others not so positive, therefore I hope Warrington Borough Council recognises the importance of all objections to this PDO.

Regards,

A solid black rectangular box used to redact the sender's name and signature.